



Pico Rivera 6th Cycle Housing Element Update

Initial Study and Mitigated Negative Declaration

Lead Agency:

City of Pico Rivera
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December 2021

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1.0 INTRODUCTION

1.1 Purpose and Scope of the Initial Study

In accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] §21000 et seq.) and the State CEQA Guidelines (California Code of Regulations [CCR], Title 14, §15000 et seq.), this Initial Study has been prepared to evaluate the potential environmental effects associated with the City of Pico Rivera's 6th Cycle Housing Element Update (project or proposed project), which represents the City of Pico Rivera's policy program for the 2021-2029, 6th Cycle planning period. The Housing Element is one of state-mandated General Plan elements and is included in the *Pico Rivera General Plan Update* (General Plan, 2014). The purpose of a Housing Element is to identify and plan for city or county existing and projected housing needs.

In each planning cycle, the California Department of Housing and Community Development (HCD) determines the regional housing needs assessment (RHNA) by income level for each region's Council of Governments (COG). The Southern California Association of Government (SCAG) is the COG for the six-county region of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial counties. SCAG prepares the RHNA allocation for every city and county. The City of Pico Rivera (City) is required to identify, in its Housing Element, potential candidate housing sites by income category to meet its RHNA allocation of 1,024 housing units. Pico Rivera has identified 69 candidate housing sites on approximately 91.7 acres in the City.

This Initial Study includes a description of the proposed project; an evaluation of the proposed project's potential environmental impacts; the findings of the environmental analyses; and recommended standard conditions and mitigation measures to avoid/lessen the project's significant adverse impacts on the environment. For purposes of CEQA review and compliance, the City of Pico Rivera is the lead agency. In accordance with the State CEQA Guidelines, the lead agency is the public agency with the primary responsibility for the project.

This Initial Study has evaluated each of the environmental issue areas provided in **Section 4: Environmental Analysis**. It provides decision-makers and the public with information concerning the potential environmental effects associated with the project implementation and potential ways to reduce or avoid the potential environmental impacts. This Initial Study is intended to be used as a decision-making tool for the City in considering and taking action on the proposed project. Any responsible agency may elect to use this environmental analysis for discretionary actions associated with the project implementation.

1.2 Document Organization

This Initial Study is organized into the following sections:

Section 1.0: Introduction. This section provides an introduction and overview describing the purpose, organization, and findings of the Initial Study.

Section 2.0: Project Description. This section identifies key project characteristics and includes discussion of the 6th Cycle Housing Element Update.

Section 3.0: Environmental Summary. This section identified the conclusions of the CEQA analysis.

Section 4.0: Environmental Analysis. This section describes the environmental setting and evaluates the potential impacts that may result from project implementation.

Section 5.0: References. The section identifies resources used to prepare the Initial Study.

1.3 Summary of Findings

As set forth in State CEQA Guidelines Section 15070, a public agency can prepare or have prepared an Initial Study leading to a Negative Declaration (IS/ND) or a Mitigated Negative Declaration (IS/MND) for a project subject to CEQA when:

- a) The initial study shows no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or
- b) The initial study identifies potentially significant effects, but:
 - 1) Revisions in the project plans or proposals made by, or agreed to by the applicant before the proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
 - 2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

Based on the environmental analysis completed for the proposed project, the project would have no impact or a less than significant impact on the following environmental issue areas: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology, 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 Housing Element Update requires a General Plan Amendment. No other entitlements, such as zone changes, are proposed as a part of the project. Future zoning actions to implement specific programs in the Housing Element Update would be conducted subsequent to the adoption of the Housing Element Update.

1.4 Initial Study Review Process

The Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration has been provided to the Clerk of the County of Los Angeles and to the Office of Planning and Research (OPR) State Clearinghouse, and mailed to responsible and trustee agencies and others who expressed interest in being notified of this project. A 30-day public review period has been established in accordance with Section 15073 of the State CEQA Guidelines. During the public review period, the Initial Study, including the technical appendices, can be accessed on the City's website and is available for review at the location identified below.

[City of Pico Rivera - Housing Element \(pico-rivera.org\)](http://pico-rivera.org)

City of Pico Rivera
Community and Economic Development Department
6615 Passons Boulevard
Pico Rivera, CA 90660

Pico Rivera (Mines) Library
9001 Mines Avenue
Pico Rivera, CA 90660

Mines Library
7828 S. Serapis Avenue
Pico Rivera, CA 90660

In reviewing the Initial Study, affected public agencies and interested members of the public should focus on the adequacy of the document in identifying and analyzing the potential environmental impacts and the ways in which the potentially significant effects of the project can be avoided or mitigated. Comments on the Initial Study and the analysis contained herein may be sent to:

Julia Gonzalez, Deputy Director
Community and Economic Development Department
6615 Passons Boulevard
Pico Rivera, CA 90660
Phone: (562) 801-4332
E-mail: juliagonzalez@pico-rivera.org

Comments sent via email should include the project title in the subject line and a valid mailing address in the email.

Following receipt and evaluation of comments, the City will determine whether any substantial new environmental issues have been raised. If so, further documentation may be required. If not or if the issues raised do not provide substantial evidence that the project will have a significant effect on the environment, the Mitigated Negative Declaration and the project will be considered for adoption and approval, respectively.

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2.0 PROJECT DESCRIPTION

2.1 Location

The City of Pico Rivera (City) is an urbanized municipality located in southeastern Los Angeles County (County). The City is bordered by the City of Industry on the northeast, City of Montebello on the northwest, City of Downey on the southwest, City of Santa Fe Springs on the southeast, City of Whittier on the east, and City of Commerce on the west. **Exhibit 2-1: Regional Vicinity Map**, depicts Pico Rivera in a regional context. Major north-south roadways through the City are Rosemead Boulevard and Paramount Boulevard; major east-west roadways through the City are Beverly Boulevard, Whittier Boulevard, Washington Boulevard, Slauson Avenue and Telegraph Road. Interstate 605 (I-605), which runs along the City's eastern boundary in a north-south orientation and I-5, which is south of Pico Rivera and runs east-west through the City of Downey, provide regional access to the City.

This Initial Study considers 69 candidate housing sites on approximately 91.7 acres in the City. **Appendix A: Candidate Housing Sites Inventory** contains an analysis of each candidate housing site as well as an analysis of strategies that can be implemented in order for the City to achieve the RHNA. Solely for analysis purposes, the candidate sites identified in **Appendix A** have been assigned a numeric label. The candidate housing site locations are depicted on **Exhibit 2-2: Candidate Housing Sites Map**.

2.2 Environmental Setting

Physical Setting

The City and its Sphere of Influence (referred herein as the City) has a total land area of approximately 5,670 acres of land area or 8.9 square miles. Pico Rivera occupies a fairly narrow area of land between Rio Hondo and San Gabriel River. As noted in the Pico Rivera General Plan Update EIR, approximately 38 percent of the City's land area is residential land uses and approximately 12 percent is in industrial uses. Approximately 35 percent is associated with transportation facilities and water infrastructure. The remaining area is devoted to commercial land uses, parks/open space, public facilities, and vacant land.

Population

Table 2-1, Population Growth Forecast by Jurisdiction, provides population projections through 2045 as identified in the SCAG Connect SoCal: 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)¹ and the U.S. Census Bureau. Between 2010 and 2020, the U.S. Census Bureau reported that Pico Rivera's population decreased by approximately 2.5 percent, or 1,604 persons². SCAG forecasts the City's population to increase by approximately 6.1 percent, or 3,900 persons between 2016 and 2045.

¹ SCAG Connect SoCal, Demographics and Growth Forecast Technical Report (2020). Accessed at https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-for-ecast.pdf?1606001579.

² The U.S. Census Bureau and SCAG projections differ because of different data variables. SCAG's 2020-2045 RTP/SCS Final Growth Forecast by Jurisdiction Report projections are developed using forecasting/allocation models that factors in recent and past trends, reasonable key technical assumptions, and regional growth policies to be used for federal and State mandated long-range planning efforts including the Air Quality Management Plan (AQMP), the Federal Transportation Improvement Program (FTIP), and the Regional Housing Needs Assessment (RHNA). Therefore, SCAG growth forecasts are referenced for consistency with the aforementioned federal and state mandated long-range planning efforts.

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Exhibit 2-2: Candidate Housing Sites Map

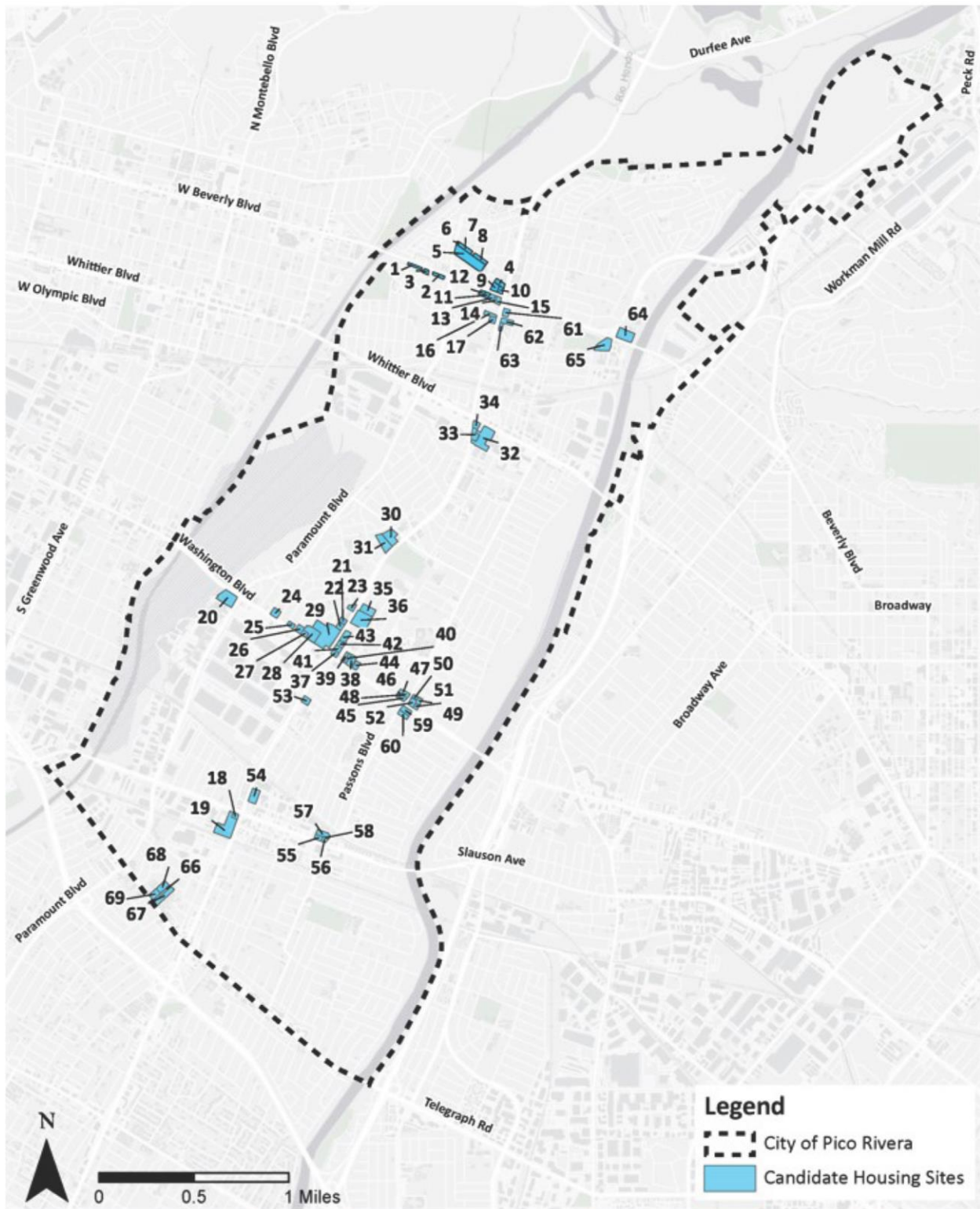


EXHIBIT 2-2: Candidate Housing Sites Map

City of Pico Rivera

Source: American Community Survey; HUD Exchange; City of Pico Rivera



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Jurisdiction	Population				Percent Change	
	2010 Actual ¹	2016 Projected ²	2020 Estimate ³	2045 Projected	2010-2020 ^{1,3}	2016-2045 ²
Montebello	62,500	63,900	61,531	67,800	1.6%	6.1%
Pico Rivera	62,942	63,500	61,338	67,400	-2.5%	6.1%
Whittier	85,331	87,100	83,194	98,900	-2.5%	13.5%
Downey	111,772	113,300	109,202	119,200	-2.3%	5.2%
Los Angeles County	9,818,605	10,110,000	9,943,046 ⁴	11,674,000	1.3%	15.5%

Sources:
 1. U.S. Census Bureau, 2010
 2. SCAG Connect SoCal 2020-2045 RTP/SCS, 2020.
 3. U.S. Census Bureau (City and Town Population Totals: 2010-2020): <https://www.census.gov/programs-surveys/popest/technical-documentation/research/evaluation-estimates/2020-evaluation-estimates/2010s-cities-and-towns-total.html>
 4. U.S. Census Bureau (County Population Totals: 2020-2020): <https://www.census.gov/programs-surveys/popest/technical-documentation/research/evaluation-estimates/2020-evaluation-estimates/2010s-counties-total.html>

Pico Rivera is most similar in size to the City of Montebello, which in 2010, had a population of 62,500. Based on U.S. Census Data, Montebello grew by 1.6 percent from 2010 to 2020, while Pico Rivera’s population declined by 2.5 percent over the ten-year period. Between 2016 and 2045, SCAG’s 2020-2045 Regional Growth Forecast identifies a population increase of 6.1 percent for Pico Rivera and Montebello, 13.5 percent for the City of Whittier, and 5.2 percent for the City of Downey. The County of Los Angeles can expect about a 15.5 percent growth in population during this time period.

Housing

Pico Rivera has 16,681 total households. **Table 2-2, Household Growth Forecast by City and County**, identifies household characteristics for Pico Rivera, the surrounding cities, and the County. Married-couple family households (with or without children) account for the largest percentage of total households in the City at 52.4 percent. This is also true for the surrounding cities and the County. Households of this type tend to seek occupancy in single-family homes with multiple bedrooms. Female-headed households (no spouse) represent 19.2 percent of households in Pico Rivera, which is comparable to the cities of Montebello and Downey but is higher than the City of Whittier and the County. Non-family households include persons of non-blood or legal familial connections living together such as partners cohabitating or roommates. Non-family households are 20.3 percent of Pico Rivera households, which is comparable to the City of Downey but lower than the cities of Montebello and Whittier and the County.

Jurisdiction	Married-Couple Family Households	% of Total Households	Female Household, No Spouse Present	% of Total Households	Non-Family Household	% of Total Households	Total Households
Montebello	8,700	45.2%	3,779	19.6%	4,687	24.3%	19,254
Pico Rivera	8,746	52.4%	3,206	19.2%	3,383	20.3%	16,681
Whittier	13,709	49.7%	4,380	15.9%	7,591	27.5%	27,605
Downey	16,872	50.8%	6,832	20.6%	6,950	20.9%	33,187
Los Angeles County	1,485,293	44.9%	496,573	15%	1,098,844	33.2%	3,306,109

Source: American Community Survey, 5-Year Estimates, 2018.

Candidate Housing Sites

SCAG prepares and identifies the RHNA allocation for local jurisdictions. For the 2021-2029 6th Cycle planning period, the City of Pico Rivera’s RHNA allocation is 1,024 housing units. The Housing Element Update is required to identify potential candidate housing sites by income category to meet the City’s RHNA allocation. The sites identified in the Housing Element Update represent the City’s plan for housing at the designated income levels within the 6th Cycle planning period. The candidate housing site inventory (**Appendix A**) provides a development capacity breakdown and other land use details for the 69 candidate housing sites. Of the 69 sites, only 1 candidate housing site is vacant and undeveloped, or approximately 0.6 acre of the 91.7 acres. The vacant site is zoned for commercial uses. None of the candidate housing sites are developed with housing.

General Plan

California state law requires each city to adopt a general plan for the physical development of the city (California Government Code §65300). The *Pico Rivera General Plan Update* (General Plan, 2014) functions as a guide which expresses the organization of physical, economic and social activities in order to maintain a healthful and desirable place to live and do business. It contains long-term goals and policies which serve as the City’s comprehensive guide for growth and change.

The General Plan Land Use Element describes existing land use characteristics and development patterns in Pico Rivera and establishes a plan for future development and redevelopment. The existing General Plan land use designations for each of the candidate housing sites are specified in **Appendix A** and described in **Table 2-3, Existing General Plan Land Use Designations**.

Designation	Definition	Intensity/Density
RR	The Rural Residential designation preserves large lot rural lifestyles, including the keeping of animals within an urban setting. Housing types range from large ranch estate homes to several detached houses on a single large lot when consistent with the maximum allowable land use intensity and permitted by the zoning ordinance.	Density: Up to 2 dwelling units per net acre
LDR	The Low Density Residential designation makes up the majority of the residential land use within the city. These areas typically consist of traditional suburban subdivisions with one house per lot or in some case, one house on a lot with an attached or detached rental unit. A mixture of housing types may be developed within a single project site consistent with Low Density Residential density limits are not exceeded and a determination by the City that the proposed mix of dwelling units will be compatible with the surrounding neighborhood.	Density: 2-6 dwelling units per net acre
MDR	Lands designated Medium Density Residential are typified by a wide range of living accommodations, including conventional detached homes, detached dwellings on small lots, mobile homes, duplexes, townhouses, condominiums, and garden apartments. A mixture of detached homes and attached for-sale or for-rent dwelling units could also be permitted within a proposed development consistent with Medium Density Residential density limits and a determination by the City that the proposed dwelling unit mix will be compatible with the surrounding neighborhood.	Density: 6-14 dwelling units per net acre

Designation	Definition	Intensity/Density
HDR	The High Density Residential designation is typified by townhouses, condominiums and apartments. Since the Land Use Map designates density rather than specific housing types, a mixture of houses, condominiums, and apartments could also be permitted within a proposed development if High Density Residential density limits are not exceeded and a determination is made by the City that the proposed development will be compatible with the surrounding neighborhood and General Plan policies. High Density Residential designations are primarily located along major street corridors and near major activity centers.	Density: 14-30 dwelling units per net acre.
C	The Commercial land use designation is intended to provide appropriately located areas for the general shopping, commercial services, dining and entertainment, and professional office needs of the community. Examples of the intended nature of development within the Commercial designation include shopping centers, in-line shops, specialty shops, stand-alone commercial uses, and office buildings. Within the Commercial designation, and subject to applicable General Plan policies and Pico Rivera ordinance provisions, appropriate land uses include a broad range of commercial, retail, service, and office uses. Typical uses include general retail, markets, commercial services, restaurants, automotive repair and service, hardware and home improvement, durable goods sales, commercial recreation, professional and business offices, financial institutions, and automotive sales.	Intensity: Maximum FAR of 0.75
LI	The Light Industrial land use designation is characterized by a variety of light industrial uses, including warehousing/distribution, assembly, light manufacturing, research and development, mini-storage, and repair facilities conducted within enclosed structures as well as supporting retail and personal services. Light Industrial areas are intended for industrial uses compatible with a location in closer proximity to residential development than general industrial areas and are intended for businesses that do not generate substantial volumes of heavy truck traffic.	Intensity: Maximum FAR of 0.60
I	General Industrial designations are intended for a range of industrial businesses, including uses, which, because of their truck-intensive nature or for reasons of potential environmental effects, are best segregated from other, more sensitive, land uses, such as residential neighborhoods. These areas provide for a wide range and variety of manufacturing and assembly, large-scale warehousing and distribution uses, contractors storage yards, and wholesale activities. Retail or service uses designed to meet the needs of businesses may be permitted subject to applicable zoning regulations. General Industrial areas are intended to make a positive contribution to the local economy and municipal revenues, and furnish local employment opportunities for area residents.	Intensity: Maximum FAR of 0.60
P/OS	The primary purpose of areas designated Park/Open Space is the provision of recreational facilities, preservation of environmental resources, managed production of resources, and protection of the public health and safety. Certain open space areas, such as those that exist to protect public health or sensitive environmental resources or	Intensity: The maximum land use intensity is governed by the open space/recreation purpose of the land so designated.

Designation	Definition	Intensity/Density
	those owned and managed by private entities, might not be open to public use. The most prevalent public open space uses are City parks. It is also the intent of this designation to include uses, such as utility corridors, that serve as interim and permanent open space. Only uses consistent with the open space purposes of lands designated Park/Open Space are appropriate, subject to the applicable General Plan policies and zoning ordinance provisions. This designation recognizes that certain recreational uses such as the municipal golf course and equestrian centers may be of higher intensity use than typical parks and open space areas. In addition, wholesale nurseries and landscape growers may be permitted within public utility easements subject to General Plan policies and zoning ordinance provisions.	
PF	The Public Facilities designation is intended to recognize existing publicly owned facilities, and to provide areas for the conduct of public and institutional activities, including but not limited to State and Federal agencies, special districts, public schools and associated administrative offices, and public and private utilities. Uses within this designation include public and private schools, public corporation yards, libraries, fire stations, civic center, and other governmental offices and facilities. Uses also include open space, parks, greenways and trails that are intended for public use.	Intensity: Maximum FAR of 1.0
MU	The primary purpose of areas designated Mixed Use is to provide a different style of development than traditional neighborhoods, commercial, and employment areas that are physically separated from each other. The specific mix of uses and development density are to be appropriate to the site's location, access, size, and adjacent land uses. The intent is to create areas in which a mix of uses can come together to meet the community's housing, shopping, employment, and institutional needs through efficient patterns of land use. The Mixed Use designation provides flexibility to develop standalone residential or commercial or a combination of both. Within the Mixed Use designation, both "vertical mixed use" (various types of uses integrated within individual buildings, such as commercial on the ground floor with residential uses above) and "horizontal mixed use" (individual buildings housing different types of uses within an integrated site plan) are appropriate.	Intensity: Maximum FAR shall be 1.0 for non-residential uses and up to 30 dwelling units per net acre for residential uses The scale, size and mix of land uses vary by area. Further direction regarding land use distributions, densities and intensities within each area is provided by provisions of the Opportunity Area within which the development is located.
Source: City of Pico Rivera. (2013). <i>City of Pico Rivera General Plan</i> . Pages 3-9 through 3-13. Retrieved from: https://www.pico-rivera.org/documents/CEDD/General%20Plan/Chapter%203_A.pdf . Accessed July 1, 2021.		

Zoning

The City's Zoning Code is in Pico Rivera Municipal Code Title 18. The Zoning Code defines the City's land uses and establishes development standards for each land use type. Specifically, the City enforces its Zoning Code in order to regulate development (limit height, number of stories, size of buildings and other structures, size of yards and other open spaces, and zone numbers, shape, and areas), regulate and limit population density, among other purposes. The existing zoning for each candidate sites are specified in **Appendix A** and described in **Table 2-4, Existing Zoning**.

Category	Zoning District	Title
Residential	R-E	Single-Family Residential Estate
	S-F	Single-Family Residential
	R-I	Residential Infill
	PUD	Planned Residential Unit Development
	R-M	Multiple-Family Residential Variable Density
	R-M	Multiple-Family Residential
Commercial	C-G	General Commercial
	C-C	Community Commercial
	C-N	Neighborhood Commercial
	CM	Commercial Manufacturing
	CPD	Commercial Planned Development
	P-A	Professional and Administrative
Industrial	I-G	General Industrial
	I-L	Limited Industrial
	IPD	Industrial Planned Development
Specific Plan	SP 301	Specific Plan 301
	SP 400	Rancho De Bartolo Specific Plan
Park/Open Space	O-S	Open Space
Parking	P	Parking
Public Facilities	C-Z	Civic Center
	P-F	Public Facility
Overlays	M-U	Mixed Use Overlay
	E-S	Emergency Shelter
Source: City of Pico Rivera. (2020). <i>City of Pico Rivera Municipal Code Title 18</i> . Available at http://qcode.us/codes/picorivera/ . Accessed July 1, 2021.		

2.3 Background

State Policy and Authorization

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for Housing Elements. California Government Code Section 65588 requires that local governments review and revise the Housing Element of their comprehensive General Plans not less than once every eight years. Additionally, the California Legislature identifies overall housing goals for the State to ensure every resident has access to housing and a suitable living environment.

The City’s current Housing Element was adopted in October 2013 for the 5th Cycle (2014 -2021) planning period; the 6th Cycle Housing Element is for the 2021-2029 planning period. Multiple amendments have been made to State Housing Element law since the adoption of the current Housing Element. These amendments change the required analysis, reporting and type of policies that must be contained in the City’s 2021-2029 Housing Element.

The 6th Cycle Housing Element provides an analysis of the City’s current demographic, economic, and housing characteristics and establishes objectives, policies, and programs addressing community housing

conditions and needs. The Housing Element is the City’s comprehensive statement of its current and future housing needs and a listing of proposed actions to facilitate the provision of housing to meet those needs. The contents of this Housing Element comply with these amendments to State housing law and all other federal, State, and local requirements.

Household Income

The California State Department of Housing and Community Development (HCD) has identified the following income categories based on the Area Median Family Income (AMFI) for Los Angeles County:

- Extremely Low-income: households earning up to 30 percent of the AMFI
- Very Low-income: households earning between 31 and 50 percent of the AMFI
- Low-income: households earning between 51 percent and 80 percent of the AMFI
- Moderate Income: households earning between 81 percent and 120 percent of the AMFI
- Above Moderate Income: households earning over 120 percent of the AMFI

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for the U.S. Department of Housing and Urban Development (HUD) provides detailed information on housing needs by income level for different types of households in Pico Rivera. The most recent available CHAS data for Pico Rivera was published in August 2020 and was based on 2006-2017 American Community Survey (ACS) data. The CHAS reports that only 44.3 percent of households in Pico Rivera earn a moderate or above moderate-income; this data is shown in **Table 2-5, Households by Income Category in Pico Rivera**. The remaining population earns less than a low income and 17.2 percent, or 2,925 households, earn an extremely low income. The City as a whole reports a median household income above the County’s and the City of Montebello but less than the cities of Whittier and Downey.

Income Category (Percent of County AMFI)	Households	Percent
Extremely Low (30% AMFI or less)	2,925	17.2%
Very Low (31 to 50% AMFI)	2,575	15.1%
Low (51 to 80% AMFI)	3,990	23.4%
Moderate or Above (over 80% AMFI)	7,535	44.3%
Total	17,025	100%

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.
Note: AMFI = Area Median Family Income, this is the median family income calculated by HUD for each city, to determine Fair Market Rents (FMRs) and income limits for HUD programs. AMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

Regional Housing Needs Assessment (RHNA)

As previously noted, California Government Code Section 65583 sets forth the specific content requirements of a jurisdiction’s Housing Element. Included in these requirements are obligations on the part of local jurisdictions to provide their “fair share” of regional housing needs. Local governments and Councils of Governments (COGs) are required to determine existing and future housing need (RHNA) and the allocation of this need must be approved by HCD.

The City is a member agency of SCAG, who is responsible for preparing the RHNA for all jurisdictions within the SCAG region and therefore acts as the COG for Los Angeles County. The RHNA is mandated by

State Housing Law as part of the periodic process of updating local General Plan Housing Elements.³ It quantifies the housing need within each jurisdiction for all economic segments of the community (known as RHNA allocation plan) in four income categories: very low, low, moderate, and above moderate. Each jurisdiction must demonstrate in its Housing Element that it can accommodate its RHNA allocation at all income levels.

Per California Government Code Section 65584(d), the RHNA allocation plan determines existing and projected housing need with the following objectives:

- Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low-income households.
- Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to California Government Code Section 65080.
- Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.
- Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.
- Affirmatively furthering fair housing.

The California Department of Finance (DOF) population estimates and the RHNA are also used for regional transportation planning purposes. Senate Bill (SB) 375 integrates RHNA with SCAG's RTP/SCS. In the past, the RHNA was undertaken independently from the RTP. However, in 2008, the California Legislature passed SB 375 as the land use and transportation planning component of the State's effort to reduce vehicle miles traveled (VMT) to achieve the Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32) greenhouse gas (GHG) emissions reduction. AB 32 recognizes the importance of planning for housing and land use in creating sustainable communities where residents of all income levels have access to jobs, services, and housing by using transit, walking, or bicycling.

RHNA Allocation

The 6th Cycle RHNA allocates housing need based on future estimates of housing unit growth need over the planning period of 2021-2029. On March 4, 2021, SCAG adopted the final RHNA allocations and distributed the RHNA allocation to all local jurisdictions. **Table 2-6, City of Pico Rivera 2021-2029 RHNA** breaks down the City's regional share of housing units by income category. The City's projected housing need for the 6th Cycle planning period is 1,024 housing units, including 299 very low-income units and 146 low-income units.

³ Southern California Association of Governments (SCAG). *What is RHNA?* Available at <https://scag.ca.gov/rhna>. Accessed on July 1, 2021.

Income Category (Percent of County AMFI)	Households	Income Range ¹		Pico Rivera RHNA Allocation (Housing Units)
		Minimum	Maximum	
Very Low Income	0-50%	\$0	\$40,000	299
Low Income	51-80%	\$40,001	\$64,000	146
Moderate Income	81-120%	\$64,001	\$96,000	149
Above Moderate Income	>120%	\$96,001	--	430
Total				1,024

1. Income Range is based on the 2021 HUD Average Median Family Income (AMFI) for Los Angeles County of \$80,000.
Source: SCAG, 2021

2.4 Project Characteristics

The City is proposing the 6th Cycle Housing Element (2021–2029 planning period) as a comprehensive update to the City’s 5th Cycle 2014-2021 Housing Element. The Housing Element Update includes the City’s Housing Policy Plan, which addresses the City’s identified housing needs, and includes goals, policies, and programs concerning housing and housing-related services, as well as the City’s approach to addressing its share of the regional housing need.

The draft 6th Cycle (2021-2029) Housing Element Update has four sections and four appendices:

- **Section 1: Introduction** contains a summary of the content, organization and statutory considerations of the Housing Element;
- **Section 2: Community Profile** contains an analysis of the City’s population, household and employment base, and the characteristics of the housing stock;
- **Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing (AFFH)** examining governmental and non-governmental constraints on production, maintenance, and affordability of housing and provides a summary of housing resources, including sites identification and funding and financial considerations;
- **Section 4: Policy Plan** addresses Pico Rivera’s identified housing needs, including housing goals, policies and programs.
- **Appendices:**
 - **Appendix A:** Review of Past Performance of 5th Cycle Programs
 - **Appendix B:** Summary of Adequate Sites Analysis
 - **Appendix C:** Summary of Community Engagement
 - **Appendix D:** Glossary of Housing Terms

Candidate Housing Sites Inventory

To demonstrate the availability of sites to accommodate the 2021-2029 RHNA allocation, the City prepared a parcel-specific “land inventory” that takes into consideration land availability, zoning and development standards, and infrastructure to accommodate this allocation. The inventory includes sites capable of accommodating the RHNA allocation pursuant to State guidance. **Appendix A** includes a parcel-

specific listing of candidate housing sites that are available to accommodate the City's full share of the regional housing need (i.e., RHNA allocation) by income level during the planning period.

Low and Very Low-Income Sites

The City's RHNA allocation for lower-income housing is 445 housing units, including 299 very-low income housing units and 146 low-income housing units. The City has identified several sites currently located on non-residentially zoned parcels that could accommodate lower-incoming housing. The City's General Commercial Zone and Special Commercial Zone allow for development of housing in a mixed-use setting at a density of 20 dwelling units per acre (du/ac). Additionally, affordable units can be accommodated through accessory dwelling unit (ADU) development throughout the City.

Above Moderate- and Moderate-Income Sites

The City's RHNA allocation for moderate-income housing is 579 housing units, including 149 units for moderate incomes and 430 units for above moderate-income. The City anticipates growth to meet the moderate and above moderate-income need from existing residentially and commercially zoned areas (that presently permit residential development as a primary use) through the development of new units and through the development of ADUs and junior accessory dwelling units (JADUs).

General Plan Goals and Policies

The Housing Element Update's purpose is to address the City's housing needs and objectives and meet the State Housing law requirements. The City has identified the following housing goals as part of this Housing Element Update:

- Housing Goal 1:** Preservation and Improvement of existing housing stock and neighborhoods.
- Housing Goal 2:** Access to opportunities for affordable housing.
- Housing Goal 3:** Adequate supply and of housing and identification of resources for households with special needs.
- Housing Goal 4:** Identification of adequate sites to meet the existing and future housing needs of the City at all income levels.
- Housing Goal 5:** Evaluation of governmental constraints.
- Housing Goal 6:** Fair housing opportunities for all segments of the community, regardless of age, race, religion, sex, marital status, sexual orientation, ancestry, national origin, or disability.

The policies associated with the aforementioned goals are provided in 2021-2029 Housing Element Section 4: Policy Plan.

2.5 Development Capacity Projections for Future Site Development

State CEQA Guidelines Section 15378(a) defines a "project" as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed Housing Element Update Project does not propose new residential or other development on any of the 69 candidate sites identified in the Housing Element Update and evaluated in this Initial Study; rather, it demonstrates capacity for future development consistent with State law. Future development would occur on these sites in incremental

phases over time depending upon numerous factors such as market conditions, and economic and planning considerations, and at the individual property owners' discretion.

2.6 Project Phasing

The Housing Element is a policy document that presents the City's policies and programs to achieve housing objectives during the 2021-2029 planning period. Foundational to this analysis is that growth projections represent a theoretical development capacity, which, consistent with the Housing Element planning period, is estimated to be accommodated by 2029. However, and as previously mentioned, the project does not propose development; rather it is intended to accommodate and encourage housing development to accommodate the projected need at all income levels within the City. The 1,024 housing unit development capacity and planning period are both based on theoretical conditions used to conduct a thorough and conservative analysis of potential environmental impacts that would result from future development accommodated through project implementation. The development capacity and planning period do not consider factors that influence the timing of development, such as economics and market forces, among others. Individual projects would occur incrementally over time, largely based on economic conditions, market demand, and other planning considerations.

The actual rate of housing development is outside of the City's control and would be dictated by factors that influence development, as described above. Therefore, while the City's total estimated development capacity is 1,024 housing units, the anticipated development may not occur by the Housing Element Update's 2029 planning horizon. Moreover, not all the candidate sites analyzed as part of the project may be included in the final Housing Element. The project's intent is to demonstrate capacity (i.e., land use implementation provisions and designations) for the housing market to adequately address housing needs for all income groups, rather than generating the full development capacity housing within the planning cycle. Actual construction is contingent on the housing market's ability to construct housing for all income groups, rather than generating the full development capacity housing within the planning cycle. The project further directs the development capacity to occur where planned growth is best suited to occur. Therefore, to provide a conservative analysis (i.e., a "worst-case" scenario environmentally), this Initial Study assumes project buildout by 2029.

2.7 Discretionary and Ministerial Approvals

The discretionary and ministerial actions and/or approvals need to be considered for the proposed project include, but are not limited to, the following:

- **Adoption of the Initial Study/Mitigated Negative Declaration.** The proposed project requires CEQA compliance through the adoption of an IS/MND prior to approval of the Pico Rivera 6th Cycle Housing Element Update. This Initial Study and the proposed MND are intended to serve as the primary environmental document for the project.
- **Adoption of the City of Pico Rivera 6th Cycle 2021-2019 Housing Element Update to the *Pico Rivera General Plan Update*.**
- **Certification of the Housing Element Update from the California Department of Housing and Community Development (HCD).**

3.0 ENVIRONMENTAL SUMMARY

3.1 Environmental Factors Potentially Affected

The environmental analysis is patterned after State CEQA Guidelines Appendix G. An explanation is provided for all responses. The responses consider the whole action involved with the proposed project. The explanation of each issue also identifies the significance criteria or threshold, if any, used to evaluate each question, and the mitigation identified, if needed, to avoid or reduce the impact to less than significant. To each question, there are four possible responses:

- **No Impact.** The project would not have any measurable environmental impact.
- **Less Than Significant Impact.** The project would have the potential to impact the environment, although this impact would be below-established thresholds that are considered to be significant.
- **Less Than Significant With Mitigation Incorporated.** The project would have the potential to generate impacts, which may be considered as a significant effect on the environment, although mitigation measures or changes to the project’s physical or operational characteristics could reduce these impacts to a less than significant level.
- **Potentially Significant Impact.** The project could have impacts, which may be considered significant, and therefore additional analysis is required to identify mitigation. A determination that there is a potential for significant effects indicates the need to more fully analyze the project’s impacts and identify mitigation.

The following environmental factors are evaluated in this Initial Study.

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

3.2 Lead Agency Determination

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.	X
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 or a 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.	

CITY OF PICO RIVERA

Julia Gonzalez
Deputy Director
Community and Economic Development Department

Date

4.0 ENVIRONMENTAL ANALYSIS

4.1 Aesthetics

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a State Scenic Highway?				X
c) If in a non-urbanized area, 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?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Impact Analysis

4.1a Would the project have a substantial adverse effect on a scenic vista?

No Impact. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. The City of Pico Rivera General Plan (General Plan) does not identify any scenic vistas in the City. All future housing development facilitated by the Housing Element Update would be subject to the City’s development review process and be required to demonstrate consistency with General Plan policies and Pico Rivera Municipal Code (Municipal Code) standards. Therefore, the proposed project would not result in a significant adverse effect on a scenic vista and there would be no impact.

4.1b Would the project substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a State Scenic Highway?

No Impact. There are no State- or County-designated scenic highways in or near the City.⁴ The Arroyo Seco Historic Parkway Scenic Byway (federal byway) is approximately 9 miles northwest of the City’s northwestern boundary. Because there are no State- or County-designated scenic highways in or proximate to the City, the proposed project would not substantially damage scenic resources and there would be no impact.

⁴ California Department of Transportation. (2018). *California Scenic Highway*. Retrieved from <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>. Accessed on November 18, 2021.

4.1c Would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. As previously noted, the project would not result in direct housing construction but would facilitate future housing development throughout the City. The General Plan contains goals and policies that govern the City's goals to enhance scenic resources, such as open space and parks. Policy 3.5-4 notes the identification of opportunities to provide open space/parks and/or landscaping along the Whittier Narrows Dam, Rio Hondo, and San Gabriel River channels that will soften and enhance the edges adjacent to these natural features. Further, Policy 3.10-4 aims to expand the City's parklands, greenways, and open spaces as land and funding become available, encouraging the redevelopment of vacant sites and coordination with the appropriate regional agencies for future planning related to the river corridors, the Bicentennial Park Campground, and the Sports Arena area.

The Municipal Code contains standards that govern scenic quality. Municipal Code Section 18.42.050, Special Use Conditions and Chart Notes delineates regulations and development standards to preserve the quality of open space resources in the City. All future housing development facilitated by the Housing Element Update would be subject to the City's development review process and be required to demonstrate compliance with Municipal Code standards, including those that protect against degradation of visual resources by requiring project modifications, conditions of approval, or mitigation measures, as needed. Because future housing development consistency with General Plan policies and compliance with Municipal Code standards would be verified through the City's development review process, the project would not conflict with zoning or regulations governing scenic quality. Therefore, impacts would be less than significant and no mitigation is required.

4.1d Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. Future housing development facilitated by the proposed project could add new sources of light and glare. Potential new light sources include exterior nighttime lighting fixtures, parking area lighting, light glow from windows, doors and skylights, and accent lighting. The introduction of concentrated or multiple sources of nighttime lighting could result in potential impacts. However, future housing development facilitated by the Housing Element Update would be subject to the City's development review process and be required to comply with all applicable requirements concerning light and glare, including the California Green Building Standards Code (Title 24 Part 11) and Municipal Code Section 18.42.050 Note 64, Design Guidelines, which requires that all exterior lighting be designed to minimize glare, light trespass, and energy conservation, and that full cut-off fixtures, mounting heights, and shielding be utilized to effectively control glare and light trespass.

Further, future housing development would be required to comply with SC AES-1, which requires applicants to provide a lighting and photometric plan demonstrating that there shall not be any light spillage to nearby residential properties. Considering these requirements and the City's standard conditions, future housing development facilitated by the Housing Element Update would not create new sources of substantial light or glare. Therefore, impacts would be less than significant and no mitigation is required.

Mitigation Program

SC AES-1 The applicant shall provide a lighting and photometric plan demonstrating that there shall not be any light spillage to nearby residential properties.

4.2 Agricultural and Forestry Resources

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §12220(g)), timberland (as defined by Public Resources Code §4526), or timberland zoned Timberland Production (as defined by Government Code §51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

Impact Analysis

- 4.2a 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; or
- 4.2b Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract; or
- 4.2c Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §12220(g)), timberland (as defined by Public Resources Code §4526), or timberland zoned Timberland Production (as defined by Government Code §51104(g)); or
- 4.2d Would the project result in the loss of forest land or conversion of forest land to non-forest use; or
- 4.2e 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?

No Impact. The California Important Farmland Finder does not identify any Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance in the City.⁵ According to the City's General Plan, the City does not contain any areas zoned or designated solely for commercial agriculture or forest resources. Further, there are no properties in the City under a Williamson Act Contract.⁶ Therefore, future housing development facilitated by the Housing Element Update would result in no impact to agricultural or forest resources, a Williamson Act Contract, or result in rezoning of forest lands or agricultural properties; no mitigation is required.

Mitigation Program

No standard conditions or mitigation is required.

⁵ California Department of Conservation. (2016a). *California Important Farmland Finder*. Retrieved from <https://maps.conservation.ca.gov/dlrp/ciff/>.

⁶ California Department of Conservation. (2016). *Williamson Act/Land Conservation Act*. <http://www.conservation.ca.gov/dlrp/lca>.

4.3 Air Quality

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
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?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

The Federal Clean Air Act (FCAA) and the California Clean Air Act (CCAA) regulate the emission of airborne pollutants and have established ambient air quality standards for the protection of public health. Local control in air quality management is provided by the California Air Resources Board (CARB) through county-level or regional (multi-county) air pollution control districts (APCDs). CARB establishes air quality standards and is responsible for control of mobile emission sources, while the local APCDs are responsible for enforcing standards and regulating stationary sources. CARB has established 14 air basins statewide. Pico Rivera is in the South Coast Air Basin (SCAB).

Federal Regulations

Federal Clean Air Act

The FCAA, passed in 1970 and last amended in 1990, is the basis for national air pollution control. The U.S. Environmental Protection Agency (U.S. EPA) is responsible for implementing most aspects of the Clean Air Act, including setting National Ambient Air Quality Standards (NAAQS) for major air pollutants; setting hazardous air pollutants standards; approving State attainment plans; setting motor vehicle emission standards; issuing stationary source emission standards and permits; and establishing acid rain control measures, stratospheric ozone (O₃) protection measures, and enforcement provisions. The 1990 FCAA amendments represent the latest in a series of federal efforts to regulate the protection of air quality in the United States. The FCAA allows states to adopt more stringent standards or to include other pollution species.

National Ambient Air Quality Standards

The FCAA requires the U.S. EPA to establish primary and secondary NAAQS for a number of criteria air pollutants. The air pollutants for which standards have been established are considered the most prevalent air pollutants that are known to be hazardous to human health. NAAQS have been established for the following pollutants: Ozone (O₃), Carbon Monoxide (CO), Sulfur Dioxide (SO₂), Particulate Matter 10 (PM₁₀), Particulate Matter 2.5 (PM_{2.5}), and lead.

State Regulations

California Clean Air Act

The California Clean Air Act (CCAA), signed into law in 1988, requires all areas of California to achieve and maintain the CAAQS by the earliest practical date. CARB is the state air pollution control agency and is a part of the California Environmental Protection Agency (CalEPA). CARB is the agency responsible for coordination and oversight of State and local air pollution control programs, and for implementing the requirements of the CCAA. CARB oversees local district compliance with State and federal laws, approves local air quality plans, submits the State Implementation Plans (SIPs) to the U.S. EPA, monitors air quality, determines and updates area designations and maps, and sets emissions standards for new mobile sources, consumer products, small utility engines, off-road vehicles, and fuels.

California Ambient Air Quality Standards

The CCAA requires CARB to establish CAAQS. Similar to the NAAQS, CAAQS have been established for the following pollutants: O₃, CO, NO₂, SO₂, PM₁₀, PM_{2.5}, lead, vinyl chloride, hydrogen sulfide, sulfates, and visibility-reducing particulates. In most cases, the CAAQS are more stringent than the NAAQS. The CCAA requires that all local air districts in the State endeavor to achieve and maintain the CAAQS by the earliest practical date. The CCAA specifies that local air districts should focus particular attention on reducing the emissions from transportation and area-wide emission sources and provides districts with the authority to regulate indirect sources. The CAAQS and NAAQS are presented in **Table 4.3-1, State and Federal Ambient Air Quality Standards**.

Pollutant	Averaging Time	State Standards ¹	Federal Standards ²
Ozone (O ₃) ^{2, 5, 7}	8 Hour	0.070 ppm (137 µg/m ³)	0.070 ppm
	1 Hour	0.09 ppm (180 µg/m ³)	NA
Carbon Monoxide (CO)	8 Hour	9.0 ppm (10 mg/m ³)	9 ppm (10 mg/m ³)
	1 Hour	20 ppm (23 mg/m ³)	35 ppm (40 mg/m ³)
Nitrogen Dioxide (NO ₂)	1 Hour	0.18 ppm (339 µg/m ³)	0.10 ppm ¹¹
	Annual Arithmetic Mean	0.030 ppm (57 µg/m ³)	0.053 ppm (100 µg/m ³)
Sulfur Dioxide (SO ₂) ⁸	24 Hour	0.04 ppm (105 µg/m ³)	0.14 ppm (365 µg/m ³)
	1 Hour	0.25 ppm (655 µg/m ³)	0.075 ppm (196 µg/m ³)
	Annual Arithmetic Mean	NA	0.03 ppm (80 µg/m ³)
Particulate Matter (PM ₁₀) ^{1, 3, 6}	24-Hour	50 µg/m ³	150 µg/m ³
	Annual Arithmetic Mean	20 µg/m ³	NA
Fine Particulate Matter (PM _{2.5}) ^{3, 4, 6, 9}	24-Hour	NA	35 µg/m ³
	Annual Arithmetic Mean	12 µg/m ³	12 µg/m ³
Sulfates (SO ₄₋₂)	24 Hour	25 µg/m ³	NA
Lead (Pb) ^{10, 11}	30-Day Average	1.5 µg/m ³	NA
	Calendar Quarter	NA	1.5 µg/m ³
	Rolling 3-Month Average	NA	0.15 µg/m ³
Hydrogen Sulfide (H ₂ S)	1 Hour	0.03 ppm (42 µg/m ³)	NA
Vinyl Chloride (C ₂ H ₃ Cl) ¹⁰	24 Hour	0.01 ppm (26 µg/m ³)	NA

Table 4.3-1: State and Federal Ambient Air Quality Standards			
Pollutant	Averaging Time	State Standards¹	Federal Standards²
ppm = parts per million; µg/m ³ = micrograms per cubic meter; mg/m ³ = milligrams per cubic meter; – = no information available.			
<p>¹ California standards for O₃, carbon monoxide (except Lake Tahoe), sulfur dioxide (1-hour and 24-hour), nitrogen dioxide, suspended particulate matter - PM₁₀, and visibility reducing particles are values that are not to be exceeded. The standards for sulfates, Lake Tahoe carbon monoxide, lead, hydrogen sulfide, and vinyl chloride are not to be equaled or exceeded. If the standard is for a 1-hour, 8-hour or 24-hour average (i.e., all standards except for lead and the PM₁₀ annual standard), then some measurements may be excluded. Measurements are excluded that CARB determines would occur less than once per year on the average. The Lake Tahoe carbon monoxide standard is 6.0 ppm, a level one-half the national standard and two-thirds the State standard.</p> <p>² National standards shown are the "primary standards" designed to protect public health. National standards other than for O₃, particulates and those based on annual averages are not to be exceeded more than once a year. The 1-hour O₃ standard is attained if, during the most recent three-year period, the average number of days per year with maximum hourly concentrations above the standard is equal to or less than one. The 8-hour O₃ standard is attained when the 3-year average of the 4th highest daily concentrations is 0.070 ppm or less. The 24-hour PM₁₀ standard is attained when the 3-year average of the 99th percentile of monitored concentrations is less than 150 µg/m³. The 24-hour PM_{2.5} standard is attained when the 3-year average of 98th percentiles is less than 35 µg/m³.</p> <p>³ Except for the national particulate standards, annual standards are met if the annual average falls below the standard at every site. The national annual particulate standard for PM₁₀ is met if the 3-year average falls below the standard at every site. The annual PM_{2.5} standard is met if the 3-year average of annual averages spatially-averaged across officially designed clusters of sites falls below the standard. NAAQS are set by the U.S. EPA at levels determined to be protective of public health with an adequate margin of safety.</p> <p>⁴ On October 1, 2015, the national 8-hour O₃ primary and secondary standards were lowered from 0.075 to 0.070 ppm. An area will meet the standard if the fourth-highest maximum daily 8-hour O₃ concentration per year, averaged over three years, is equal to or less than 0.070 ppm. U.S. EPA will make recommendations on attainment designations by October 1, 2016, and issue final designations October 1, 2017. Nonattainment areas will have until 2020 to late 2037 to meet the health standard, with attainment dates varying based on the O₃ level in the area.</p> <p>⁵ The national 1-hour O₃ standard was revoked by the U.S. EPA on June 15, 2005.</p> <p>⁶ In June 2002, CARB established new annual standards for PM_{2.5} and PM₁₀.</p> <p>⁷ The 8-hour California O₃ standard was approved by the CARB on April 28, 2005 and became effective on May 17, 2006.</p> <p>⁸ On June 2, 2010, the U.S. EPA established a new 1-hour SO₂ standard, effective August 23, 2010, which is based on the 3-year average of the annual 99th percentile of 1-hour daily maximum concentrations. The existing 0.030 ppm annual and 0.14 ppm 24-hour SO₂ NAAQS however must continue to be used until one year following U.S. EPA initial designations of the new 1 hour SO₂ NAAQS.</p> <p>⁹ In December 2012, U.S. EPA strengthened the annual PM_{2.5} NAAQS from 15.0 to 12.0 µg/m³. In December 2014, the U.S. EPA issued final area designations for the 2012 primary annual PM_{2.5} NAAQS. Areas designated "unclassifiable/attainment" must continue to take steps to prevent their air quality from deteriorating to unhealthy levels. The effective date of this standard is April 15, 2015.</p> <p>¹⁰ CARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure below which there are no adverse health effects determined.</p> <p>¹¹ National lead standards, rolling 3-month average: final rule signed October 15, 2008. Final designations effective December 31, 2011.</p>			
Source: South Coast Air Quality Management District, <i>Air Quality Management Plan</i> , 2016; California Air Resources Board, <i>Ambient Air Quality Standards</i> , May 6, 2016.			

Regional and Local Regulations

South Coast Air Quality Management District

The South Coast Air Quality Management District (South Coast AQMD) is responsible for air quality planning in the SCAB and developing rules and regulations to bring the area into attainment of the ambient air quality standards. This is accomplished through air quality monitoring, evaluation, education, implementation of control measures to reduce emissions from stationary sources, permitting and inspection of pollution sources, enforcement of air quality regulations, and by supporting and implementing measures to reduce emissions from motor vehicles. All projects are subject to South Coast AQMD rules and regulations in effect at the time of construction.

The South Coast AQMD is also the lead agency in charge of developing the Air Quality Management Plan (AQMP) with input from SCAG and CARB. The AQMP is a comprehensive plan that includes control strategies for stationary and area sources, as well as for on-road and off-road mobile sources. SCAG has the primary responsibility for providing future growth projections and the development and implementation of transportation control measures. CARB, in coordination with federal agencies, provides the control element for mobile sources.

The 2016 AQMP was adopted by the South Coast AQMD Governing Board on March 3, 2017. The purpose of the AQMP is to set forth a comprehensive and integrated program that would lead the SCAG into compliance with the federal 24-hour PM_{2.5} air quality standard, and to provide an update to the South Coast AQMD’s commitments towards meeting the federal 8-hour O₃ standards. The AQMP incorporates the latest scientific and technological information and planning assumptions, including SCAG’s RTP/SCS and updated emission inventory methodologies for various source categories.

The South Coast AQMD has published the CEQA Air Quality Handbook (approved by the South Coast AQMD Governing Board in 1993 and augmented with guidance for Local Significance Thresholds [LST] in 2008). The South Coast AQMD guidance helps local government agencies and consultants to develop environmental documents required by CEQA and provides identification of suggested thresholds of significance for criteria pollutants for both construction and operation. With the help of the CEQA Air Quality Handbook and associated guidance, local land use planners and consultants are able to analyze and document how proposed and existing projects affect air quality in order to meet the requirements of the CEQA review process. The South Coast AQMD periodically provides supplemental guidance and updates to the handbook on their website.

South Coast AQMD Thresholds

According to the South Coast AQMD, an air quality impact is considered significant if the project would violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations. The South Coast AQMD has established thresholds of significance for air quality during construction and operational activities of land use development projects, as shown in **Table 4.3-2, South Coast Air Quality Management District Emissions Thresholds**.

Localized Carbon Monoxide. In addition to the daily thresholds listed above, development associated with the project would also be subject to the ambient air quality standards. These are addressed through an analysis of localized CO impacts. The significance of localized impacts depends on whether ambient CO levels near a project site are above the State and federal CO standards (the more stringent California standards are 20 ppm for 1-hour and 9 ppm for 8-hour). The SCAB has been designated as in attainment under the 1-hour and 8-hour standards.

Criteria Air Pollutants and Precursors	Construction-Related	Operational-Related
Reactive Organic Gases (ROG)	75	55
Carbon Monoxide (CO)	550	550
Nitrogen Oxides (NO _x)	100	55
Sulfur Oxides (SO _x)	150	150
Coarse Particulates (PM ₁₀)	150	150
Fine Particulates (PM _{2.5})	55	55

Source: South Coast Air Quality Management District, *South Coast AQMD Air Quality Significance Thresholds*, April 2019.

City of Pico Rivera General Plan Environmental Resources Element

The following Environmental Resources Element policies are relevant to the Housing Element Update:

- Goal 8.2:** **Continued improvement in local and regional air quality with reduced greenhouse gas emissions to maintain the community's health.**
- Policy 8.2-1:** **Regional Efforts.** Coordinate local air quality improvements and greenhouse gas emissions reduction efforts with surrounding communities, and regional agencies such as the South Coast Air Quality Management District, the Gateway Cities Council of Governments.
- Policy 8.2-3:** **Construction Emissions.** Require new development projects to incorporate feasible measures that reduce emissions from construction, grading, excavation, and demolition activities to avoid, minimize, and/or offset their impacts consistent with South Coast Air Quality Management District requirements.
- Policy 8.2-4:** **Operational Emissions.** Require new development projects to incorporate feasible measures that reduce operational emissions through project and site design and use of best management practices to avoid, minimize, and/or offset their impacts consistent with South Coast Air Quality Management District requirements.
- Policy 8.2-5:** **Toxic Air Pollutants.** Locate uses, facilities and operations that may produce toxic or hazardous air pollutants (e.g., industrial uses, highways) an adequate distance from sensitive receptors, consistent with California Air Resources Board recommendations.
- Policy 8.2-6:** **Odors.** Require that adequate buffer distances be provided between odor sources such as industrial users and sensitive receptors.
- Policy 8.2.9:** **Park and Ride Lots.** To encourage carpooling, work with the city of Whittier to develop additional park and ride facilities along the I-605 freeway, and with the cities of Downey and Commerce to develop additional park and ride facilities along the I-5 freeway.
- Policy 8.2.13:** **Contractor Preference.** Give preference to contractors that commit to apply methods to minimize greenhouse gas emissions in building construction and operations, such as the use of low or zero-emission vehicles and equipment.
- Policy 8.2.15:** **Indoor Air Quality.** Encourage the use of landscaping, ventilation systems, or other mitigation measures to achieve healthy indoor air quality in sensitive uses.
- Policy 8.2.16:** **Funding.** Pursue regional, State, and federal funding opportunities for transportation projects or improvements that improve air quality and reduce greenhouse gas emissions.
- Policy 8.2.17:** **Education.** Participate in efforts that educate the public about air quality, its effects on health, and actions that can be taken to improve air quality and reduce greenhouse gas emissions.
- Policy 8.2.18:** **Electric Vehicles.** Encourage provision of or readiness for charging stations and related infrastructure for electric vehicles within new development and redevelopment proposals and within City operations.

Impact Analysis

4.3a Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. Pursuant to the FCAA, the South Coast AQMD is required to reduce emissions of criteria pollutants for which the SCAB is in non-attainment of the NAAQS (e.g., ozone and PM_{2.5}). The South Coast AQMD's 2016 AQMP contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving the NAAQS. These strategies are developed, in part, based on regional growth projections prepared by SCAG. SCAG has the responsibility of preparing and approving portions of the AQMP relating to the regional demographic projections and integrated regional land use, housing, employment, and transportation programs, measures, and strategies. SCAG is required by law to ensure that transportation activities conform to, and are supportive of, the goals of regional and state air quality plans to attain the NAAQS. The SCAG RTP/SCS includes transportation programs, measures, and strategies generally designed to reduce VMT, which are contained in the AQMP. The South Coast AQMD combines its portion of the AQMP with those prepared by SCAG.

On September 3, 2020, SCAG's Regional Council adopted Connect SoCal, the 2020-2045 RTP/SCS. The 2020-2045 RTP/SCS was determined to conform to the federally mandated SIP for the attainment and maintenance of the NAAQS. On October 30, 2020, CARB also accepted SCAG's determination that the RTP/SCS met the applicable State GHG emissions targets. The 2020-2045 RTP/SCS will be incorporated into the forthcoming 2022 AQMP. Both the Regional Comprehensive Plan and AQMP are based, in part, on projections originating with county and city general plans.

The 2016 AQMP was prepared to accommodate growth, reduce the high levels of pollutants within the areas under the jurisdiction of South Coast AQMD, return clean air to the region, and minimize the impact on the economy. Projects that are consistent with the assumptions used in the AQMP do not interfere with attainment because the growth is included in the projections utilized in the formulation of the AQMP. Therefore, projects, uses, and activities that are consistent with the applicable growth projections and control strategies used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the South Coast AQMD's numeric indicators.

As discussed previously, the Housing Element Update does not propose development. Instead, the Housing Element Update identifies policies and programs that could be implemented to provide additional capacity for future development of housing units consistent with State Housing Law. Future zoning actions to implement specific programs within the Housing Element Update are required to be completed within three years of adoption of the Housing Element Update. The City can accommodate some of the future housing needs based on sites currently zoned for or permitting residential uses. However, rezones are required to accommodate the RHNA allocation.

The Housing Element Update would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. A total potential development capacity of 1,332 housing units is assumed. As such, future housing on these sites would be developed with greater density than assumed in the General Plan and SCAG's growth projections. Additionally, 400 ADUs are proposed throughout the City. The forecast population growth associated with these 1,332 new housing units is approximately 4,942 persons; see **Section 4.14, Population and Housing**.

All future housing development facilitated by the Housing Element Update would be subject to the City's development review process, and be required to adhere to all federal, State, and local regulations for minimizing construction and operational pollutant emissions, including the South Coast AQMD Rules listed below:

- **South Coast AQMD Regulation IV: Prohibitions; Rule 401: Visible Emissions.** Prohibits discharge into the atmosphere from any single source of emissions whatsoever any air contaminant for a period or periods aggregating more than 3 minutes in any period of 60 consecutive minutes that is darker in shade than that designated as Number 1 on the Ringelmann Chart, as published by the United States Bureau of Mines, or of such opacity as to obscure an observer's view to a degree greater than does smoke of a shade designated as Number 1 on the Ringelmann Chart.
- **South Coast AQMD Regulation IV: Prohibitions; Rule 402: Nuisance.** Prohibits the discharge, from any source, of such quantities of air contaminants or other materials that cause or have a tendency to cause injury, detriment, nuisance, annoyance to people and/or the public, or damage to any business or property.
- **South Coast AQMD Regulation IV: Prohibitions; Rule 403: Fugitive Dust.** Regulates fugitive dust emissions from any commercial construction or demolition activity capable of generating fugitive dust emissions, including active operations, open storage piles, and inactive disturbed areas, as well as track-out and carry-out onto paved roads beyond a project site.
- **South Coast AQMD Regulation IV: Prohibitions; Rule 481: Spray Coating Operations.** Requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce VOC emissions from the use of these coatings, primarily by placing limits on the VOC content of various coating categories.

It is noted, the City's goal is to achieve HCD Housing Element Update certification; therefore, the project must comply with applicable federal, State, regional, and local housing laws and policies. As a result, it is not anticipated that future housing development facilitated by the Housing Element Update would interfere with South Coast AQMD goals for improving air quality in the SCAB or conflict with or obstruct implementation of applicable air quality plans. The Housing Element Update would be consistent with the standards and policies set forth in the 2016 AQMP and would not conflict with or obstruct implementation of the AQMP. Therefore, air quality impacts would be less than significant.

4.3b 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?

Less Than Significant Impact. The South Coast AQMD's approach to assessing cumulative impacts is based on the AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the FCAA and CCAA. The AQMP is designed to assist the region in attaining the applicable State and national ambient air quality standards and is intended to bring the SCAB into attainment for all criteria pollutants.

As previously noted, the project would not result in direct housing construction but would facilitate future housing development throughout the City, which would occur as market conditions allow and at the discretion of the individual property owners. Future housing development could result in temporary, short-term pollutants from construction-related soil disturbance, fugitive dust emissions, and combustion

pollutants from on-site construction equipment, as well as from off-site trucks hauling construction materials. Construction emissions would be temporary, with construction activities and associated emissions ceasing once housing development is complete. Further, construction emissions can vary substantially from day to day depending on activity level, the specific operation type, and, for dust, prevailing weather conditions.

Concerning operational thresholds, future housing development facilitated by the Housing Element Update would likely generate VOC, NO_x, CO, SO_x, PM₁₀, and PM_{2.5} operational emissions from mobile sources (i.e., vehicle trips), use of consumer products, architectural coatings for repainting, and landscape maintenance equipment; and energy sources (i.e., combustion of fuels used for space and water heating and cooking appliances). In analyzing cumulative impacts for future housing development facilitated by the Housing Element Update, an analysis must specifically evaluate a development's contribution to the cumulative increase in pollutants for which the SCAB is designated as nonattainment for the CAAQS and NAAQS.

The SCAB is designated as a State nonattainment area for O₃, PM₁₀, and PM_{2.5} and a federal nonattainment area for O₃ and PM_{2.5} emissions associated with construction. The nonattainment status is the result of cumulative emissions from all sources of these air pollutants and their precursors within the SCAB. Future housing developments would be required to evaluate the potential air emissions for both construction and operational activities. Additionally, future housing development construction activities would be subject to South Coast AQMD Rule 403: Fugitive Dust Control, which requires actions to restrict visible emissions of fugitive dust beyond the property line. Compliance with Rule 403 would limit fugitive dust (i.e., PM₁₀ and PM_{2.5}) that may be generated during grading and construction activities. Future housing developments also would be subject to South Coast AQMD Rule 481: Spray Coating Operations, which establishes the use of control enclosures to capture or reduce overspray from the application of any coating, adhesive, or other VOC-containing materials.

All future housing development facilitated by the Housing Element Update would be subject to the City's development review process and required to demonstrate compliance with federal, State, and local regulations in effect at the time of development, including the General Plan policies and Municipal Code standards. Emissions resulting from construction would be temporary and construction activities and associated emissions would cease following completion of each housing development.

Further, future housing development on candidate housing sites, at a minimum, would be required to meet CALGreen and Energy Code (CCR Title 24, Part 6) mandatory energy requirements in effect at the time of the development application. Projects would benefit from the efficiencies associated with these regulations as they relate to building heating, ventilating, and air conditioning mechanical systems, water heating systems, and lighting. Considering these requirements, future development housing development facilitated by the Housing Element Update would not result in a cumulatively considerable net increase of any criteria pollutant for which the SCAB is in nonattainment under an applicable federal or State ambient air quality standard. Therefore, impacts would be less than significant.

4.3c Would the project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. The proposed project would not result in direct housing construction but would facilitate future housing development throughout the City consistent with State Housing laws. Future housing development would be evaluated on a case-by-case basis. As a result, no air modeling was conducted for this analysis.

Toxic Air Contaminants. Future housing development could include emissions of pollutants identified by the State and federal government as toxic air contaminants (TACs) or hazardous air pollutants (HAPs). The greatest potential for TAC emissions during construction would be diesel particulate emissions from heavy equipment operations and heavy-duty trucks and the associated health impacts to sensitive receptors. Compliance with various measures (e.g., 13 CCR 2449 and 13 CCR 2485) would be required by State law to reduce diesel particulate matter emissions. It is unlikely that future housing development facilitated by the Housing Element Update would require the extensive operation of heavy-duty construction equipment, or extensive use of diesel trucks, which would be subject to a CARB Airborne Toxics Control Measure for in-use diesel construction equipment to reduce diesel particulate emissions.

CARB's Air Quality and Land Use Handbook: A Community Health Perspective recommends against siting sensitive receptors within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day. The primary concern with respect to heavy-traffic roadway adjacency is the long-term effect of TACs, such as diesel exhaust particulates, on sensitive receptors. The primary source of diesel exhaust particulates is heavy-duty trucks on freeways and high-volume arterial roadways. The project would not result in direct construction of residential or non-residential uses but would facilitate and provide a policy framework for future development within the City. While the project does not propose development, it can be assumed that future development could potentially result in direct impacts through construction and operation of residential land uses through the emission of toxic air contaminants (TAC). All future projects would be subject to the City's development review process and would be required to demonstrate consistency with General Plan policies and Municipal Code requirements, which may require additional studies for future projects proximate to TAC emitters.

Carbon Monoxide Hot Spots. Mobile-source impacts, including those related to CO, occur essentially on two scales. Regionally, construction travel associated with future housing development would add to regional trip generation and increase VMT within the local airshed and the SCAB. Locally, construction traffic would be added to the roadway system in the vicinity of future housing development sites. Although the SCAB is currently an attainment area for CO, there is a potential for the formation of microscale CO "hotspots" to occur immediately around points of congested traffic. Hotspots can form if traffic occurs during periods of poor atmospheric ventilation that is composed of a large number of vehicles cold-started and operating at pollution-inefficient speeds, and/or is operating on roadways already congested with existing traffic.

Typically, high CO concentrations are associated with congested roadways. Traffic associated with future housing development facilitated by the Housing Element Update could contribute to traffic congestion that could result in the formation of CO hotspots. Because of continued improvement in vehicular emissions at a rate faster than the rate of vehicle growth and/or congestion, the potential for CO hotspots in the SDAB is steadily decreasing. All future housing development facilitated by the proposed project would be subject to the City's development review process to demonstrate that both daily construction emissions and operations would not exceed South Coast AQMD's significance thresholds for any criteria air pollutant. Therefore, future housing development facilitated by the Housing Element Update would not expose sensitive receptors to substantial pollutant concentrations, and impacts would be less than significant.

4.3d Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. Land uses and industrial operations associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Housing is not the type of land use that is commonly associated with odors. However, future housing development facilitated could result in odors generated from vehicles and/or equipment exhaust emissions during construction. Such odors would be temporary and generally would occur at magnitudes that would not affect substantial numbers of people. Future housing development facilitated by the Housing Element Update would not expose a substantial number of people to odors. Therefore, impacts would be less than significant.

Mitigation Program

The following measures shall be implemented as standard conditions/conditions of approval for future housing projects.

SC-AQ-1: The following measures shall be incorporated to minimize pollutant emissions associated with construction activities:

- Construction activities shall require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) to the extent feasible. Under conditions where it is determined that 2010 model year or newer diesel trucks are not readily available or obtainable for a project, the applicant shall be required to provide this evidence to the City and shall instead use trucks that meet USEPA 2007 model year emissions requirements.
- All off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 4 emission standards, where available. In addition, all stationary construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. A copy of each equipment unit's certified tier specification, BACT documentation, and CARB or South Coast AQMD operating permit shall be provided to the City at the time of mobilization of each applicable unit of equipment.

SCAQ-2: The applicant shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than five minutes. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.

SCAQ-3: The applicant shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction site rather than electrical generators powered by internal combustion engines to the extent feasible. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.

SCAQ-4: The applicant shall require by contract specifications that all off-road construction equipment engines shall be maintained in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the City Engineer. Equipment

maintenance records and equipment design specifications data sheets shall be kept onsite during construction for periodic review by the City Inspector. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.

- SCAQ-5:** A project-specific localized emissions analysis shall be prepared that identifies the project's construction emissions using either South Coast AQMD's LST screening tables (for projects that are less than five acres) or dispersion modeling (for projects that exceed five acres in size). Where it is determined that construction emissions would exceed the applicable LSTs or the most stringent applicable federal or state ambient air quality standards, the project shall reduce its daily construction intensity (e.g., reducing the amount of equipment used daily, reducing the amount of soil graded/excavated daily, etc.) and/or use off-road construction equipment outfitted with the most stringent emissions control technology (e.g., equipment meeting Tier 4 emissions standards) such that the project's resulting construction emissions would no longer exceed South Coast AQMD's LSTs or result in pollutant emissions that would cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards.
- SCAQ-6:** New sensitive land uses shall not be located within 1,000 feet of an existing or proposed distribution center/warehouse facility that generates more than 100 trucks per day, more than 40 trucks with operating TRUs per day, or where TRU unit operations exceed 300 hours per week. Under conditions where the 1,000-foot siting distance cannot be met, a health risk assessment (HRA) shall be conducted to evaluate the health risks to the new sensitive land uses from the TAC emissions generated from the mobile sources associated with the distribution center/warehouse facility. Based on the findings in the HRA, appropriate measures shall be taken, if necessary, to reduce the cancer risk resulting from TAC-exposure from mobile sources to below 10 in one million for the maximally-exposed individual. These measures may include, but are not limited to, implementation of appropriate Minimum Efficiency Reporting Value (MERV) filters at the new sensitive land use development.
- SCAQ-7:** For all residential projects proposed adjacent to the BNSF and Union Pacific railroads, an air quality study shall be prepared to determine the most effective buffering technique to ensure the exterior living areas are not exposed to substantial pollutant concentrations from the railroad. Appropriate buffering shall be incorporated into the tentative subdivision map or other form of site plan submitted for approval by the City of Pico Rivera.
- SCAQ-8:** All housing sites shall include air filtration systems designed to have a Minimum Efficiency Reporting Value (MERV) of 13 as indicated by the American Society of Heating Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2. The air handling systems shall be maintained on a regular basis per manufacturers recommendations by a qualified technician employed or contracted by the project proponent. Operation and maintenance of the system shall ensure that it performs at or above the minimum reporting value.
- SCAQ-9:** Any development within the Emergency Shelter zone shall be designed and sealed inoperable windows combined with HVAC systems.

4.4 Biological Resources

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
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?			X	
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 nurserysites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
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?				X

Impact Analysis

4.4a 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 Game or U.S. Fish and Wildlife Service?

Less Than Significant Impact. The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) may list species as threatened or endangered under the California Endangered Species Act (CESA) or Federal Endangered Species Act (FESA), respectively. The USFWS can designate critical habitat that identifies specific areas that are essential to the conservation of a listed species.

The Housing Element Update does not propose construction of housing or other development; rather, it provides capacity for future housing development. Given the City's existing developed nature, all but one of the candidate housing sites are developed and all are adjacent to existing development. However,

future housing development could potentially impact candidate, sensitive, or special status wildlife or plant species through direct or indirect disturbance or elimination of essential habitat, if located near such resources.

Although highly urbanized, the City is bordered by three major open space areas: the Rio Hondo and San Gabriel Rivers and their respective spreading grounds form the City's western and eastern boundaries, and the Whittier Narrows Recreation Area, located north of the City between the San Gabriel River and above the Whittier Narrows Dam and the Rio Hondo River. Portions of the San Gabriel River adjacent to the City and most of the Rio Hondo River remain in a fairly natural state, supporting stream-side vegetation of willows, sycamores, cottonwoods, and mule fat⁷.

The Los Angeles County General Plan designates the 4,145-acre Whittier Narrows Recreation Area as a local Significant Ecological Area. The Whittier Narrows Recreation Area supports a mix of plant communities, resident and migratory bird species, and potential habitat linkages along and between the San Gabriel River and the Puente Hills corridor. There is a potential for special status species to be present in the northeastern portion of the City along the San Gabriel River, north of Whittier Boulevard, as well as in the far northern portion of the City near the Whittier Narrows Recreation Area. However, the Whittier Narrows Recreation Area effectively isolates the City from the significant wildlife habitat areas on the dam's upstream side. This location and the disturbed condition of the vegetation in Pico Rivera combine to minimize wildlife in the City.

Candidate housing site #20, located at 8340 Washington Boulevard, is directly adjacent to the Rio Hondo Spreading Grounds. The nearest candidate housing site to the San Gabriel Spreading Grounds is 1,300 feet to the west, and the nearest candidate housing site to the Whittier Narrows Recreation Area is located approximately 1.7 miles to the south. However, all future housing development facilitated by the Housing Element Update would be required to demonstrate compliance with federal, State, and local regulations aimed at protecting biological resources and be subject to the City's development review process. Compliance with the regulatory framework would ensure that no habitat would be impaired during development construction or operations. Future housing development would be subject to General Plan Environmental Resources Element Policy 8.6-3, New Development, which requires discretionary development proposals that could potentially impact natural resources to conduct a biological resource assessment to ensure that project-related impacts are considered and mitigated consistent with federal, State, and local regulations. Compliance with Policy 8.6-3 would identify areas for special protection and create protection measures for specified habitat and sensitive species.

All future housing developments facilitated by the Housing Element Update would also be required to incorporate measures for protecting biological resources from construction-related activities such as vegetation removal and degradation to plant and wildlife habitat. Following compliance with the established regulatory framework described above, as well compliance with applicable measures, future housing development would not result in substantial adverse effect, either directly or indirectly, or through habitat modifications to special status wildlife and plants. Therefore, impacts would be mitigated to a less than significant level.

⁷ City of Pico Rivera. (October 2014). *Pico Rivera 2014 General Plan Update - Environmental Resources Element*. <https://www.pico-rivera.org/documents/CEDD/General%20Plan/Chapter%208.pdf>.

4.4b 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 Game or U.S. Fish and Wildlife Service or

4.4c 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?

Less Than Significant Impact. According to the U.S. Fish and Wildlife Service’s National Wetlands Inventory⁸ and the General Plan, the Whittier Narrows Recreation Area contains estuarine and marine wetland, and freshwater emergent wetland. However, the project would not result in direct housing construction but would facilitate future housing development throughout the City. There are no candidate housing sites proposed within the Whittier Narrows Recreation Area. The nearest candidate housing site is #64, which is about 1.7 miles south of the Whittier Narrows Recreation Area.

All future housing development facilitated by the Housing Element Update would be subject to the City’s development review process, which includes site-specific analysis where sensitive vegetation communities are assumed to be present. Surveys would verify and confirm the presence of sensitive vegetation communities and determine the extent of any potential impacts and the need for mitigation. All future housing development facilitated by the Housing Element Update would be required to demonstrate compliance with federal, State, and local requirements aimed at protecting biological resources. Additionally, all future housing development facilitated by the Housing Element Update would be required to comply with measures for avoiding and minimizing construction and operations impacts to riparian habitat or other sensitive vegetation communities. Therefore, the Housing Element Update would be mitigated to a less than significant impact level, either directly or indirectly, on riparian habitats, sensitive natural communities, or wetlands.

4.4d 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?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate future housing development throughout the City. Although the Rio Hondo Spreading Grounds, San Gabriel Spreading Grounds, and the Whittier Narrows Recreation Area are interconnected and provide for wildlife movement through open space and natural areas along the river corridors and spreading basins, all future housing development facilitated by the Housing Element Update would be subject to the City’s development review process and required to comply with relevant federal, State, and local regulations for avoiding and minimizing interference with the movement of any native resident or migratory fish and wildlife species, migratory wildlife species, or migratory wildlife corridors.

Further, future housing development would be subject to General Plan Environmental Resources Element Policy 8.6-5, Wildlife Movement, which aims to preserve and enhance interconnected open space and natural areas along the river corridors and spreading basins, and its connections to the Whittier Narrows Recreation Area, to provide for wildlife movement. Future housing development where the City has determined a potential for impacts to a wildlife corridor, would be required to prepare a site-specific general biological resources survey on sites that contain the presence of any sensitive biological resources.

⁸ U.S. Fish and Wildlife Service. (2021) *National Wetlands Inventory*. <https://www.fws.gov/wetlands/data/mapper.html>. Accessed on November 19, 2021.

Future housing development facilitated by the Housing Element Update has the potential to impact nesting birds which have acclimated to urban life for nesting and foraging. These bird species are protected under the Migratory Bird Treaty Act (MBTA). If vegetation clearing would occur during the bird breeding season (February 1 to July 15 for raptors and January 15 to August 31 for other birds), direct impacts to nesting birds could occur. Following compliance with the established regulatory framework, as well identified measures, future housing development would mitigate potential impacts to a less than significant level.

4.4e Would the project conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact. The City regulates roadside and parkway trees to protect biological resources. According to General Plan Environmental Resources Policy 8.6-4, Tree Preservation, the City shall preserve significant native and heritage trees and reduce the loss of these trees through mitigation and replanting programs, when feasible. As discussed above, the project would not result in direct housing construction, but would facilitate future housing development throughout the City. All future housing development would be subject to the City's development review process and requirements to demonstrate compliance with General Plan policies and Municipal Code regulations related to the removal or installation of public trees. Therefore, the project would not conflict with any local policies or ordinances protecting biological resources and impacts would be less than significant.

4.4f 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?

No Impact. The City of Pico Rivera is not located within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. The Natural Community Conservation Plan with boundaries that are closest to the City of Pico Rivera is the Orange County Transportation Authority Natural Community Conservation Plan, which has boundaries that entirely covers Orange County, located approximately ten miles southeast of the City⁹. However, the project would not result in direct housing construction, but would facilitate future housing development throughout the City. All future housing development would be subject to the City's development review process and requirements to demonstrate compliance with any habitat conservation plans, in the case that new habitat conservation plans are approved after the Housing Element Update is adopted. Therefore, no impacts would occur and no mitigation is required.

Mitigation Program

The following measures shall be implemented as standard conditions/conditions of approval for future housing projects.

SC BIO-1: Applications for future housing development facilitated by the Housing Element Update, where the City has determined a potential for impacts to special-status wildlife and plants species, shall be required to comply with the following mitigation framework:

Prior to the issuance of any permit for future development consistent with the Housing Element Update, a site-specific general biological resources survey shall be conducted on

⁹ CA Department of Fish and Wildlife. (April 2019) *California Natural Community Conservation Plans*. <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>. Accessed on November 22, 2021.

sites that contain the presence of any sensitive biological resources, including any sensitive plant or wildlife species. A biological resources report shall be submitted to the City to document the results of the biological resources survey. The report shall include (1) the methods used to determine the presence of sensitive biological resources; (2) vegetation mapping of all vegetation communities and/or land cover types; (3) the locations of any sensitive plant or wildlife species; (4) an evaluation of the potential for occurrence of any listed, rare, and narrow endemic species; and (5) an evaluation of the significance of any potential direct or indirect impacts from the proposed project. If potentially significant impacts to sensitive biological resources are identified, future project-level grading and site plans shall incorporate project design features required by the applicant to minimize direct impacts on sensitive biological resources to the extent feasible, and the report shall also recommend appropriate mitigation to be implemented by the applicant to reduce the impacts to below a level of significance.

SC BIO-2: Applications for future housing development facilitated by the Housing Element Update, where the City has determined a potential for impacts to protected wetlands or other waters of the U.S. and State, shall be required to comply with the following mitigation framework: Prior to issuance of a permit for grading or vegetation removal, future housing development of candidate housing sites wherein the City has determined the potential for impacts to sensitive biological resources, shall be required to prepare a site-specific biological resources survey. The limits of any riparian habitats on-site under the sole jurisdiction of CDFW shall be delineated, as well as any special aquatic sites (excluding vernal pools) that may not meet Federal jurisdictional criteria but are regulated by Coastal Commission and the RWQCB.

SC BIO-3: Housing development activities facilitated by the Housing Element Update shall avoid the bird breeding season (typically January through July for raptors and February through August for other avian species), if feasible. If breeding season avoidance is not feasible, the applicant shall be responsible for a qualified biologist to conduct a pre-construction nesting bird survey prior to the commencement of any ground disturbing activities to determine the presence/absence, location, and status of any active nests on or adjacent to the survey area. The extent of the survey buffer area surrounding each site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the Migratory Bird Treaty Act and the California Fish and Game Code and minimize the potential for project delay, nesting bird surveys shall be performed by the qualified biologist prior to project commencement. In the event that active nests are discovered, a suitable buffer (distance to be determined by the biologist or overriding agencies) shall be established around such active nests, and no construction within the buffer shall be allowed until the biologist has determined that the nest(s) is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest).

4.5 Cultural Resources

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X	
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

Impact Analysis

4.5a Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Less Than Significant Impact. While the Housing Element Update does not propose any development, future housing development facilitated by the project could potentially result in direct or indirect impacts through the physical demolition, destruction, relocation, or alteration of potential historical resources. The likelihood of encountering historical resources on developed sites is higher than on vacant parcels. Of the 69 candidate housing sites, 68 sites are developed and 1 site is vacant.

Based on National Register of Historical Places (NRHP) guidelines, generally, structures 50 years of age or older could be a historic resource. Since development facilitated by the Housing Element Update could occur over the next ten or more years, there is a potential for buildings on developed candidate housing sites to reach an age of 50 years and thus be eligible for listing at a federal, State, or local level.

According to the General Plan’s Land Use Element, the City in consultation with the Pico Rivera History and Heritage Society has identified 13 buildings and sites with the potential for historical significance. Only one of the 13 sites, the La Mano building located at 9235 Whittier Boulevard, is on the California Register of Historical Resources. None of the other sites are currently listed on federal, State, or local registers¹⁰. None of the candidate housing sites are located on the 13 identified, potentially historically-significant sites.

Future housing development on the candidate housing sites facilitated by the Housing Element Update would be subject to development review and be required to adhere to all federal, State, and local requirements for avoiding or mitigating for impacts to historical resources. General Plan Land Use Element Goal 3.12 aims to inventory and protect the City’s historic and cultural resources. Land Use Element Policy 3.12-3 requires consultation with appropriate organizations and individuals, including the Pico Rivera History and Heritage Society, to minimize potential impacts to historic and cultural resources. Further, General Plan Environmental Resources Element Policy 8.7-4, requires new development necessitating discretionary approval that could potentially impact historic, archaeological, and/or

¹⁰ City of Pico Rivera. (October 2014). *Pico Rivera 2014 General Plan Update – Land Use Element Part 1*. https://www.pico-rivera.org/documents/CEDD/General%20Plan/Chapter%203_A.pdf. Accessed on November 22, 2021.

paleontological resources to conduct a resource survey to ensure that potential sites are identified for avoidance or special treatment¹¹.

Future development on candidate housing sites could impact unidentified historical resources. Projects would be required to comply with the established regulatory framework to preclude or mitigate impacts to historical resources.

4.5b Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant Impact. The Housing Element Update does not directly propose any future housing development nor ground-disturbing activities such as grading or excavation. However, ground-disturbing activities such as grading or excavation associated with future housing development facilitated by the Housing Element Update could impact archaeological resources. The likelihood of encountering archeological resources is greatest on undeveloped sites that have been minimally disturbed in the past (e.g., undeveloped parcels, vacant lots, and lots containing undeveloped areas). Alternately, previously disturbed sites are generally considered to have a lower potential for archeological resources since previous construction activities may have already removed or disturbed soil that may have contained resources. All candidate housing sites, except one, are developed and have a lower potential for the discovery of archeological resources. Notwithstanding, future housing development could disturb and potentially destroy subsurface prehistoric/historic archaeological resources through ground disturbances.

All future housing development facilitated by the Housing Element Update on candidate housing sites would be subject to the City's development review process and be required to adhere to all federal, State, and local requirements for avoiding impacts to archeological resources, including General Plan Policies 3.12-3 and 8.7-4, which require consultation with appropriate organizations and individuals to minimize potential impacts to historic and cultural resources and cultural resource surveys for all applicable projects. In the likelihood that future housing developments would impact archeological resources, projects would be required to comply with the established regulatory framework and mitigation program to reduce impacts to a less than significant level.

4.5c Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact. There are no known burial sites or cemeteries in the City. Therefore, it is not anticipated that human remains would be present in the City outside formal cemeteries. The project would facilitate future housing development throughout the City and not result in direct housing construction. Therefore, human remains could be disturbed as a result of future development facilitated by the Housing Element Update. If human remains are found, those remains would require proper treatment in accordance with applicable laws, including State of California Health and Safety Code (HSC) Sections 7050.5 through 7055 and PRC Section 5097.98 and Section 5097.99. HSC Sections 7050.5 through 7055 describe the general provisions for treatment of human remains. Specifically, HSC Section 7050.5 prescribes the requirements for the treatment of any human remains that are accidentally discovered during excavation of a site. HSC Section 7050.5 also requires that all activities cease immediately, and a qualified archaeologist and Native American monitor be contacted immediately. As required by State law, the procedures set forth in PRC Section 5087.98 would be implemented, including evaluation by the

¹¹ City of Pico Rivera. (October 2014) *Pico Rivera 2014 General Plan Update – Environmental Resources Element*. <https://www.pico-rivera.org/documents/CEDD/General%20Plan/Chapter%208.pdf>. Accessed on November 22, 2021.

County Coroner and notification of the NAHC. The NAHC would designate the “Most Likely Descendent” of the unearthed human remains. If human remains are found during excavation, excavation would be halted near the find and any area that is reasonably suspected to overlay adjacent remains shall remain undisturbed until the County Coroner has investigated, and appropriate recommendations have been made for treatment and disposition of the remains. All future housing development facilitated by the Housing Element Update would be subject to the City’s development review process, and a requirement to demonstrate compliance with the regulatory framework. Compliance with the established regulatory framework would result in a less than significant impact.

Mitigation Program

The following measures shall be implemented as standard conditions/conditions of approval for future housing projects.

- SC CR-1** Applications for future development facilitated by the Housing Element Update, where the City has determined a potential for impacts to historic resources, shall be required to comply with the following mitigation framework: For any building/structures in excess of 50 years of age having its original structural integrity intact, the applicant shall retain a qualified professional historian to determine whether the affected building/structure is historically significant. The evaluation of historic architectural resources shall be based on criteria such as age, location, context, association with an important person or event, uniqueness, or structural integrity, as indicated in State CEQA Guidelines Section 15064.5. A historical resource report shall be submitted by the applicant to the City and shall include the methods used to determine the presence or absence of historical resources, identify potential impacts from the proposed project, evaluate the significance of any historical resources identified, and measures to avoid or mitigate significant impacts.
- SC CR-2** Applications for future development consistent with the Housing Element Update, where the City has determined a potential for impacts to archeological resources, shall be required to comply with the following mitigation framework: Prior to the issuance of any permit for future development located on a previously undisturbed site, the applicant shall retain a qualified archaeologist to conduct an archaeological survey to evaluate the presence of cultural resources and the need for project impact mitigation by preservation, relocation, or other methods. An archaeological resource report shall be submitted by the applicant to the City and shall include the methods used to determine the presence or absence of archaeological resources, identify potential impacts from the proposed project, and evaluate the significance of any archaeological resources identified. If there are potentially significant impacts to an identified archaeological/cultural resource, the report shall also recommend appropriate mitigation required by the applicant to reduce impacts to below a level of significance.
- SC CR-3** If currently unknown resources are discovered during grading or demolition, such activity shall be halted or diverted away from the affected area of the project site, until a qualified archaeologist can examine the archaeological resources to determine their significance. If the find(s) are determined to be significant, the archaeologist shall provide recommendations regarding the collection, documentation, and disposition of the archaeological resources and shall provide recommendations on whether the remainder of the site that has not yet been disturbed should be monitored.

4.6 Energy

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Impact Analysis

4.6a Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Southern California Edison (SCE) provides electricity and Southern California Gas Company provides natural gas service to the City.

Construction: Less Than Significant Impact. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Therefore, future housing development would result in the direct consumption of electricity and natural gas resources. Energy use from construction activities would primarily result from the use of diesel fuel (e.g., mobile construction equipment), fuel use by vehicles and construction equipment and vehicle trips associated with workers commuting to and from construction sites, and electricity (e.g., power tools) and fuel use. During construction, some incidental energy conservation would occur through compliance with State requirements. Construction equipment would also be required to comply with the latest U.S. Environmental Protection Agency (U.S. EPA) and CARB engine emissions standards. Construction-related energy consumption associated with future housing developments would be subject to project-level review by the City.

Future construction activities associated with future housing development would also be required to monitor air quality emissions using applicable regulatory guidance per the South Coast AQMD. This requirement indirectly relates to construction energy conservation because when air pollutant emissions are reduced as a result of monitoring and the efficient use of equipment and materials, this results in reduced energy consumption. There are no aspects of the Housing Element Update that would foreseeably result in the inefficient, wasteful, or unnecessary consumption of energy during construction activities of future housing developments.

There are no unusual characteristics that would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in the region or State. Future housing developments would be subject to project-specific review and approval to ensure compliance with applicable City goals, policies, and Municipal Code requirements. Therefore, it is expected that construction fuel consumption associated with the Housing Element Update would not be any more inefficient, wasteful, or unnecessary than other similar projects of this nature. Impacts to energy resources associated with the future developments' construction activities would be less than significant.

project implementation would not grant any entitlements or building permit issuances that would result in wasteful, inefficient, or unnecessary consumption of energy resources.

Operations: Less Than Significant Impact. As previously noted, the project would not result in direct housing construction, but would facilitate future housing development. Future development facilitated by the proposed project would consume energy during operations through building electricity, water, and natural gas usage, as well as fuel usage from on-road vehicles. Passenger vehicles would be mostly powered by gasoline, with some fueled by diesel or electricity. Public transit would be powered by diesel or natural gas and could potentially be fueled by electricity. All future housing development facilitated by the Housing Element Update would be subject to the City's development review process and required to adhere to all federal, State, and local requirements for energy efficiency, including SB 32's Scoping Plan that includes a 50 percent reduction in petroleum use in vehicles; SCAG's 2020-2045 RTP/SCS, which calls for the support of land use and transportation planning strategies that reduce energy use and GHG emissions, and the latest Title 24 standards.

It should also be noted that the project design and materials would be subject to compliance with the most current Building Energy Efficiency Standards. Prior to issuance of a building permit, the City would review and verify that the project plans demonstrate compliance with the current version of the Building and Energy Efficiency Standards. The project would also be required adhere to the provisions of CALGreen, which establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. Future housing development would also comply with SC ENE-1, which requires the integration of energy conservation practices into new development projects. Therefore, project implementation would result in a less than significant impact on transportation-related energy uses and would not result in a wasteful, inefficient, or unnecessary consumption of energy resources.

4.6b Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. As previously noted, the project would not result in direct housing construction, but would facilitate future housing development. Future housing development facilitated by the proposed project would be required to comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Project development would not cause inefficient, wasteful, and unnecessary energy consumption, and no adverse impact would occur. The General Plan identifies goals and policies related to energy efficiency and renewable energy sources. General Plan Environmental Resources Element Policy 8.3-7, Energy Efficiency encourages all new development to implement additional energy efficient measures beyond what is required by State law to exceed minimum energy efficiency requirements. Further, General Plan Environmental Resources Policy 8.3-5, Renewable Energy encourages new development to install, and consider providing incentives for, onsite renewable energy systems and facilities (e.g., solar).

Future developments would be reviewed for consistency with City policies related to renewable energy and energy efficiency, and with all Federal and State energy regulations, such as the California Energy Code Building Energy Efficiency Standards (CCR Title 24, Part 6), the CALGreen Code (CCR Title 24, Part 11), and SB 743 transportation-related impact analysis requirements. Future housing development would also be required to comply with SC ENE-1, which requires the integration of energy conservation practices into new development projects, and SC ENE-2, which requires the applicant to comply with all requirements

of Southern California Edison and to obtain all required permits. Therefore, compliance with the existing regulatory setting and City requirements would reduce impacts to a less than significant level.

Mitigation Program

The following measures shall be implemented as standard conditions/conditions of approval for future housing projects.

SC ENE-1: Applicant to incorporate energy conservation practices into the project. These may include:

- i. Use of energy efficient or gas air conditioning systems and appliances.
- ii. Low wattage or LED lighting, long-life bulbs, sensors to automatically turn off/on outdoor lighting, lights with dimmers, etc.
- iii. Adequate insulation.
- iv. Clean-burning or energy-efficient water heaters.
- v. Solar energy, if feasible.

SC ENE-2: The applicant shall comply with all requirements of Southern California Edison and obtain all required permits.

4.7 Geology and Soils

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
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?			X	
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?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Impact Analysis

4.7ai Would the project directly or indirectly cause potential substantial adverse effects, including the risks of loss, or death involving the 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.

No Impact. The project would not result in direct housing construction but would facilitate future housing development on candidate housing sites. No known earthquake faults, as delineated on the most recent

Alquist-Priolo Earthquake Fault Zoning Map, traverse the City¹². Therefore, the project would not directly, or indirectly, cause potential substantial adverse effects involving rupture of a known earthquake fault. No impact would occur and no mitigation is required.

4.7a ii Would the project directly or indirectly cause potential substantial adverse effects, including the risks of loss, or death involving strong seismic ground shaking?

Less Than Significant Impact. As discussed in General Plan Safety Element, the City is in a region containing various faults and occasional seismic activity. The project would not result in direct housing construction but would facilitate future housing development throughout the City. Future housing facilitated by the Housing Element Update could be subject to moderate to strong ground shaking in the event of an earthquake on one of the regional faults, including the San Andreas fault, the Sierra Madre fault, and the Raymond Hill fault.

All future housing development facilitated by the Housing Element Update would be required to conform with seismic design guidelines and requirements contained in the City's Buildings and Construction Code (Municipal Code Title 15) and requirements would be confirmed through the Design Review and Building Plan Review processes. The Buildings and Construction Code contains design and construction regulations pertaining to seismic safety for buildings, which covers issues such as ground motion, soil classifications, redundancy, drift, and deformation compatibility. For instance, Municipal Code Section 15.08.220 – Grading and Excavation states that the Public Works Director may require a geotechnical investigation when, during the course of an investigation, shallow ground water, unconsolidated sandy alluvium, and Seismic Zones C through F, are discovered.

All future housing development would be subject to the City's development review process and adherence to all federal, State, and local requirements for avoiding and minimizing seismic-related impacts. Following compliance with the established regulatory framework, the Housing Element Update would result in a less than significant impact concerning potential exposure to seismic-related hazards, which could result in adverse effects. Therefore, impacts are considered less than significant.

4.7a iii Would the project directly or indirectly cause potential substantial adverse effects, including the risks of loss, or death involving seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction is a phenomenon where earthquake-induced ground vibrations increase the pore pressure in saturated, granular soils until it is equal to the confining, overburden pressure. When this occurs, the soil can completely lose its shear strength and enter a liquefied state. For liquefaction to occur, three criteria must be met: underlying loose, coarse-grained (sandy) soils, a groundwater depth of approximately 25 feet, and a potential for seismic shaking from nearby large-magnitude earthquakes. The City is located within the Whittier Quadrangle, which is within a Liquefaction Zone. More than half of the quadrangle is covered with Holocene alluvial deposits of the regional coastal basin, also known as the Downey Plain¹³. The central portion of the City and the Whittier Narrows Dam area has medium liquefaction potential, while the remainder of the City has low local liquefaction potential¹⁴.

¹² California Department of Conservation. (2021a). Regulatory Maps. Available at: <https://maps.conservation.ca.gov/cgs/informationwarehouse/regulatorymaps/>, Accessed July 7, 2021.

¹³ California Department of Conservation. (2021c) Earthquake Zones of Required Investigation Map, Available at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>

¹⁴ City of Pico Rivera. (October 2014). *Pico Rivera 2014 General Plan Update - Safety Element*. <https://www.pico-rivera.org/documents/CEDD/General%20Plan/Chapter%209.pdf>. Accessed on November 22, 2021.

The project would not result in direct housing construction but would facilitate future housing development throughout the City. Therefore, future housing facilitated by the Housing Element Update could be subject to liquefaction. All future housing development facilitated by the Housing Element Update would be subject to the City's development review process, and adherence to all federal, State, and local requirements, including the City's Building Code (Municipal Code Chapter 15.08), and the City's Grading and Excavation Code (Municipal Code §15.08.220), which require sets of plans and specifications, a Soils Engineering Report, and an Engineering Geology Report before issuance of grading permits (§15.08.220).

The Soils Engineering Report would include data regarding the nature, distribution, and strength of existing soils, conclusions, and recommendations for grading procedures and design criteria for corrective measures. The Engineering Geology Report shall include an adequate description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and opinion on the adequacy for the intended use of sites to be developed by the proposed grading, as affected by geologic factors. Considering these requirements, including the preparation of Soils Engineering Reports and Engineering Geology Reports for future housing developments, as required by City Codes, future housing development facilitated by the Housing Element Update would not create substantial adverse risks to life or property associated with liquefaction. Therefore, impacts would be less than significant.

4.7aiv Would the project directly or indirectly cause potential substantial adverse effects, including the risks of loss, or death involving landslides?

Less Than Significant Impact. Landslides are mass movements of the ground that include rock falls, relatively shallow slumping and sliding of soil, and deeper rotational or transitional movement of soil or rock. According to the California Department of Conservation's Landslide Inventory Map, the City is not in a landslide hazard zone.¹⁵ The nearest active landslide zone is near the Rose Hills Memorial Park in the City of Whittier, approximately two miles east of the City of Pico Rivera's northeastern boundary. As stated in the General Plan Safety Element, while the potential for differential settlement, landslides, and seiches exist within the City, given soil, topographic and other conditions, their likelihood, and potential severity are generally limited.

As previously mentioned, the project would not result in direct housing construction but would facilitate future housing development on candidate housing sites located throughout the city. Therefore, future housing facilitated by the Housing Element Update could be subject to landslides. However, all future housing development facilitated by the Housing Element Update would be subject to the City's development review process and be required to adhere to all local, State, and federal requirements for avoiding and minimizing seismic-related impacts. Therefore, impacts related to landslides would be less than significant.

4.7b Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate future housing development throughout the City. Therefore, future development facilitated by the Housing Element Update would involve grading activities that would disrupt soil profiles, and thereby result in potential increased exposure of soils to wind and rain. Other related impacts resulting from

¹⁵ California Department of Conservation. (2021b) Landslide Inventory (Beta). Available at: <https://maps.conservation.ca.gov/cgs/lis/app/>

substantial short-term erosion or loss of topsoil include topography changes and the creation of impervious surfaces.

All future housing development facilitated by the Housing Element Update would be subject to the City's development review process, and adherence to all federal, State, and local requirements for avoiding and minimizing impacts concerning soil erosion or loss of topsoil, including the City's Grading and Excavation Code (Municipal Code §15.08.220), which establishes minimum requirements for grading, excavating and filling of land, and provides for the issuance of permits. Prior to the initiation of ground disturbing activities, future project applicants would be required to demonstrate compliance with the Municipal Code, including requirements pertaining to erosion control to the satisfaction of the City Building Division. Short-term construction-related erosion would be addressed through compliance with the National Pollutant Discharge Elimination System (NPDES) program, which requires implementation of a Storm Water Pollution Prevention Plan (SWPPP) and best management practices (BMPs) intended to reduce soil erosion. Considering these requirements, future housing development facilitated by the Housing Element Update would not result in substantial soil erosion or loss of topsoil. Therefore, impacts would be less than significant.

4.7c 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; or

4.7d 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?

Less Than Significant Impact. Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content. The City is located within the Whittier Quadrangle, which is within a Liquefaction Zone. More than half of the quadrangle is covered with Holocene alluvial deposits of the regional coastal basin, also known as the Downey Plain¹⁶. The central portion of the City and the Whittier Narrows Dam area has medium liquefaction potential, while the remainder of the City has low local liquefaction potential¹⁷. Some candidate housing sites are located in this area.

The project would not result in direct housing construction but would facilitate future housing development throughout the City. All future housing development facilitated by the Housing Element Update would be subject to the City's development review process, and adherence to all federal, State, and local requirements, including the City's Building Code (Municipal Code Chapter 15.08), and the City's Grading and Excavation Code (Municipal Code §15.08.220), which would require plans and specifications, a Soils Engineering Report, and an Engineering Geology Report before issuance of grading permits (§15.08.220).

The Soils Engineering Report would include data regarding the nature, distribution, and strength of existing soils, conclusions, and recommendations for grading procedures and design criteria for corrective measures. The Engineering Geology Report shall include a description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and opinion on the adequacy for the intended use of sites to be developed by the proposed grading, as affected by geologic factors. Considering these requirements, including the preparation of

¹⁶ California Department of Conservation, Earthquake Zones of Required Investigation Map, Available at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>

¹⁷ City of Pico Rivera. (October 2014). *Pico Rivera 2014 General Plan Update - Safety Element*. <https://www.pico-rivera.org/documents/CEDD/General%20Plan/Chapter%209.pdf>. Accessed on November 22, 2021.

Soils Engineering Reports and Engineering Geology Reports for future housing developments, as required by City codes, future housing development facilitated by the Housing Element Update would not create substantial risks to life or property associated with unstable and expansive soils. Therefore, impacts would be less than significant.

4.7e Would the project 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?

No Impact. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. All future housing development facilitated by the Housing Element Update would be in areas served by the City's sanitary sewer system and would therefore not use septic tanks or other alternative wastewater disposal systems. Therefore, no impact would occur.

4.7f Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. Paleontological resources are the fossilized remains of organisms from prehistoric environments found in geologic strata. These resources are valued for the information they yield about the earth's history and its past ecological settings. The General Plan's Environmental Resource Element notes that the City and the surrounding area have a long and varied history of human occupation, including origins with Native American villages, Spanish and Mexican ranchos, and post-World War II settlements, which have yielded the presence of historic, archaeological, and paleontological resources within the City.

While the project would not result in direct housing construction, it would facilitate and provide a policy framework for future housing development throughout the City. Therefore, there is a likelihood that earthwork activities associated with future housing development facilitated by the Housing Element Update would encounter a paleontological resource. Direct impacts to paleontological resources could occur when earthwork activities cut into sensitive paleontological areas, thereby directly damaging the resource, or exposing paleontological resources to potential indirect impacts (e.g., surficial erosion, uncontrolled specimen collection).

All future housing development facilitated by the Housing Element Update would be subject to the City's development review process, and requirements to demonstrate consistency with General Plan policies protecting paleontological resources. This includes compliance with General Plan Environmental Resources Land Use Element Goal 8.7, which aims to preserve important and paleontological resources that contribute to the unique identity and character of Pico Rivera. General Plan Environmental Resources Element Policy 8.7-4 requires that new development necessitating discretionary approval that could potentially impact historic, archaeological, and/or paleontological resources to conduct a resource survey to ensure that potential sites are identified for avoidance or special treatment¹⁸. Therefore, compliance with the established regulatory framework would ensure potential impacts from future housing development concerning the destruction of a unique paleontological resource or unique geologic feature would be less than significant.

Mitigation Program

No standard conditions or mitigation has been identified.

¹⁸ City of Pico Rivera. (October 2014). *Pico Rivera 2014 General Plan Update – Environmental Resources Element*. <https://www.pico-rivera.org/documents/CEDD/General%20Plan/Chapter%208.pdf>. Accessed on November 22, 2021.

4.8 Greenhouse Gas Emissions

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Background

The “greenhouse effect” is the natural process that retains heat in the troposphere, the bottom layer of the atmosphere. Without the greenhouse effect, thermal energy would “leak” into space resulting in a much colder and inhospitable planet. With the greenhouse effect, the global average temperature is approximately 61°F (16°C). Greenhouse gases (GHGs) are the components of the atmosphere responsible for the greenhouse effect. The amount of heat that is retained is proportional to the concentration of GHGs in the atmosphere. As more GHGs are released into the atmosphere, GHG concentrations increase and the atmosphere retains more heat, increasing the effects of climate change. Six gases were identified by the Kyoto Protocol for emission reduction targets: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFC), perfluorocarbons (PFC), and sulfur hexafluoride (SF₆). When accounting for GHGs, all types of GHG emissions are expressed in terms of CO₂ equivalents (CO₂e) and are typically quantified in metric tons (MT) or million metric tons (MMT).

Approximately 80 percent of the total heat stored in the atmosphere is caused by CO₂, CH₄, and N₂O. These three gases are emitted by human activities as well as natural sources. Each of the GHGs affects climate change at different rates and persist in the atmosphere for varying lengths of time. The relative measure of the potential for a GHG to trap heat in the atmosphere is called global warming potential (GWP). The GWP was developed to allow comparisons of the global warming impacts of different gases. Specifically, it is a measure of how much energy the emissions of one ton of a gas will absorb over a given period, relative to the emissions of one ton of CO₂. The larger the GWP, the more that a given gas warms the Earth compared to CO₂ over that period. GWPs provide a common unit of measure, which allows analysts to add up emissions estimates of different gases (e.g., to compile a national GHG inventory), and allows policymakers to compare emissions reduction opportunities across sectors and gases.

Greenhouse gases, primarily CO₂, CH₄, and N₂O, are directly emitted because of stationary source combustion of natural gas in equipment such as water heaters, boilers, process heaters, and furnaces. GHGs are also emitted from mobile sources such as on-road vehicles and off-road construction equipment burning fuels such as gasoline, diesel, biodiesel, propane, or natural gas (compressed or liquefied). Indirect GHG emissions result from electric power generated elsewhere (i.e., power plants) used to operate process equipment, lighting, and utilities at a facility. Included in GHG quantification is electric power

which is used to pump the water supply (e.g., aqueducts, wells, pipelines) and disposal and decomposition of municipal waste in landfills.¹⁹

City of Pico Rivera General Plan Environmental Resources Element

The following Environmental Resources Element policies are relevant to the Housing Element Update:

Goal 8.2: Continued improvement in local and regional air quality with reduced greenhouse gas emissions to maintain the community's health.

Policy 8.2-1: Regional Efforts. Coordinate local air quality improvements and greenhouse gas emissions reduction efforts with surrounding communities, and regional agencies such as the South Coast Air Quality Management District, the Gateway Cities Council of Governments.

Policy 8.2-2: GHG Reduction Measures. Reduce greenhouse gas emissions in the City and the region through the following measures including, but not limited to:

- Implementing land use patterns that reduce automobile dependency by increasing housing and employment densities within mixed use settings and transit-oriented developments;
- Reducing the number of vehicular miles traveled through implementation of Transportation Demand Management Programs;
- Encouraging the use of alternative modes of transportation by supporting transit facility and service expansion, expanding bicycle routes and improving bicycle facilities, and improving pedestrian facilities;
- Increasing building energy efficiency through site design, building orientation, landscaping, and incentive/rebate programs;
- Implementing water conservation measures;
- Requiring the use of drought-tolerant landscaping; and
- Increasing solid waste diversion through recycling efforts.

Policy 8.2-3: Construction Emissions. Require new development projects to incorporate feasible measures that reduce emissions from construction, grading, excavation, and demolition activities to avoid, minimize, and/or offset their impacts consistent with South Coast Air Quality Management District requirements.

Policy 8.2-4: Operational Emissions. Require new development projects to incorporate feasible measures that reduce operational emissions through project and site design and use of best management practices to avoid, minimize, and/or offset their impacts consistent with South Coast Air Quality Management District requirements.

Policy 8.2.9: Park and Ride Lots. To encourage carpooling, work with the city of Whittier to develop additional park and ride facilities along the I-605 freeway, and with the cities of Downey and Commerce to develop additional park and ride facilities along the I-5 freeway.

¹⁹ California Air Resources Board, Climate Change Scoping Plan, 2008.

Policy 8.2.13: Contractor Preference. Give preference to contractors that commit to apply methods to minimize greenhouse gas emissions in building construction and operations, such as the use of low or zero-emission vehicles and equipment.

Policy 8.2.16: Funding. Pursue regional, State, and federal funding opportunities for transportation projects or improvements that improve air quality and reduce greenhouse gas emissions.

Policy 8.2.17: Education. Participate in efforts that educate the public about air quality, its effects on health, and actions that can be taken to improve air quality and reduce greenhouse gas emissions.

Policy 8.2.18: Electric Vehicles. Encourage provision of or readiness for charging stations and related infrastructure for electric vehicles within new development and redevelopment proposals and within City operations.

Impact Analysis

4.8a Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. As noted in **Section 4.14, Population and Housing**, the future housing development facilitated by the Housing Element Update would result in a population growth of 4,942 persons.

Future housing development facilitated by the Housing Element Update would result in an increase in GHG due to increased VMT, construction activities, stationary area sources (i.e., natural gas consumption for space and water heating devices, landscape maintenance equipment operations, and use of consumer products), energy consumption, water supply, and solid waste generation. Increased GHG emissions could contribute to global climate change patterns and the adverse global environmental effects thereof. GHG emissions associated with future development are anticipated to include CO₂, N₂O, and CH₄. Future housing development facilitated by the Housing Element Update would comply with Title 24, which applies green building standards for new development. Future housing development would be subject to the City's review process and plan check process, which may require future applicants prepare air quality and greenhouse gas emission studies using the California Emissions Estimator Model (CalEEMod). CalEEMod relies upon project-specific land use data to calculate emissions. Site-specific details are not available for this analysis of the Housing Element Update, which is programmatic in nature.

The SCAG's 2020-2045 RTP/SCS, otherwise known as Connect SoCal, aims to create sustainable, mixed-use communities conducive to public transit, walking, and biking by focusing future growth in previously developed portions of the region near transit and job centers. The City's existing zoning designations could facilitate housing development in commercially zoned areas, and therefore reduce VMT and GHG impacts by creating housing opportunities in areas with pedestrian connectivity between residential and commercial uses and in proximity to public transportation, along established transportation corridors, near recreation opportunities, and away from environmentally sensitive resources. Future housing development facilitated by the Housing Element Update would be required to meet the mandatory energy requirements of CALGreen and the Energy Code (CCR Title 24, Part 6) in effect at the time of development. These regulations require that new development incorporate design features to capture energy efficiencies associated with building heating, ventilating, and air conditioning mechanical systems, water

heating systems, and lighting. Future housing development would also be required to implement strategies outlined in the City's climate action plan, which includes several measures that have the potential to reduce GHG emissions. Therefore, future development facilitated by the Housing Element Update would not generate significant GHG emissions impacts. Impacts are anticipated to be less than significant.

4.8b Would the project conflict with applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. Future development facilitated by the Housing Element Update, at a minimum, would be required to meet the mandatory energy requirements of CALGreen and the Energy Code (CCR Title 24, Part 6) in effect at the time of development. These regulations require that new development incorporate design features to capture energy efficiencies associated with building heating, ventilating, and air conditioning mechanical systems, water heating systems, and lighting. In addition, future housing development would be subject to the City's development review process.

As discussed above, SCAG's Connect SoCal aims to create sustainable, mixed-use communities conducive to public transit, walking, and biking by focusing future growth in previously developed portions of the region near transit and job centers. By adhering to the regional plan, the City would aim to reach Housing Element Update goals while reducing GHG impacts by placing housing near public transportation, along established transportation corridors, near recreation opportunities, and away from environmentally sensitive resources.

Future development facilitated by the Housing Element Update would be consistent with the policy objectives of Connect SoCal. The proposed Housing Element Update is consistent with strategies included in the RTP including: focusing housing and job growth in areas that are already developed; accommodating the City's fair share to avoid pushing new development into undeveloped portions of the County; maintaining designated open space within the City; creating great places for everyone to live, work, and play; supporting energy programs that promote sustainability; and addressing the housing needs of all economic segments of the population. Because the Housing Element Update would not propose any rezoning of any parcels, future growth and development facilitated by the Housing Element Update, the Housing Element Update would have already been accounted for the General Plan EIR and SCAG RTP. Therefore, the Housing Element Update, and future development facilitated by the Housing Element Update, would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases. Impacts would be less than significant.

Mitigation Program

No standard conditions or mitigation measures are applicable to the project.

4.9 Hazards and Hazardous Materials

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
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?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
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?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

Impact Analysis

4.9a Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. Exposure to hazardous materials can occur through transportation accidents; environmentally unsound disposal methods; improper handling of hazardous materials or hazardous wastes (particularly by untrained personnel); and/or emergencies, such as explosions or fires. These potential effects' severity varies by type of activity, concentration and/or type of hazardous materials or wastes, and proximity to sensitive receptors.

The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Demolition and construction activities associated with future housing development facilitated by the Housing Element Update would require transport of hazardous materials (e.g., removal of asbestos-containing materials, lead-based paint, and/or contaminated soils). This transport would be limited in duration since construction impacts are typically

short term and cease upon project completion. The City, County's Department of Public Health, and the South Coast AQMD require compliance with handling measures during construction and operational phases of future development projects. These measures include standards and regulations regarding the storage, handling, and use of hazardous materials.

Future housing development facilitated by the Housing Element Update would not involve ongoing or routine use of substantial quantities of hazardous materials during operations (occupancy of future housing). Only small quantities of hazardous materials would be anticipated including cleaning solvents, fertilizers, pesticides, and other materials used in regular maintenance. On the local level, the Los Angeles County Fire Department routinely provides inspections to ensure the safe storage, management, and disposal of any hazardous materials in accordance with the federal, State, and local regulations. Impacts associated with the transport, use, or disposal of hazardous materials would be less than significant following compliance with the established regulatory framework.

4.9b 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?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate future housing development throughout the City. Therefore, excavation and grading activities associated with future development facilitated by the Housing Element Update could expose construction workers and the general public to unknown hazardous materials present in soil or groundwater. All future housing development facilitated by the Housing Element Update would be subject to the City's development review process and requirements to demonstrate consistency with the regulatory framework for minimizing upset associated with hazardous materials.

Future housing development on currently developed candidate housing sites would be subject to demolition permits, which would be subject to the City's plan check review process. It is possible that unknown wastes or suspect materials could be discovered during construction. Future projects will comply with requirements identified in site-specific Phase I and Phase II Environmental Site Assessments, and/or Remedial Actions Plans. Future assessments for future housing projects would also include a review of local, State, tribal, and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps and physical setting sources. Following compliance with the established regulatory framework, potential impacts involving the accidental discovery of unknown wastes or suspect materials during construction would be less than significant.

4.9c 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?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate future housing development throughout the City. The future housing development facilitated by the Housing Element Update would have a potentially significant impact on the environment if it would emit hazardous emissions or substances within 0.25-mile of an existing or proposed school. Any future housing development would need to adhere to mandatory requirements and regulations related to the emissions or handling of hazardous materials, substances, or wastes near schools to reduce the potential for impacts to schools. Adherence to California Hazardous Waste Control Law, California Health and Safety Code, and Resource Conservation and Recovery Act (RCRA) regulations would reduce potential impacts associated with the accidental release of hazardous materials. Therefore, future housing development

facilitated by the Housing Element Update would not conflict with any State or local plan aimed at preventing emissions or handling of hazardous materials near schools. Therefore, impacts would be less than significant.

4.9d Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant Impact. The California Department of Toxic Substances Control (DTSC) regulates hazardous waste primarily under the authority of the RCRA and Title 22 of the California Public Health and Safety Code. The South Coast AQMD regulates hazardous waste, maintains a public database of potentially contaminated properties (through its List and Hazardous Materials Division [HMD] database), cleans up existing contamination, and research ways to reduce the hazardous waste produced in the state. The Los Angeles County Fire Department HMD is the Certified Unified Program Agency (CUPA) for the County of Los Angeles, including the City of Pico Rivera, and is responsible for regulating hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks, above ground petroleum storage, and risk management plans.

The DTSC identifies one hazardous waste or substance site in the City pursuant to California Government Code Section 65962.5.4. This site is located at 8226 Whittier Boulevard and was previously owned by Rosen's Electrical Equipment who used the site for reclaiming copper from the cores of used electrical transformers²⁰. Currently, the site is used as a storage yard and staging area by Pacific Eagle Construction Supply Inc. None of the candidate housing sites are directly located on the site identified.

A regulatory review of the DTSC Envirostor database and the State Water Resources Control Board (SWRCB) Geotracker database identified 13 regulated facilities and 76 regulated facilities in the City, respectively²¹. Future housing development facilitated by the Housing Element Update could occur near identified regulated facilities. Therefore, a standard condition has been identified to ensure that any potential discovery of unknown wastes or suspect materials during construction that are believed to involve hazardous waste or materials are properly handled to reduce any hazards to the public or the environment. Therefore, future housing development would be mitigated to a less than significant impact level concerning hazardous materials sites.

4.9e 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?

No Impact. There are no airports in Pico Rivera. Long Beach Airport is approximately 15 miles to the south. Long Beach Airport's Airport Influence Area Map depicts the Airport's influence area and 65 and 70 CNEL noise contours. As shown on the Airport Influence Area Map, the City is not within the Airport's influence area or noise contours²². Therefore, the project would not result in an airport-related safety hazard or excessive noise for people residing or working in the project area. Therefore, the Housing Element Update or future development facilitated by the Housing Element Update would not result in a safety hazard or excessive noise for people residing or working in the area. No impact would occur.

²⁰ California Department of Toxic Substances. (2021). *Envirostor*. <https://www.envirostor.dtsc.ca.gov/public/>. Accessed November 23, 2021.

²¹ State Water Resources Control Board. (2021). *GeoTracker*. <https://geotracker.waterboards.ca.gov/>. Accessed November 23, 2021.

²² Los Angeles County Airport Land Use Commission. (2003). *Long Beach Airport – Airport Influence Area*. https://planning.lacounty.gov/assets/upl/project/aluc_airport-long-beach.pdf. Accessed November 23, 2021.

4.9f Would the project impair implementation of or physically interfere with an emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate future housing development on candidate housing sites throughout the City and therefore could potentially interfere with adopted emergency response plans. However, 68 of the 69 candidate housing sites are currently developed with structures and all of the sites are in an urbanized area.

Given the scope and location of the future housing development facilitated by the Housing Element Update, the proposed project is not anticipated to impair implementation of, or physically conflict with, emergency response plans. All future housing development facilitated by the Housing Element Update would be subject to the City's development review process and compliance with 2019 California Fire Code Chapter 503, Fire Apparatus Access Roads, which specifies how fire access roads are required to be designed for new developments. As a result, future housing development facilitated by the Housing Element Update would not conflict with any State, County, or local plan aimed at preserving and maintaining adopted emergency response or emergency evacuation plans. Impacts would be less than significant.

4.9g Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. As discussed in **Section 4.20, Wildfire**, the City is in a Non-Very High Fire Hazard Severity Zone (Non-VHFHSZ) within a local responsibility area (LRA).²³ No candidate housing sites are near a fire hazard severity zone. Therefore, future housing development facilitated by the Housing Element Update would not directly or indirectly expose people or structures to a risk of loss, injury or death involving wildland fires. The project site is in a fully urbanized area and is not adjacent to any wildland. Therefore, the project would not expose people or structures to a risk involving wildland fires.

Mitigation Program

The following measures shall be implemented as standard conditions/conditions of approval for future housing projects.

- SC HAZ-1** If the Applicant or Applicant's contractor discovers unknown wastes or suspect materials during construction that are believed to involve hazardous waste or materials, the applicant or applicant's contractor shall:
1. Immediately cease work in the suspected contaminant's vicinity, remove workers and the public from the area, and secure the area.
 2. Notify the applicant's Environmental Professional and immediately implement proper remedial activities as recommended.
 3. Notify the City Engineer and Planning Division Director and implement measures to further secure the area.
 4. The Hazardous Waste/Materials Coordinator shall advise the responsible party of further actions that shall be taken, if required.

²³ CalFire. (November 2007). *Los Angeles County FHSZ Map*. Retrieved from https://osfm.fire.ca.gov/media/6705/fhszs_map19.pdf

4.10 Hydrology and Water Quality

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the projects may impede sustainable groundwater management of the basin?			X	
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.			X	
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
iv) Impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Impact Analysis

4.10a Would the project violate water quality or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Future housing development could result in potential impacts related to water quality over three different periods:

- During the earthwork and construction phase, where the potential for erosion, siltation, and sedimentation would be the greatest;
- Following construction, before the establishment of ground cover, when the erosion potential may remain relatively high; and
- After project completion, when impacts related to sedimentation would decrease markedly but those associated with urban runoff would increase.

Urban runoff, both dry and wet weather, discharges into storm drains, and in most cases, flows directly to creeks, rivers, lakes, and the ocean. Polluted runoff can have harmful effects on drinking water, recreational water, and wildlife. Urban runoff pollution includes a wide array of environmental, storm water characteristics depend on site conditions (e.g., land use, impervious cover, and pollution prevention practices), rain events (duration, amount of rainfall, intensity, and time between events), soil type and particle sizes, the amount of vehicular traffic, and atmospheric deposition. Major pollutants typically found in runoff from urban areas include sediments, nutrients, oxygen-demanding substances, heavy metals, petroleum hydrocarbons, pathogens, and bacteria.

Construction: Short-term impacts related to water quality can occur during the earthwork and construction phases of future housing development projects. The potential for erosion, siltation, and sedimentation would be the greatest during this phase. Additionally, impacts could occur prior to the establishment of ground cover when the erosion potential may remain relatively high. All future housing development facilitated by the Housing Element Update would be subject to compliance with the established regulatory framework pertaining to water quality.

If future developments disturb more than one acre of land surface, they would be required to obtain coverage under the National Pollution Discharge Elimination System (NPDES) storm water program. The NPDES Construction General Permit program calls for the implementation of best management practices (BMPs) to reduce or prevent pollutant discharge from these activities to the Maximum Extent Practicable for urban runoff and to meet the Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology standards for construction storm water. Construction activities would be required to comply with a project-specific Stormwater Pollution Prevention Program (SWPPP) that identifies erosion-control and sediment-control BMPs that would meet or exceed measures required by the Construction Activity General Permit to control potential construction-related pollutants. Erosion-control BMPs are designed to prevent erosion, whereas sediment controls are designed to trap sediment once it has been mobilized.

Additionally, the future development projects facilitated by the Housing Element Update would be required to comply with the City's Stormwater and Urban Runoff Pollution Prevention Ordinance (Municipal Code Chapter 16.04). The Stormwater Ordinance establishes requirements for the management of storm water flows from development projects, both to prevent erosion and to protect and enhance existing water-dependent habitats. The Ordinance assures consistency with the purpose and intent of Municipal Code Chapter 16.04 to implement the requirements of NPDES Permit No. CAS004001. SC HYD-1 also requires the implementation of BMPs for future development. These requirements would ensure that potential impacts from construction of developments facilitated by the Housing Element Update related to soil erosion, siltation, and sedimentation remain less than significant and avoid violation to any water quality standards or waste discharge requirements.

Operations. General Plan Community Facilities Element Figure 6-4, Major Storm Drain Facilities Serving Pico Rivera, identifies existing drainage facilities in the City. Due to the built-out nature of the City, most surface flows are directed toward existing stormwater drainage facilities. The project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. All of the candidate housing sites, except one, are developed and, therefore, future development would not create substantial amounts of impervious surfaces that would substantially increase off-site runoff.

All future housing development facilitated by the Housing Element Update would be subject to the City's development review process, and requirements to install, implement, and maintain the BMPs identified in Municipal Code Section 16.04.110 and SC HYD-1 including, but not limited to materials storage; inspection, maintenance, and upgrade of BMPs, and the preparation of Standard Urban Stormwater Mitigation Programs (SUSMP). All new development would also be required to comply with existing water quality standards and waste discharge regulations set forth by the State Water Resources Control Board (SWRCB). Future developments facilitated by the Housing Element Update would comply with these regulations and waste discharges would be connected to the public wastewater system.

Future housing development facilitated by the Housing Element Update would be required to adhere to all federal, State, and local requirements for avoiding violation of water quality standards during construction and operations. Considering these requirements, future housing development facilitated by the Housing Element Update would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. Therefore, impacts would be mitigated to a less than significant level.

4.10b 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?

Less Than Significant Impact. A groundwater basin is generally defined as a hydrogeologic unit containing one large aquifer as well as several connected and interrelated aquifers that has reasonably well-defined boundaries and areas of recharge and discharge. The California Department of Water Resources CA Bulletin 118 identifies the boundaries of 515 groundwater basins and subbasins, as last modified by the Basin Boundary Emergency Regulation adopted in October 2015. Based on the available data, the City is underlain by the Coastal Plain of Los Angeles – Central Groundwater Basin that would be subject to impacts from infiltration and drainage.²⁴

Pico Rivera is served by two water purveyors, the City of Pico Rivera Water Authority and the Pico Water District. Each purveyor maintains its own distribution system and operates several water supply wells to extract local groundwater from the Central Basin aquifer. Future housing development facilitated by the Housing Element Update would not interfere with groundwater recharge or impede sustainable groundwater management of the Central Groundwater Basin. All of the candidate housing sites, except for one, are developed and would not substantially increase the existing area of impervious surfaces and inhibit groundwater recharge.

All future housing development facilitated by the Housing Element Update would be subject to the City's development review process and compliance with all federal, State, and local requirements for avoiding and minimizing construction and operations impacts to groundwater supplies, including the City's Stormwater and Urban Runoff Pollution Prevention Ordinance (Municipal Code Chapter 16.04) and SC HYD-1. Considering these requirements, future housing development facilitated by the Housing Element Update would not decrease ground water supplies or interfere substantially with ground water recharge such that the project would impede sustainable groundwater management of the basin. Therefore, impacts would be less than significant.

²⁴ Department of Water Resources. *Groundwater Basin Boundary Assessment Tool*. Available at: <https://gis.water.ca.gov/app/bbat/>

4.10c Would the project substantially alter the existing drainage pattern of the site or area, including through the alterations of the course of 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?**
- (ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**
- (iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, or**
- (iv) Impede or redirect flood flows?**

Less Than Significant Impact. General Plan Community Facilities Element Figure 6-4, Major Storm Drain Facilities Serving Pico Rivera, identifies existing drainage facilities in the City. All but one candidate housing candidate site are developed and contain impervious surfaces, which direct surface flows toward existing City facilities. Due to the primarily built-out nature of the City, construction of future housing developments facilitated by the Housing Element Update would not substantially alter the existing drainage pattern through the addition of impervious surfaces.

All future housing development facilitated by the Housing Element Update would be subject to the City's development review process and adherence to all federal, State, and local requirements for avoiding construction and operations impacts that could substantially alter the existing drainage pattern or alter the course of a stream or river, including the City's Municipal Code and SC HYD-1. Further, the City has adopted existing regulations and policies that minimize on-site and off-site flooding which can alter drainage patterns or stream course and cause erosion and sedimentation impacts. Specifically, the City's Stormwater and Urban Runoff Pollution Prevention Ordinance (Municipal Code Chapter 16.04) aims to enhance and protect the water quality of receiving waters in a manner that is consistent with the Clean Water Act by reducing illicit discharges and connections to the municipal stormwater system via NPDES and Municipal Separate Storm Sewer System (MS4) permitting requirements.

Considering these requirements, future housing development facilitated by the Housing Element Update would not substantially alter existing drainage patterns of the site or area. This includes the alteration of the course of a stream or river that would result in substantial erosion, runoff, or impeded flood flows. Therefore, impacts would be less than significant.

4.10d In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Less Than Significant Impact. The majority of the City is in an area of minimal flood hazard.²⁵ Municipal Code Section 15.50.020 (Findings of Fact) states that the flood hazard areas of the City are subject to periodic inundation which results in impacts to public health, safety, and general welfare. Most of the areas with higher risks for flooding are located along waterways near the City's boundaries. The San Gabriel River, which is along the City's eastern edge and within the City's boundary, and the Rio Hondo Channel, of which some portions are within the City's western boundary, are a Special Flood Hazard Areas with a one percent annual chance of being inundated by a flood. The nearest candidate housing sites to

²⁵ Los Angeles County Department of Public Works. *Los Angeles County Flood Zone Determination Website*. Available at: <https://apps.gis.lacounty.gov/dpw/m/?viewer=floodzone>

the San Gabriel River (#49, 51, 59, 64, 65) and to the Rio Hondo Channel (#1, 3, 5, 6) are about 1,000 feet away. Future housing development would be required to comply with Municipal Code Article IV. - Provisions for Flood Hazard Reduction, which provides standards for construction, utilities, subdivisions, manufactured homes, and recreational vehicles to reduce flood risk, and would not be significantly impacted in the case of extreme flooding.

Concerning flood zones outside the City's boundaries, the Whittier Narrows Dam and Reservoir is located northwest of the City and is a Special Flood Hazard Area. The City lies within the dam's inundation path. Although the nearest candidate housing site (#7) is about 2,000 feet from Whittier Narrows Dam, compliance with Municipal Code Article IV. – Provisions for Flood Hazard Reduction, which provides standards of construction, such as floodproofing and anchoring, to minimize potential impacts of flood hazards, would reduce the likelihood of significant impacts in the case of extreme flooding.

Specifically, Municipal Code Section 15.50.525, Standards for Construction, requires that all new construction in special hazard areas shall be adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Residential construction shall have the lowest floor, including the basement, elevated above the highest adjacent grade to a height equal to the lower of either the base of the AR zone (as defined in Municipal Code §15.50.070) floor, flood elevation or the elevation that is three feet above the highest adjacent grade, but in no event shall the residential construction's lowest floor be less than two feet above the highest grade. Compliance with Municipal Code Section 15.50.525 would ensure new development is designed to avoid hazards related to flooding.

Further, tsunamis are sea waves that are generated in response to large-magnitude earthquakes. When these waves reach shorelines, they sometimes produce coastal flooding. The City is approximately 19 miles inland (east) of the Pacific Ocean and is not located in a tsunami hazard zone²⁶, making the potential for tsunamis affecting the City negligible. In addition, seiches are the oscillation of large bodies of standing water, such as lakes, that can occur in response to ground shaking. The nearest large open water bodies are the Rio Hondo and San Gabriel River spreading grounds, which are located adjacent to the Rio Hondo and San Gabriel River within the City and could result in a potential seiche in the event of a large enough seismic event. However, the City has an Emergency Operations Plan (EOP), which is an emergency preparedness tool that addresses the City's planned response and recovery during emergency/disaster situations. Further, the City's Hazard Mitigation Plan (HMP) was designed to assist the City in reducing risk from hazards by identifying resources, information, and strategies throughout the City²⁷.

All future housing development facilitated by the Housing Element Update would be subject to the City's development review process, and adherence to all federal, State, and local requirements for avoiding and minimizing impacts related to flood hazards, tsunamis, or seiches, including the Municipal Code standards and SC HYD-1. Considering these requirements, the future housing development facilitated by the Housing Element Update would not result in significant increased risk concerning release of pollutants due to inundation, tsunami, or seiche zones. Therefore, impacts would be less than significant.

²⁶ California Department of Conservation. *California Geologic Survey Information Warehouse: Tsunami Hazard Area Map*. Available at: https://maps.conservation.ca.gov/cgs/informationwarehouse/ts_evacuation/

²⁷ City of Pico Rivera. (2014). *Pico Rivera 2014 General Plan Update Draft Environmental Impact Report*.

4.10e Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. In 2014, the California Sustainable Groundwater Management Act was passed, which provides authority for agencies to develop and implement groundwater sustainability plans or alternative plans that demonstrate the water basins are being managed sustainably. As discussed under Threshold 4.10b, the City is underlain by the Coastal Plain of Los Angeles – Central Groundwater Basin. However, all future housing development facilitated by the Housing Element Update would be subject to the City’s development review process and adherence to all federal, State, and local requirements for avoiding impacts to groundwater resources. Therefore, future housing development facilitated by the Housing Element Update would not obstruct implementation of the Sustainable Groundwater Management Act.

The City’s Stormwater and Urban Runoff Pollution Prevention Ordinance (Municipal Code Chapter 16.04) aims to protect water resources and improve water quality. The ordinance causes use of management practices by the City and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the State and control contribution of pollutants to City’s municipal separate storm sewer systems (MS4s), and to ensure that the City is compliant with California Regional Water Resources Control Board Los Angeles Region Order No. 01-182 (Waste Discharge Requirements for Municipal Storm Water and Urban Runoff Discharges within the County of Los Angeles, and the Incorporated Cities Therein, Except the City of Long Beach) and applicable State and federal law.

Future developments facilitated by the Housing Element Update would be required to prepare a stormwater management plan and incorporate stormwater standards manual requirements into design documents to minimize potential impacts to water quality. Submitted materials would be required to demonstrate how the requirements of this stormwater ordinance would be met, and the permit or approval would not be approved unless the decision maker determines that the application complies. Further, dischargers whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to comply with the General Permit for Discharges of Stormwater Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). The Construction General Permit requires the development of a SWPPP by a certified Qualified SWPPP Developer.

All future housing development facilitated by the Housing Element Update would be subject to the City’s development review process and be required to comply with federal, State, and local requirements for avoiding and minimizing conflicts with or obstruction of implementation of a water quality control plan or sustainable groundwater management plan. Applicable local requirements include the City’s Urban Water Management Plan, Municipal Code standards, and SC HYD-1. The City would require that MS4 Permit, and Urban Water Management Plan requirements are met. As a result, future housing development facilitated by the Housing Element Update would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and impacts would be less than significant.

Mitigation Program

The following measure shall be implemented as a standard condition/condition of approval for future housing projects.

SC HYD-1

The applicant shall implement various Best Management Practices (BMPs) during the construction process in order to control and filter potential stormwater runoff that may accumulate during the project's construction. These construction BMPs shall include the following:

- Runoff, sediment, and construction debris shall not leave the site and enter the storm drain system.
- Any sediment or other materials which are tracked off-site shall be removed the same day as they are tracked off-site. Where determined necessary by the authorized enforcement officer, a temporary sediment barrier shall be installed.
- Drainage controls to prevent runoff from leaving the site shall be utilized as needed, depending on the topography of the site and extent of proposed grading. These controls may include but are not limited to the following: the detention ponds, sediment ponds, or infiltration pits; the installation of dikes, filter berms, or ditches; and the installation of down drains, chutes or flumes.
- Plastic covering may be utilized to prevent erosion of an otherwise unprotected area, along with runoff devices to intercept and safely convey the runoff.
- Excavated soil shall be located on the site in a manner that eliminates the possibility of sediments running off-site. Soil piles shall be covered until the soil is either used or removed.
- No runoff from washing construction or other industrial vehicles on site shall be permitted to leave the site or enter the storm drain system.
- The City may, as a condition of granting a construction permit, set reasonable limits on the clearing of vegetation from construction sites, including but not limited to regulating the length of time during which soil may be bare and, in certain sensitive cases, prohibit bare soil.

4.11 Land Use Planning

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?			X	
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?			X	

Impact Analysis

4.11a Would the project physically divide an established community?

Less than Significant Impact. Projects that divide an established community can involve large scale linear infrastructure, such as freeways, highways, and drainage facilities, that bisect an established community or create barriers to movement within that community. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. All future housing development facilitated by the proposed project would be subject to the City’s development review process and would occur as market conditions allow and at the discretion of the individual property owners.

The Housing Element Update does not propose infrastructure improvements that would bisect existing established communities. As previously noted, 68 of the 69 candidate housing sites are developed and all of the sites are in urban areas and would be considered in-fill developments. Further, candidate housing sites have been identified throughout the City, rather than concentrated in a single area, and would therefore not divide an established community. Impacts would be less than significant.

4.11b 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?

Less Than Significant Impact. The Housing Element Update includes 69 candidate housing sites for future housing development to meet the City’s RHNA allocation of 1,024 units. As previously noted, the project would not result in direct housing construction but would facilitate future housing development as market conditions allow and at the discretion of the individual property owners. However, the Housing Element Update identifies implementing actions to increase the City’s housing capacity. Future housing development facilitated by the Housing Element Update is anticipated to increase the City’s housing stock where capacity exists.

Future housing development facilitated by the Housing Element Update would be subject to the City’s development review process, and requirements to comply with applicable federal, State, and local laws and local policies and regulations, as applicable to new housing development. The Housing Element Update is required to comply with applicable State Housing law. As such, the Housing Element Update would be consistent with applicable land use and planning policies in the State, regional, and local context as necessary to meet that legislation. This includes consistency with the General Plan. Future housing

development facilitated by the Housing Element Update would therefore be consistent with all applicable land use and planning policies and regulations intended to minimize environmental effects. Impacts are considered less than significant.

Mitigation Program

No standard conditions or mitigation measures are applicable to the project.

4.12 Mineral Resources

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
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?				X

Impact Analysis

4.12a 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?

4.12b 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?

No Impact. The Surface Mining and Reclamation Act of 1975 (SMARA) requires classification of land into mineral resource zones (MRZs) according to the area’s known or inferred mineral potential.²⁸ The City is not located in an area identified as a locally important mineral resource recovery site.²⁹ Further, the General Plan does not identify any part of the City as a locally-important mineral resource recovery site. Therefore, the proposed project would have no impact concerning mineral resources and no mitigation is required.

Mitigation Program

No standard conditions or mitigation measures are applicable to the project.

²⁸ California Department of Conservation. (2018). *California Statutes and Regulations for the California Geological Survey*. Sacramento, CA: California Geological Survey.

²⁹ California Department of Conservation. (2015). *CGS Information Warehouse: Regulatory Maps*. Retrieved from <http://maps.conservation.ca.gov/cgs/informationwarehouse/>.

4.13 Noise

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate 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?			X	
b) Generate of excessive ground borne vibration or groundborne noise levels?			X	
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?				X

Impact Analysis

4.13a Would the project result in generation 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?

Construction Noise: Less Than Significant Impact. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Future housing development facilitated by the Housing Element Update would result in construction noise generated from development activities. Construction would typically involve the following construction sequences: (1) site preparation and/or demolition; (2) grading and utilities construction; (3) building construction; (4) paving; and (5) architectural coatings. Typical construction equipment would include backhoes, excavators, graders, loaders, compactors, cranes, trucks, pavers, pneumatic tools, generator sets, and air compressors. Except for pile-driving activities, construction equipment with substantially higher noise-generation characteristics (such as rock drills and blasting equipment) would not be anticipated for construction of typical residential developments. Typical construction equipment generates maximum noise levels at 50 feet from the noise source ranging between 80 dBA for backhoes and loading trucks, to 85-90 dBA for graders and excavators, as shown in **Table 4.13-1, Maximum Noise Levels Generated by Construction Equipment.**

Construction noise can vary substantially from day to day, depending on the activity level and the specific type of equipment in operation. Additionally, construction activities associated with future housing development facilitated by the Housing Element Update is anticipated to occur in incremental phases over time based on market demand, economic, and planning considerations. As a result, construction-related noise would not be concentrated in any one particular area of the City.

Table 4.13-1: Maximum Noise Levels Generated by Construction Equipment			
Equipment	Typical Noise Level (dBA) at 50 Feet from Source		
	Acoustical Use Factor	L_{max} at 50 Feet (dBA)	L_{max} at 100 Feet (dBA)
Concrete Saw	20	90	84
Crane	16	81	75
Concrete Mixer Truck	40	79	73
Backhoe	40	78	72
Dozer	40	82	76
Excavator	40	81	75
Forklift	40	78	72
Paver	50	77	71
Roller	20	80	74
Tractor	40	84	78
Water Truck	40	80	74
Grader	40	85	79
General Industrial Equipment	50	85	79

dBA: A-weighted decibels; L_{max}: maximum noise level
 Note: Acoustical Use Factor (percent): Estimates the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation.
 Source: Federal Highway Administration, *Roadway Construction Noise Model User's Guide*, January 2006.

According to the City’s 2014 General Plan Update Draft Environmental Impact Report, residential land uses have interior noise level standards of 45 dBA and exterior noise level standards of 60 dBA³⁰. All future housing development facilitated by the Housing Element Update would be subject to the City’s development review process and would be required to comply with regulatory requirements to comply with the City’s noise standards. Standard Conditions/Conditions of Approval have been identified for construction-related activities, including but not limited to preparation of a Noise Mitigation Plan; identification of a noise disturbance coordinator and provide a hotline number to allow community members to voice any noise complaints resulting from construction activities; as well as best management practices that applicants must comply with during construction to reduce noise impacts from the construction of housing developments.

Operations Noise: Less Than Significant Impact. Future housing development facilitated by the Housing Element Update would result in additional housing, people, pets, and automobiles in the City. Noise would be generated by stationary operation-related sources, such as heating, ventilation, and air conditioning (HVAC) units, generators, lawn maintenance equipment, and swimming pool pumps. Future housing development facilitated by the Housing Element Update would be subject to the City’s noise standards, as outlined in the General Plan.

Some stationary noise sources, such as mechanical HVAC units located on the ground or on rooftops of the proposed structures, would have the potential to generate high noise levels. However, specific information on the HVAC units (location, sizes, manufacturers, models) associated with future housing development facilitated by the Housing Element Update is not known. Compliance with the City’s noise

³⁰ City of Pico Rivera. (2014). *Pico Rivera 2014 General Plan Update Draft Environmental Impact Report*.

standards is typical achieved through the inclusion of acoustical enclosures around the HVAC units. Noise is also likely to occur from mobile sources such as motor vehicle traffic. Future housing development facilitated by the Housing Element Update would result in increased traffic volumes on local roadways, thereby increasing cumulative noise levels. Given the City's largely developed nature, new housing development would not be expected to significantly increase traffic volume on local roadways. Additional average daily trips (ADT) from future housing development facilitated by the Housing Element Update would need to more than double current ADT for there to be a discernable difference in noise levels (i.e., more than 3 dBA increase). There are 68 candidate housing sites that are already developed and already generate traffic volumes and mobile noises. All future housing development facilitated by the Housing Element Update would be subject to the City's development review process and compliance with Municipal Code standards. Further, as detailed in Response 4.13a, compliance with standard conditions would be required.

4.13b Would the project generate excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Construction activities associated with future housing development facilitated by the Housing Element Update could result in varying degrees of groundborne vibration impacts from heavy equipment operations, depending on the construction procedure and equipment used. Construction equipment operations would generate vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located near a construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). Groundborne vibrations from construction activities rarely reach levels that damage structures.

The Federal Transit Administration (FTA) has published standard vibration velocities for construction equipment operations. In general, the FTA architectural damage criterion for continuous vibrations (i.e., 0.2 inch/second) appears to be conservative even for sustained pile driving. Pile driving levels often exceed 0.2 inch/second at distances of 50 feet, and 0.5 inch/second at 25 feet without any apparent damage to buildings. Types of construction vibration impacts include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 25 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. Construction activities associated with future development have the potential to generate low levels of groundborne vibration. **Table 4.13-2, Typical Vibration Levels for Construction Equipment**, identifies various vibration velocity levels for various construction equipment types.

Table 4.13-2: Typical Vibration Levels for Construction Equipment			
Equipment	Approximate Peak Particle Velocity at 25 Feet (inches/second)	Approximate Peak Particle Velocity at 50 Feet (inches/second)	Approximate Peak Particle Velocity at 250 Feet (inches/second)
Large bulldozer	0.089	0.0315	0.0028
Loaded trucks	0.076	0.0269	0.0024
Small bulldozer	0.003	0.0011	0.0001
Jackhammer	0.035	0.0124	0.0011
Vibratory compactor/roller	0.210	0.0742	0.0066

1. Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, September 2018. Table 7-4.
 2. Calculated using the following formula:

$$PPV_{equip} = PPV_{ref} \times (25/D)^{1.5}$$
 where: PPV (equip) = the peak particle velocity in in/sec of the equipment adjusted for the distance
 PPV (ref) = the reference vibration level in in/sec from Table 12-2 of the FTA *Transit Noise and Vibration Impact Assessment Guidelines*
 D = the distance from the equipment to the receiver

Similar to noise, groundborne vibration attenuates with distance. The groundborne vibration generated during construction activities would primarily impact vibration-sensitive land uses (i.e., nonengineered timber and masonry buildings) located adjacent to or near the construction activity. The force of vibrations reaching an adjacent structure would depend upon several variables, including the activity generating the vibrations, the distance between the source and the existing structure, and the type of soil or pavement found between the two. Based upon the vibration velocity levels identified in the table, vibration velocities from typical heavy construction equipment operations that could be used during construction activities range from 0.003 to 0.089 inch-per-second PPV at 25 feet from the activity source (and up to 0.644 PPV if pile driving activities were to occur). Therefore, vibration velocities from typical heavy construction equipment operations at 25 feet from the activity source would not exceed the 0.2 the inch/second threshold, except for pile driving activities. Vibration velocities from pile driving activities at 50 feet from the activity source would exceed the 0.2 the inch/second threshold. Therefore, construction-related activities that involve pile driving and occur 50 feet from a vibration-sensitive land use (non-engineered timber and masonry buildings) could exceed 0.2 the inch/second threshold, and expose persons or structures to, or generate excessive groundborne vibration or groundborne noise levels (**Table 4.13-2**).

To further lessen the potential vibration-related impacts to historic resources and sensitive uses (i.e., non-engineered timber and masonry buildings), the Mitigation Program includes measures related to the location and use of equipment. Alternative installation methods could reduce vibration impacts below the 0.2 the inch/second threshold. Residential uses would not be anticipated to generate excessive groundborne vibration or groundborne noise. Future housing development facilitated by the Housing Element Update would not involve railroads or substantial heavy truck operations, and therefore would not result in vibration impacts at surrounding uses. Therefore, operational activities associated with future development would not expose persons or structures to or generate excessive groundborne vibration or groundborne noise levels.

4.13c Would the project be 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?

No Impact. Refer to Response 4.9e. The airport located nearest the project site is Long Beach Airport, approximately 15 miles to the south. The City is not located within the Airport's airport influence area, thus, is not subject to noise, safety, or aircraft overflight impacts from airport operations. The City is not within two miles of an airport. Therefore, the Housing Element Update would not expose people to excessive noise levels associated with a private airstrip or an airport. No impact would occur.

Mitigation Program

The following measures shall be implemented as standard conditions/conditions of approval for future housing projects.

- SC-NOI-1:** The City shall consider all future developments to ensure their compliance with Policies 11.1-1 through 11.2-6 in the Noise Element of the General Plan Update and determine if operational noise levels generated by the development would exceed the City's permissible noise standards for transportation and stationary noise sources established in the Noise Element. If City noise standards would be exceeded, design measures shall be taken to ensure that operational noise levels would be reduced to levels that comply with the permissible City noise standards to the extent feasible. These measures may include, but are not limited to, the erection of noise walls, use of landscaping, and/or the design of adequate setback distances for the new developments.
- SC NOI-2** Concurrent with submittal of a project application at any of the Housing Opportunity locations, the project proponent shall submit a noise study to evaluate existing and projected noise levels that could affect residences within the project sites to assure that exterior and interior noise levels meet City noise standards. If noise standards are exceeded, measures to attenuate noise levels shall be required to attenuate noise to levels that in accordance with City standards. Noise studies shall be prepared to the satisfaction of the City's Community Development Director.
- SC NOI-3:** All dwelling units shall maintain interior noise levels that do not exceed 45 dBA, when all windows and doors are closed.
- SC NOI-4:** All construction activities shall take place only between the hours of 7:00 a.m. and 7:00 p.m.
- SC NOI-5:** Applicant shall submit a Noise Mitigation Plan to the Community and Economic Development – Planning Division for review and approval. The Plan shall depict the location of construction equipment storage and maintenance areas, and document methods to be employed to minimize noise impacts on adjacent noise sensitive land uses.
- SC NOI-6:** During the construction phase, the applicant shall designate a noise disturbance coordinator who will be responsible for responding to neighborhood complaints about construction noise by determining the cause of the noise complaints and require implementation of reasonable measures to correct the problem. The noise disturbance coordinator and their responsibilities shall be identified and reflected within the

Noise Mitigation Plan. The coordinator's telephone number(s) shall be prominently displayed at construction locations.

- SC NOI-7:** The applicant shall be responsible for providing a hotline number that adjacent residents or businesses may call with concerns or questions regarding construction activities. The hotline number shall be made available 24 hours a day, 7 days a week and shall be answered with a live person. Applicant shall install and maintain a temporary construction sign displaying the hotline number within the project site during the construction phase. A site plan and to-scale elevations of the temporary construction sign shall be submitted to the Community and Economic Development Department – Planning Division for review and approval, prior to installation. The hotline number and its operation details shall be identified and reflected within the Noise Mitigation Plan.
- SC NOI-8:** All construction equipment shall utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.
- SC NOI-9:** Approval of development permits shall ensure that the operation of jackhammers shall be prohibited within 25 feet of existing residential structures and 20 feet of institutional structures during construction activities associated with any project-specific development, to the extent feasible.
- SC NOI-10:** The City shall require a preconstruction meeting with the City's job inspector(s) and the general contractor or onsite project manager to confirm that noise and vibration mitigation and practices (including construction hours, sound mufflers on equipment, neighborhood notification, posted signs, etc.) are implemented.
- SC NOI-11:** The City shall ensure that stationary construction noise sources be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible. Construction equipment staging and storage areas shall be located as far from nearby residential uses as possible. The City shall ensure that project approvals require that construction activities whose specific location on a construction site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) be conducted as far as possible from the nearest noise-sensitive land uses.
- SC NOI-12:** During the construction phase, prohibit and post signs prohibiting unnecessary idling of internal combustion engines.
- SC NOI-13:** During the construction phase, utilize "quiet" air compressors and other stationary equipment where feasible and available.
- SC NOI-14:** All haul truck deliveries shall be subject to the same hours specified for construction. A haul truck route plan shall be provided to the Public Works Department for review and approval, prior to the commencement of any construction activities. The plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.

- SC NOI-15:** Approval of development permits shall ensure that where a new development would be constructed adjacent to an existing historic building, the project developer shall require by contract specifications that a certified structural engineer be retained to submit evidence that the operation of vibration-generating equipment associated with the new development would not result in any structural damage to the adjacent historic building. Contract specifications shall be included in the construction documents for the new development, which shall be reviewed by the City prior to issuance of a construction permit.
- SC NOI-16:** The City shall require that all construction truck traffic be restricted to routes approved by the City of Pico Rivera, which shall avoid residential areas and other sensitive receptors to the extent feasible.
- SC NOI-17:** To avoid impacts to vibration-sensitive structures (i.e., non-engineered timber and masonry buildings) located within a 50-foot radius of pile driving activities, prior to demolition, grading, or building permit approval, the applicant shall provide for the following measures to be specified on the project plans and implemented prior to and during construction:
- Construction equipment that generates high levels of vibration, such as large bulldozers, loaded trucks, and caisson drills, shall be prohibited within 45 feet of residential structures and 35 feet of institutional structures during construction of any project-specific development to the extent feasible. Small, rubber-tired construction equipment shall be used within this area during demolition and/or grading operations to reduce vibration effects, where feasible
 - The applicant shall utilize temporary noise attenuation curtain suitable for pile driving equipment as needed. This noise attenuation device should be installed directly between the equipment and the nearest noise sensitive receptor to the construction site.
 - Pile driving within a 50-foot radius of identified vibration-sensitive structures shall utilize alternative installation methods (e.g., pile cushioning, jetting, predrilling, cast-in-place systems, resonance-free vibratory pile drivers) such that vibration velocities from the alternative construction activity would fall below the 0.2 the inch/second threshold. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.
- SC NOI-18:** Approval of development permits shall ensure that individual developments minimize noise impacts from mechanical equipment, such as ventilation and air conditioning units, by locating equipment away from receptor areas, installing proper acoustical shielding for the equipment, and incorporating the use of parapets into building design to ensure that noise levels shall not exceed the noise level standards for stationary noise sources in the Noise Element of the General Plan Update.

4.14 Population and Housing

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Impact Analysis

4.14a 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)?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. To meet the City’s RHNA allocation of 1,024 units, the Housing Element Update identifies a series of implementing actions to increase the City’s housing capacity that would induce population growth in the City. As a component of statewide housing legislation, any housing growth and population growth with the project would be in accordance with State-level regulation and would therefore not be considered unplanned. Additionally, any future housing development facilitated by the Housing Element Update would occur in urbanized locations near existing utilities and service systems, and areas already served by public services (e.g., police and fire protection, and other emergency responders).

Table 4.14-1: Population Increase from Housing Element Update summarizes the projected population growth associated with the project’s maximum forecast development capacity of 1,332 housing units. The project population growth associated with future development facilitated by the Housing Element Update is a conservative estimate given no credit was taken for displacing existing on the ground land uses and assuming all persons were new to the City. As indicated in the table, SCAG forecasts that the City’s population will grow to 67,400 persons through the RTP/SCS horizon year of 2045. Therefore, project implementation would generate a population growth rate that is approximately 7.3 percent greater than SCAG’s forecast population projections for the City in 2029 (assuming all new population is additive). However, when adopting Connect SoCal, SCAG recognized that its growth projections do not constitute a prescriptive pattern of future development for General Plan or zoning code amendments. Therefore, the distribution and types of RHNA housing units allocated within each local jurisdiction remains fully and completely subject to local control and other applicable laws, not constrained or affected by Connect SoCal’s growth projections.

Definition	6th Cycle Housing Element
Maximum Potential Candidate Housing Units	1,332
Persons per Household (U.S. Census, Pico Rivera QuickFacts, 2019)	3.71
Forecast Population Growth with Housing Element Update – 2029 Horizon (persons)	+4,942
Existing 2020 Population Estimate ¹	61,338
Forecast Population with Housing Element Update: 2029 Horizon (persons)	66,280
Forecast Population Percent Growth with Housing Element Update: 2029 Horizon (percent increase)	+8.1%
Forecast SCAG 2045 Population for City ²	67,400
Forecast SCAG 2045 Population for City with Housing Element Update (persons) ³	72,342
Forecast SCAG 2045 Population for City with Housing Element Update (percent increase)	+7.3%
¹ . 3. U.S. Census Bureau (City and Town Population Totals: 2010-2020): https://www.census.gov/programs-surveys/popest/technical-documentation/research/evaluation-estimates/2020-evaluation-estimates/2010s-cities-and-towns-total.html . ² . SCAG. 2020. SCAG RTP/SCS: Connect SoCal Plan – Demographics and Growth Forecast. https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579 ³ . Assumes SCAG population projections for 2045 plus an additional 4,942 persons.	

SCAG’s Resolution No. 20-624-1³¹ further notes that for many cities and counties, General Plan, and zoning changes may need to accommodate more housing units than reflected in the Connect SoCal’s household and population growth projections. Given SCAG’s use of growth projections for regional planning and modeling purposes, and the local jurisdictions’ obligations to comply with State Housing laws including RHNA, SCAG agrees that potential exceedances may not be used to impede a local jurisdiction’s compliance with the 6th Cycle RHNA requirements or to assess impacts of a plan or project under CEQA. Further, it is anticipated that the next RTP/SCS update will incorporate the latest population and housing growth projections from the 6th Cycle RHNA and the Housing Elements of cities and counties within the SCAG region. Accordingly, the forecast population growth generated by the future housing development facilitated through the Housing Element Update would not be classified as unplanned growth but rather would accommodate growth.

Future housing development facilitated by the Housing Element Update would be subject to the City’s development review process and assessment on a project-by-project basis for potential effects concerning population growth. Future housing development would be subject to compliance with all federal, State, and local requirements for minimizing growth-related impacts. Local requirements include those stated in the General Plan and Municipal Code. Further, future housing development facilitated by the Housing Element Update would occur in urbanized locations where utility and service systems (e.g., water, sewer, stormwater, and dry utilities) already exist or are planned to accommodate residential development in the community. Therefore, the Housing Element Update would not induce substantial unplanned population growth in the City directly or indirectly, a less than significant impact would occur.

³¹ SCAG. RESOLUTION NO. 20-624-1. https://scag.ca.gov/sites/main/files/file-attachments/resolution-no-20-624-1_connectsocial_peir.pdf?1606004464. Accessed November 18, 2021.

4.14b Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. SB 166 (2017) requires a City or County to ensure that its Housing Element inventory can accommodate its share of the regional housing need throughout the planning period. It prohibits a City or County from reducing, requiring, or permitting the reduction of the residential density to a lower residential density than what was utilized by the HCD for certification of the Housing Element, unless the City or County makes written findings supported by substantial evidence that the reduction is consistent with the adopted General Plan, including the Housing Element.

Compliance with SB 166 would minimize the potential for future housing displacement. The candidate housing site inventory would be sufficient to accommodate the City's RHNA allocation, and all Housing Element Update actions would occur such that there is no net loss of residential unit capacity. Therefore, the Housing Element Update would result in a less than significant impact concerning displacements of substantial numbers of existing people or housing and the construction of replacement housing.

Mitigation Program

No standard conditions or mitigation measures are applicable to the project.

4.15 Public Services

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physical 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:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

Impact Analysis

4.15a Fire Protection?

Less Than Significant Impact. Fire protection and paramedical services for the City are provided on a contractual basis by the Los Angeles County Fire Department (LACFD)³². The City has three fire stations, located at 9209 E. Slauson Boulevard (Fire Station #25), 4864 Durfee Avenue (Fire Station #40), and 7300 Paramount Boulevard (Fire Station #103), which each provide ongoing 24-hour coverage and operates three shifts, with a total of 16 firefighters on duty at any given time. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Future housing development facilitated by the Housing Element Update and the resulting population growth of approximately 4,942 persons (see **Section 4.14, Population and Housing**) would incrementally increase the demand for fire protection services. As all of the candidate housing sites except one are developed, they are already served by the LACFD.

Future housing development facilitated by the Housing Element Update would incrementally increase the demand for fire protection services through the intensification of development. However, the proposed vacant sites are in urbanized locations near existing infrastructure (e.g., roads and utilities) and would be located near areas already served by the LACFD. Therefore, because the construction of new fire protection facilities to serve the future housing development facilitated by the Housing Element Update is not anticipated, the project would not result in physical impacts.

All future housing development facilitated by the Housing Element Update would be subject to the City's development review process, and adherence to 2019 California Fire Code and Municipal Code Section 15.44, Fire Code. Compliance with the established regulatory framework would minimize impacts to fire protection services. Therefore, impacts on the provision of fire protection would be less than significant.

4.15b Police Protection?

Less Than Significant Impact. Police protection services and law enforcement in the City are provided on a contractual basis by the Los Angeles County Sheriff's Department (LASD). The LASD facility serving

³² City of Pico Rivera. (July 2014). *Pico Rivera 2014 General Plan Update Draft Environmental Impact Report*.

Pico Rivera is located at 6631 Passons Boulevard in the City of Pico Rivera (North Coastal Station), which is adjacent to City Hall³³. As previously noted, the project would not result in direct housing construction but would facilitate future housing development. Future housing development facilitated by the Housing Element Update and the resulting population growth of approximately 4,942 persons (see **Section 4.14**) would incrementally increase the demand for police protection services.

Of the 69 candidate housing sites, 68 sites are developed with existing structures already served by the LASD. As previously mentioned, there is only one vacant proposed candidate housing site, which is not currently generating a demand for police protection services. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. Future housing development facilitated by the Housing Element Update would incrementally increase the demand for police protection services over time. Housing Element Update implementation would result in intensification of development and/or change of use, or construction on previously vacant sites. However, all candidate housing sites are within urbanized areas, surrounded by development, and served by LASD. Potential impacts would include placing greater demands upon police stations, personnel, and equipment over time, potentially resulting in the need to provide new or expanded facilities in order to maintain acceptable service ratios. The LASD would continue to provide services to the future housing developments facilitated by the project.

The project does not propose new or physically altered Sheriff Department facilities, the construction of which could cause significant environmental impacts. Any future expansion of existing facilities, if required, would be subject to environmental review. Future housing development facilitated by the Housing Element Update would be required to submit a will-serve letter or service questionnaire to the Police Department in conjunction with development applications to ensure that police protection services are available to serve the proposed housing development. Therefore, the Housing Element Update would not result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities. Impacts would be less than significant; no physical environmental impacts would occur.

4.15c Schools?

Less Than Significant Impact. The City is served by the El Rancho Unified School District (ERUSD) and Montebello Unified School District (MUSD), which provide public education for grades k through 6th and grades 7th through 12th, respectively. **Table 4.15-1, School Facilities in Pico Rivera** lists the public schools that serve Pico Rivera and 2021 enrollment numbers. ERUSD also provides adult education courses at the El Rancho Adult School located at 9515 Haney Street. There are also a number of private schools and higher education facilities in and proximate to the City. As identified in the table, the City's total public school enrollment was 9,328 for the 2021-2022 school year. As previously noted, the project would not result in direct housing construction but would facilitate future housing development. Future housing development and the resulting population growth of approximately 4,942 persons (see **Section 4.14**) would incrementally increase the demand for school services.

³³ City of Pico Rivera. (2021). *Pico Rivera Sheriff's Station*. <https://www.pico-rivera.org/depts/police/default.asp>.

Table 4.15-1: School Facilities in Pico Rivera¹		
School	Grades	Current Student Enrollment
El Rancho Unified School District³⁴		
Elementary Schools		
Birney Tech Academy 8501 Orange Ave, Pico Rivera	K-5	450
Durfee Elementary 4220 Durfee Ave, Pico Rivera	K-5	401
Magee Academy of Arts and Sciences 8200 Serapis Ave, Pico Rivera	K-5	423
Montebello Gardens Elementary 4700 Pine St, Pico Rivera	K-6	352
North Ranchito Elementary 8837 Olympic Blvd, Pico Rivera	K-5	442
Rio Vista Elementary 8809 Coffman and Pico Rd, Pico Rivera	K-5	475
Rivera Elementary 7250 Citronell Ave, Pico Rivera	K-5	631
South Ranchito Dual Language Academy 5241 Passons Blvd, Pico Rivera	K-5	528
Valencia Academy of the Arts 9241 Cosgrove St, Pico Rivera	K-5	436
Elementary School Total		4,138
Middle Schools		
Steam Academy @ Burke 8101 Orange Ave, Pico Rivera	6-8	624
North Park Academy of the Arts 4450 Durfee Ave, Pico Rivera	6-8	689
Rivera Middle School 7200 Citronell Ave, Pico Rivera	6-8	756
Middle School Total		2,069
High Schools		
El Rancho High School 6501 Passons Blvd, Pico Rivera	9-12	2,433
Ellen Ochoa Prep Academy, 8110 Paramount Blvd, Pico Rivera	9-12	158
Ruben Salazar Continuation High School 9115 Balfour St, Pico Rivera	9-12	178
High School Total		2,769
Montebello Unified School District³⁵		
Montebello Gardens Elementary, 4700 Pine St, Pico Rivera	K-5	352
Total Student Enrollment in Pico Rivera		9,328
<p>1. As of 2021, the CEQA thresholds apply only to public schools. Private schools and parochial schools within the City were not included in this analysis. Source: ERUSD, 2021; Public School Review</p>		

³⁴ Public School Review. (2021a) *El Rancho Unified School District*. https://www.publicschoolreview.com/california/el-rancho-unified-school-district/612180-school-district#google_vignette. Accessed on November 24, 2021.

³⁵ Public School Review. (2021b). *Montebello Unified School District*. <https://www.publicschoolreview.com/california/montebello-unified-school-district/625470-school-district>. Accessed on November 24, 2021.

Future housing development facilitated by the Housing Element Update would generate student population growth in both school districts, which would incrementally increase the demand for school facilities and services. Any future housing development facilitated by the Housing Element Update would be required to comply with SB 50 requirements, which allow school districts to collect impact fees from developers of new residential projects to offset the cost of new development. Future applicants would be subject to school developer fees from the ERUSD and MUSD. These fees are evaluated on a yearly basis and would be collected at the time of permit issuance. Pursuant to Government Code Section 65995(3)(h), “payment of statutory fees is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use or development of real property...”. Payment of these fees would provide an adequate financial base to construct and equip new and existing schools. Impacts concerning construction of school facilities would be less than significant and no mitigation is required.

4.15d Parks?

Less Than Significant Impact. Please refer to **Section 4.16, Recreation.**

4.15e Other public facilities?

Less Than Significant Impact. Los Angeles County Library operates 84 community-based library outlets, including 4 bookmobiles in 51 of 88 cities and unincorporated areas.³⁶ Los Angeles County Library is responsible for maintenance and library improvements to meet future library service’s demands. The project’s forecast population growth would incrementally increase the demand for library services, and specifically at the Pico Rivera Library located at 9001 Mines Avenue in the City of Pico Rivera.

As previously noted, the project would not result in direct housing construction, but would facilitate future housing development. Future housing development and the resulting population growth of approximately 4,942 persons would incrementally increase the demand for library facilities. Any future housing development facilitated by the Housing Element Update would occur in urbanized locations near existing facilities that currently provide service to these areas. The Los Angeles County Library system has developed a Strategic Plan that identifies goals and objectives including financial management and fundraising strategies to maintain and enhance library facilities to meet future demands. Therefore, it is anticipated that the increased demand would not be substantial or such that it would warrant construction of a new facility. Therefore, the Housing Element Update would not result in substantial adverse physical impacts associated with the provision of new library facilities and impacts would be less than significant.

Mitigation Program

No standard conditions or mitigation measures are applicable to the project.

³⁶ LA County Library. (2018). Public Libraries. <https://www.lacounty.gov/things-to-do/libraries-museums/public-libraries/>.

4.16 Recreation

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) 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?			X	
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?			X	

Impact Analysis

4.16a 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?

Less Than Significant Impact. The City of Pico Rivera Department of Parks and Recreation operates over 120 developed acres of recreational facilities, which include 9 parks with 21 athletic fields, 2 gymnasiums, and 4 community centers³⁷. As of 2021, the City has a parkland ratio of 1.9 acres per 1,000 residents. General Plan Policy 10.7-1 Parks Master Plan strives to attain a parks standard of 3 acres per 1,000 people, meaning that the City currently has a deficit of recreational facilities. The project would not result in direct housing construction but would facilitate future housing development. Future housing development facilitated by the Housing Element Update and the resulting population growth of approximately 4,942 persons (see **Section 4.14, Population and Housing**), would incrementally increase the use of existing recreational facilities such that substantial physical deterioration could occur or be accelerated, and potentially worsen the parkland deficit.

All future housing development facilitated by the Housing Element Update would be subject to the City's development review process and compliance with General Plan policies, Municipal Code requirements, and standard conditions. To avoid the overuse of existing recreational facilities, such that substantial physical deterioration would occur, future housing developments would be subject to General Plan Policy 10.7-3, New Development, which requires new residential development, which include a subdivision, to dedicate land and/or contribute in-lieu fees at a standard of 3 acres per 1,000 population, and contribute park development fees, to finance acquisition, development, improvement, and maintenance of park and recreational facilities. Municipal Code Chapter 17.36, Article II, Park Land Dedication or In-Lieu Fees identifies that park and recreation impact land dedications and/or fees are applicable as a condition of approval of a final tract map. Payment of fees helps fund the acquisition and development of new or rehabilitating existing park and recreational facilities needed to accommodate demands created by the addition of residential dwelling units. Per Municipal Code 17.36.200, Determination of Dedication or Payment – Criteria, the City Council or Planning Commission shall determine whether land shall be dedication for local park purposes or require the payment of fees, or both.

³⁷ City of Pico Rivera. (2021). *Parks and Recreation*. <https://www.pico-rivera.org/depts/parks/>. Accessed on November 24, 2021.

Additionally, the Housing Element Update's candidate housing sites are dispersed throughout the community, in part, to reduce the potential for adverse impacts on recreation amenities. Adherence to mandatory permit requirements and regulations for providing recreation would support the City's goals for providing sufficient recreation opportunities for residents. For these reasons, the Housing Element Update and future housing development facilitated by the Housing Element Update would not result in substantial physical deterioration of existing neighborhood or regional parks. A less than significant impact would occur.

4.16b 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?

Less Than Significant Impact. As previously noted, the project would not result in direct housing construction, but would facilitate future housing development. Existing recreational facilities in Pico Rivera include 12 parks, one sports arena, one community garden, three recreational centers, and one water storage/recharge facility. General Plan Healthy Communities Element Goal 10.7 aims to foster "a complete system of parks and recreational facilities and programs that provide diverse opportunities for active recreation, passive recreation, and social interaction, meeting the needs of the community."

Future housing development facilitated by the Housing Element Update and the resulting population growth of approximately 4,942 persons (see **Section 4.14**), would incrementally increase the demand for park and recreation land by approximately 14.83 acres (based on General Plan Healthy Communities Element Policy 10.7-3, New Development). However, the increased demand for park and recreation facilities during the Housing Element Update planning period (2021-2029) would be nominal and could be accommodated by the existing supply. All future housing development facilitated by the Housing Element Update would be subject to the City's development review process, and required to demonstrate consistency with General Plan Policy 10.7-3. If in the future it is determined that construction of new recreational facilities is warranted, that proposal would be subject to the City's development review process and CEQA evaluation to determine whether adverse physical effects on the environment would occur. Therefore, a less than significant impact would occur regarding the construction and expansion of recreational facilities.

Mitigation Program

The following measure shall be implemented as standard condition/condition of approval for future housing projects.

- SC REC-1** The applicant shall in-lieu of dedicating park land pay park fees equal to the value of the land prescribed for dedication in Municipal Code Section 17.36.190 hereof in an amount determined in accordance with the provisions of Section 17.36.230.

4.17 Transportation

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycles, and pedestrian facilities?			X	
b) Conflict or be inconsistent with State CEQA Guidelines §15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Existing Circulation System

Regional vehicular access to the City of Pico Rivera is provided by Interstate 5 (I-5) to the south, Interstate 605 (I-605) to the east, and State Route 60 (SR-60) less than two miles to the north³⁸.

Interstate 5 (I-5). I-5 is a northwest-southeast Interstate Highway that provides access between the City and other communities in Los Angeles County such as Commerce, Downey, and Norwalk. I-5 also provides connectivity to Orange County in the southbound direction.

Interstate 605 (I-605). I-605, also known as the San Gabriel River Freeway, is a north-south Interstate Highway that provides access between the City and other communities in Los Angeles County such as Baldwin Park, El Monte, and Bellflower.

State Route 60 (SR-60). SR-60 is an east-west regional facility that connects the City to other Communities in Los Angeles County such as Monterey Park, City of Industry, and Hacienda Heights.

Major Arterial Streets

- **Rosemead Boulevard**, the primary north/south route through the City, is a north-south Major Highway through the center of the City and is generally configured as a four-lane facility with a five-lane segment just south of Beverly Boulevard to just south of Beverly Road. Beyond the City boundaries of Pico Rivera, Rosemead Boulevard is a designated State highway (SR-19) and provides access north into South El Monte/Rosemead and south into the City of Downey. Rosemead Boulevard also includes an interchange with I-5 just south of the City limits.
- **Paramount Boulevard** is a north-south Major Highway from Gallatin Road, south through the City. This four-lane street extends southerly from Gallatin Road, and has a partial exchange with I-5 in the City of Downey, directly south of Pico Rivera. Paramount Boulevard serves residential, commercial, and industrial uses.

³⁸ City of Pico Rivera. (July 2014) *Pico Rivera 2014 General Plan Update Draft Environmental Impact Report*.

- **Beverly Boulevard** is an east-west Major Highway through the northern part of the City and is primarily a six-lane facility with a five-lane segment west of Paramount Boulevard, and a four-lane segment east of San Gabriel River Parkway. Beverly Boulevard has a partial interchange to southbound I-605. The roadway has a five-lane bridge crossing over the Rio Hondo and a four lane bridge crossing over the San Gabriel River into the City of Whittier.
- **Whittier Boulevard** is an east-west Major Highway through the north-central portion of the City. It is a five-lane facility (three eastbound lanes) east of Paramount Boulevard and narrows to a four-lane facility west of Paramount Boulevard. Whittier Boulevard is classified as a State highway (SR-72). Whittier Boulevard connects with the I-605 at a full interchange just east of the City limits.
- **Washington Boulevard** is an east-west Major Highway through the central portion of the City. The traffic carrying capacity of this six-lane arterial street is restricted by the four-lane bridge over the San Gabriel River. Washington Boulevard has a full interchange with I-605, and a full interchange at Telegraph Road and I-5 west of the City.
- **Slauson Boulevard** is an east-west Major Highway through the south-central portion of the City. The traffic carrying capacity of this six-lane arterial street is restricted by the four-lane bridges over the Rio Hondo and San Gabriel River. Slauson Avenue includes an interchange with I-605 just east of the City limits.
- **Telegraph Road** is an east-west Major Highway and forms the southern boundary of the City. The traffic carrying capacity of this six-lane arterial is restricted by the four-lane bridges over the Rio Hondo and San Gabriel River. Telegraph Road has a full interchange at I-5 west of the city.
- **Beverly Road** is an east-west Secondary Highway from Paramount Boulevard to Rosemead Boulevard. This street functions as a secondary facility between Rosemead Boulevard and Paramount Boulevard.
- **Gallatin Road** is an east-west Collector Street from Paramount Boulevard to Durfee Avenue. Gallatin Road is primarily a four-lane facility, narrowing to two lanes just before terminating at Durfee Avenue.
- **Mines Avenue** is an east-west Collector Street from Paramount Boulevard to Passons Boulevard. This two-lane undivided roadway functions as a collector facility from the City's western edge to Passons Boulevard where it continues as a local road.
- **San Gabriel River Parkway** is a north-south Secondary Highway from Rose Hills Road to Beverly Boulevard. This four-lane facility runs north from Beverly Boulevard across the San Gabriel River and has an interchange with I-605.
- **Passons Boulevard** is a north-south Collector Street through south-central portion of the City. This north-south roadway is primarily a two-lane facility with a four-lane segment to the north and south of Slauson Avenue, and a three-lane segment (two northbound lanes) between Whittier Boulevard and Jackson Street. Passons Boulevard begins just south of Telegraph Road in the City of Downey and continues north as a collector in the City of Pico Rivera to Whittier Boulevard and terminates shortly north of Whittier Boulevard as a local road.
- **Jackson Street** is a north-south Collector Street from Passons Boulevard to Whittier Boulevard. This two-lane facility serves as the continuation of Durfee Avenue south of Whittier Boulevard and connects to Passons Boulevard near the Montebello Bus Lines Transit Station.

- **Durfee Avenue** is a north-south Collector Street/Secondary Highway from the northern City border to Whittier Boulevard. This two-lane facility is classified as a collector facility from the northern City border at Streamland Park to Beverly Boulevard, and is classified as a secondary from Beverly Boulevard to Whittier Boulevard.

Commuter Rail Service

Metrolink is a regional rail system operated by the Southern California Regional Rail Authority, with all routes converging at downtown Los Angeles Union Station. The closest Metrolink stations are the Commerce Station located west of Pico Rivera in the City of Commerce and the Norwalk/Santa Fe Springs Station located to the south in the City of Norwalk. Both stations are on the Orange County line, which connects Oceanside and Orange County to downtown Los Angeles. The Norwalk/Santa Fe Springs station is also on the 91 line, which extends from downtown Riverside to downtown Los Angeles. The Riverside line also traverses Pico Rivera, as shown in Figure 5-4 of the General Plan Circulation Element³⁹.

Fixed Route Bus Service

Bus service in Pico Rivera is provided by the Los Angeles County Metropolitan Transportation Authority (Metro), Montebello, and Downey Link Bus Lines. These systems include Metro routes 62, 108, 265, 266, 358; Montebello Bus Lines 10, 40, 50, 60 and express line 342; Downey Link Routes Northwest and Northeast Routes on Telegraph Road, for a total of 12 bus lines in the City.

Bicycle Facilities

Bicycle routes are scarce in the City. Many of the City's designated bicycle routes have never been striped, and the high number of ingress and egress points on major roadways can make it difficult for bicyclists to safely use these roadways. Regional bicycle and off-road biking trails exist along the western side of the Rio Hondo Channel (called the Lario Bike Trail), and eastern side of the San Gabriel River (San Gabriel River Bike Trail). These regional trails provide off-street bicycle and pedestrian access to the Whittier Narrows Recreation Area to the north, adjacent cities to the south, and the Pacific Ocean. There are a number of access points to these regional trails near the City.

Equestrian Facilities

Equestrian trails are located in the northern portion of the City. There is an improved equestrian trail along the west side of San Gabriel River Parkway from Melita Street to the San Gabriel River. Another trail extends from San Gabriel River Parkway to Melita Street to Amistad Avenue, to Friendship Avenue, along the east side of Durfee Avenue (between Friendship Avenue and Kruse Road) and then along the west side of Durfee Avenue at Streamland Park. This trail connects to the northern City boundary and some proposed County trails.

Impact Analysis

4.17a Would the project conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. Further, the Housing Element Update does not include any goals, policies, or

³⁹ City of Pico Rivera. (October 2014). *Circulation Element*. <https://www.pico-rivera.org/documents/CEDD/General%20Plan/Chapter%205.pdf>. Accessed on November 24, 2021.

implementation programs that would conflict with plans or other regulations that address the circulation system, including roadways, transit, bicycle, pedestrian, and equestrian facilities. Future development projects would be reviewed on a case-by-case basis to ensure consistency with applicable regulations that address the circulation system.

All future housing development facilitated by the Housing Element Update would be subject to the City's development review process, and compliance with applicable General Plan policies, Municipal Code standards, and relevant policies and regulations required to improve public access and safety for people who walk and bike, and improve the transportation system. One such policy is General Plan Circulation Element Policy 5.1-3, Complete Streets, which requires the construction of attractive walkways in new residential developments, including the provision of shading for pedestrian paths. Future housing development facilitated by the Housing Element Update would comply with Policy 5.1-3 by incorporating adequate pedestrian walkways in the design of proposed residential units. Further, General Plan Circulation Element Policy 5.2-10, Traffic Studies requires the preparation of site-specific traffic studies for new development proposals that are determined by the City to have the potential to impact traffic⁴⁰.

Future housing development facilitated by the Housing Element Update would comply with the policies associated with General Plan Circulation Element Goal 5.4, which aims to support a balanced transportation system where bicycling and walking are alternative methods to the automobile. Future development projects could incorporate bicycle infrastructure to encourage future residents to utilize alternative modes of transportation, thus complying with General Plan Goal 5.4.

The City's review process would examine project compatibilities with the surrounding areas to ensure future housing development facilitated by the Housing Element Update would not conflict with existing circulation plans. As a result, future housing development on the candidate housing sites facilitated by the Housing Element Update would not conflict with an adopted program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Therefore, impacts would be less than significant.

4.17b Would the project conflict or be inconsistent with State CEQA Guidelines Section 15064.3, subdivision (b)?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. The candidate housing sites are dispersed throughout the City to reduce the potential for adverse environmental impacts. The intent is to reduce impacts by placing housing near public transportation and recreation opportunities and away from environmentally sensitive resources. For example, several candidate housing sites are along Rosemead Boulevard, which is adjacent to several bus lines, including the 266, 40 Beverly Boulevard, and 90 Montebello Express, to promote transit use by future residents. Future development projects would be reviewed on a case-by-case basis to ensure consistency with applicable regulations that address the circulation system, including regulations related to VMT and emergency access. Future housing development on the candidate housing sites would also adhere to Los

⁴⁰ City of Pico Rivera. (October 2014). *Circulation Element*. <https://www.pico-rivera.org/documents/CEDD/General%20Plan/Chapter%205.pdf>. Accessed on November 24, 2021.

Angeles County's VMT Guidelines, which were updated in fall 2020 pursuant to SB 743 and detail traffic impact analysis guidelines for new development projects⁴¹.

Future housing development facilitated by the Housing Element Update would be required to comply with several General Plan policies which directly aim to reduce VMT. General Plan Circulation Element Policy 5.1-4, Smart Growth Development aims to integrate transportation and land use decisions to enhance opportunities for development that is compact, walkable, and transit-oriented⁴². Of the candidate housing sites, all are in urban and developed areas. Providing additional housing in urbanized areas of the City would place housing closer to employment and commercial areas, further increasing opportunities to reduce VMT and increase the ease of walking, cycling, and use of public transit.

Future housing development on the candidate housing sites facilitated by the Housing Element Update would be required to comply to all State and local requirements for avoiding significant impacts related to VMT. Any traffic demand management (TDM) measures required for mitigation would be required to comply with Los Angeles County's VMT guidelines. In addition, future housing projects would be required to comply with General Plan Circulation Element Policy 5.2-10, Traffic Studies, which requires the preparation of site-specific traffic studies for new development proposals that are determined by the City to have the potential to impact traffic. Therefore, impacts would be less than significant.

4.17c 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)?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate future housing development throughout the City. Since future housing development facilitated by the Housing Element Update would use existing roadways that are connected and adjacent to the existing transportation network, hazards due to a geometric design feature or incompatible uses are not anticipated.

While site-specific details for future housing development on the candidate housing sites are not known at this time, all future housing development on the candidate housing sites with the potential to substantially increase transportation-related hazards would be subject to the City's development review. Future housing projects would be required to comply with General Plan Circulation Element Policy 5.2-10, Traffic Studies, which requires the preparation of site-specific traffic studies for new development proposals that are determined by the City to have the potential to impact traffic.

Future housing development facilitated by the Housing Element Update would be required to comply with applicable building and fire safety regulations required for the design of new housing and emergency access; and would be required to adhere to all State and local requirements for avoiding construction and operations impacts related to design and incompatible uses. As a result, future housing development facilitated by the Housing Element Update would not substantially increase hazards due to design features or incompatible uses. Therefore, impacts would be less than significant and no mitigation is required.

4.17d Would the project result in inadequate emergency access?

Less Than Significant Impact. All future housing development facilitated by the Housing Element Update would be subject to the City's development review process to demonstrate consistency with applicable

⁴¹ Los Angeles County Public Works. (July 2020). *Transportation Impact Analysis Guidelines*. <https://dpw.lacounty.gov/traffic/docs/Transportation-Impact-Analysis-Guidelines-July-2020-v1.1.pdf>. Accessed November 24, 2021.

⁴² Ibid.

code requirements. The City has adopted the California Fire Code, which sets standards for road dimension, design, grades, and other fire safety features. More stringent California Building Code standards apply regarding new construction and development of emergency access issues associated with earthquakes, flooding, climate/strong winds, and water shortages. Therefore, compliance with the code requirements would ensure adequate access issues, including emergency access. Future housing development would comply with SC TRA-1, which specifies the Los Angeles County Fire Department – Land Development Unit requirements. As a result, future housing development facilitated by the Housing Element Update would not result in inadequate emergency access and impacts would be less than significant.

Mitigation Program

No standard conditions and mitigation measures are applicable to the project.

4.18 Tribal Cultural Resources

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §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 §5020.1(k); or			X	
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 §5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Impact Analysis

4.18ai Cause a substantial adverse change in the significance of a tribal cultural resource, 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

4.18aaii Cause a substantial adverse change in the significance of a tribal cultural resource - 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?

Less Than Significant Impact. Chapter 532 Statutes of 2014 (i.e., AB 52) requires that lead agencies evaluate a project’s potential impact on “tribal cultural resources.” Such resources include “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources.” AB 52 also gives lead agencies the discretion to determine, based on substantial evidence, whether a resource qualifies as a “tribal cultural resource.”

In compliance with PRC Section 21080.3.1(b), the City has provided formal notification to California Native American tribal representatives identified by the California Native American Heritage Commission. Native

American groups may have knowledge about cultural resources in the area and may have concerns about adverse effects from development on tribal cultural resources as defined in PRC Section 21074. The City contacted the tribal representatives noted below.

- Gabrieleno Band of Mission Indians – Kizh Nation, Andrew Salas
- Gabrieleno/Tongva San Gabriel Band of Mission Indians, Anthony Morales
- Gabrielino/Tongva Nation, Sandonne Goad
- Gabrielino Tongva Indians of California Tribal Council, Robert Dorame
- Gabrielino Tongva Indians of California Tribal Council, Christina Conley
- Gabrielino-Tongva Tribe, Charles Alvarez
- Santa Rosa Band of Cahuilla Indians, Lovina Redner
- Soboba Band of Luiseno Indians, Isaiah Vivanco
- Soboba Band of Luiseno Indians, Joseph Ontiveros

Correspondence to and from tribal representatives is included as **Appendix B: Native American Tribal Consultation Correspondence** to this Initial Study. As of the release date of the Initial Study, the City has received one response from the Gabrieleno Band of Mission Indians – Kizh Nation on October 1, 2021 concurring that the band agrees with the Housing Element Update. No consultation was requested.

While the Housing Element Update does not propose any development or ground-disturbing activities such as grading or excavation, it can be assumed that future housing development on the candidate housing sites facilitated by the project could directly or indirectly impact undiscovered subsurface tribal cultural resources through such activities. The likelihood of encountering tribal cultural resources is greatest where sites that have been minimally excavated in the past (e.g., undeveloped parcels, vacant lots, and lots containing undeveloped areas). Alternately, previously excavated areas are generally considered to have a lower potential for tribal cultural resources since the previously graded areas may have already removed or disturbed the soil that may have previously contained resources. Therefore, future housing development facilitated by the Housing Element Update could cause a substantial adverse change in the significance of a tribal cultural resource through demolition, destruction, relocation, or alteration, if such a resource is present on or near the site.

Since no construction or development is proposed by the Housing Element Update and the details for future housing development on the candidate housing sites facilitated by the Housing Element Update is not known at this time, no site-specific surveys were conducted for this programmatic analysis. The Housing Element Update analysis was evaluated based on information available to the City where reasonably foreseeable, direct, and indirect physical changes in the environment could be considered. Further analysis was not conducted on tribal cultural resources because the City had no further information on which to base an analysis of potential impacts resulting from future housing development on the candidate housing sites.

All future housing development facilitated by the Housing Element Update would be subject to the City's development review process and would be required to comply with federal, State, and local requirements for the protection of tribal cultural resources. This includes compliance with CEQA Section 21074 and the

City's Environmental Resources Element, Goal 8.7, which aims to preserve important historical, archaeological, and paleontological resources that contribute to the City's identity and character.

In the likelihood that future housing development would impact tribal resources, compliance with the Mitigation Program addresses actions associated with tribal resources would mitigate potential impacts.

Mitigation Program

The following measure shall be implemented as standard condition/condition of approval for future housing projects.

SC TCR-1: Unanticipated Discovery of Tribal Cultural and Archaeological Resources: Upon discovery of any tribal, cultural, or archaeological resources during ground-disturbing activities, the applicant shall immediately cease such activities in the immediate vicinity. The find will then be assessed by a qualified archeologist retained by the Applicant and a tribal monitor/consultant approved by the consulting tribe. The applicant shall promptly notify the Director of Community and Economic Development to the discovery of resources. If the resources are Native American in origin, the consulting tribe shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the tribe will request preservation in place or recovery for educational purposes. At the direction of the qualified archaeologist and tribal monitor/consultant, and in coordination with the Community and Economic Development Division, work may continue on other parts of the affected site while evaluation and, if necessary, additional protective measures are completed at the affected portion of the site pursuant to State CEQA Guidelines Section 15064.5 [f]. If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource," time and funding to allow for sufficient implementation of avoidance measures must be made available. The treatment plan established for the resources shall be in accordance with State CEQA Guidelines Section 15064.5(f) for historical resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment upon identification of unique archeological resources (Public Resources Code Section 21083.2(b)). If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. All tribal cultural resources shall be returned to the consulting tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials. Acceptance and curation of the historic archeological materials will be at the discretion of the institution. If no institution accepts the archaeological material, they shall be offered to the consulting tribe or the Pico Rivera History and Heritage Society for educational purposes.

4.19 Utilities and Service Systems

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded facilities concerning the following, the construction or relocation of which could cause significant environmental effects? i. Water, ii. Wastewater, iii. Wastewater Treatment (see Response 4.19.c below), iv. Stormwater Drainage, v. Electric Power, Natural Gas, and Telecommunications.			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
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 projected demand in addition to the provider's existing commitments?			X	
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?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

Impact Analysis

4.19a Require or result in the relocation or construction of new or expanded facilities concerning the following, the construction or relocation of which could cause significant environmental effects?

i. Water

Less Than Significant Impact. Pico Rivera is served by the City of Pico Rivera Water Authority (PRWA) and the Pico Water District (PWD). Each water purveyor maintains its own distribution system and operates several water supply wells to extract local groundwater from the Central Basin aquifer. The PRWA's service area contains most of the City's outer properties while the PWD's service area includes much of the City's inner core⁴³. All of the candidate housing sites are located in the service area of either PRWA or PWD. Future housing development facilitated by the Housing Element Update would be located in

⁴³ Pico Water District. *Pico Water District – Service Area Map*. Accessed at: <https://www.picowaterdistrict.net/uploads/links/PWDServiceAreaMap.pdf>

developed areas of the City where water infrastructure already exists. Only one site is undeveloped but is bordered by urban development with PRWA infrastructure. The remaining candidate housing sites are developed and include existing connections to either PRWA or PWD infrastructure. Accordingly, future housing development facilitated by the Housing Element Update is not anticipated to require or result in the relocation or construction of new or expanded water facilities that could cause significant environmental effects. Notwithstanding, all future housing development facilitated by the Housing Element Update would be subject to the City's development review process and be required to adhere to General Plan policies and Municipal Code standards. Therefore, impacts would be less than significant.

ii. Wastewater or

iii. Wastewater Treatment?

Less Than Significant Impact. The City of Pico Rivera's Sewer Division is responsible for the collection of wastewater within the City limits and delivery to the trunk sewer mains of Los Angeles County Sanitation Districts (LACSD). The City's sewer system consists of 110 miles of sewer and 2,516 manholes and provides service to approximately 13,930 parcels including residents, industrial facilities, and commercial properties. LACSD is responsible for all regional trunk sewer lines and sewage treatment, while the City is responsible for the operation and maintenance of sewer mains and lift stations within the City limits. General Plan Community Facilities Element Figure 6-3 identifies the major sewer lines serving the City. Sewage that is generated by future housing development would be collected locally and delivered to the regional trunk lines, in which wastewater flows south toward LACSD's Los Coyotes Water Reclamation Plant in the City of Cerritos.

As discussed in **Section 4.14, Population and Housing**, the forecast population growth resulting from future housing development facilitated by the Housing Element Update is 4,942 persons, or approximately 7.64 percent increase compared to the City's existing population of 64,700 persons. The forecast population growth associated with future housing development would increase wastewater generation in the City and demands for wastewater treatment. Additionally, the City's forecast population including future housing development facilitated by the Housing Element Update of approximately 69,642 persons would be 542 persons greater than SCAG's forecast population of 69,100 persons by 2040. However, this difference in persons is less than one percent of SCAG's forecast population by 2040 and would not be large enough of a change to significantly impact existing wastewater facilities. Project implementation would not require or result in the relocation or construction of new or expanded wastewater facilities that could cause significant environmental effects, and would comply with the relevant federal, State, and local regulatory framework. Therefore, a less than significant impact would occur.

iv. Stormwater Drainage?

Less Than Significant Impact. Storm drains are the primary flood control facilities in the City, which serve to convey local water runoff, as shown in Figure 6-4 of the General Plan Community Facilities Element. Regional flood control structures include the Whittier Narrows Dam and the Rio Hondo and San Gabriel spreading grounds, located adjacent to the Rio Hondo and San Gabriel Rivers. The Whittier Narrows Dam captures local stormwater flows for groundwater replenishment. A majority of identified housing candidate sites are currently developed, and surface flows are directed toward existing City facilities. Accordingly, project implementation would not require construction or relocation of new or expanded storm drainage facilities.

Further, future housing development facilitated by the Housing Element Update would comply with Municipal Code Chapter 16.04, Stormwater and Urban Runoff Pollution Prevention, which establishes standards and minimum requirements for storm water management, site design, and best management practices to improve water quality and reduce the adverse effects of polluted runoff discharges. Additionally, the City's Urban Greening Plan would be used to guide applicants through the selection, design, and incorporation of stormwater BMPs and strategies into project-specific plans to reduce pressure on the City's facilities⁴⁴. A less than significant impact would occur.

i. Electric Power, Natural Gas, and Telecommunications?

Less Than Significant Impact. Electrical power is provided by Southern California Edison (SCE) and natural gas is provided by the Southern California Gas Company (SoCalGas). Telecommunications are provided by various companies, including T-Mobile, Verizon, and AT&T.

The project would not result in direct housing construction but would facilitate future housing development throughout the City. The housing development facilitated by the project would increase the demands on utility service. However, the candidate housing sites are located in developed areas of the City that are already served by electric power, natural gas, and telecommunications facilities. Of the 69 candidate housing sites, 68 are developed and connect to existing dry utility infrastructure. The remaining site is undeveloped but is bordered by urban development and falls within the service area of the utility purveyors. While future development facilitated by the Housing Element Update would increase the population within the City and increase service demand, growth projections are consistent with regional and local plans used to guide infrastructure development. All future housing development facilitated by the Housing Element Update would be required to meet the mandatory requirements under the City's various programs aimed at ensuring adequate supplies and service infrastructure are available to serve the development. Therefore, a less than significant impact would occur.

4.19b Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. Future housing development facilitated by the Housing Element Update would generate additional demand for water demand. As discussed above, Pico Rivera is served by the City of Pico Rivera Water Authority (PRWA) and the Pico Water District (PWD). All of the candidate housing sites are located in the service areas of either PRWA or PWD. Each water purveyor maintains its own distribution system and operates several water supply wells to extract local groundwater from the Central Basin aquifer.

The PRWA's 2015 Urban Water Management Plan (UWMP) and the PWD's 2020 UWMP were prepared in compliance with the requirements of Water Code Section 10610 through 10656 of the Urban Water Management Planning Act. The Urban Water Management Planning Act requires every urban water supplier providing water for municipal purposes to more than 3,000 customers or supplying more than 3,000 acre-feet (AF) of water annually to prepare, adopt, and file an UWMP with the California Department of Water Resources every five years in the years ending in zero and five. The UWMPs provide water supply planning for a 25-year planning period in 5-year increments and identifies water supplies needed to meet existing and future demands. The demand analysis must identify supply reliability under three hydrologic conditions: a normal year, a single-year, and multiple-dry years.

⁴⁴ City of Pico Rivera. (2018). *Pico Rivera Urban Greening Plan*. https://www.pico-rivera.org/depts/ced/pico_rivera_urban_greening_plan.asp. Accessed on November 29, 2021.

To prepare its UWMP, the PRWA utilized population projections generated using the Department of Water Resources' (DWR) Population Tool. The UWMP assumes a projected population growth of approximately 2 percent over 25 years. The UWMP provides estimates of the water supply and water demand during historic year, normal year, dry-year, and member agency demand projected to year 2040. The PRWA has sufficient supplies to meet demand through multiple-dry year conditions and no shortages are anticipated within its service area.

To prepare its UWMP, the PWD used population projections generated from the DWR's Population Tool. The UWMP assumes a projected population of 23,214 by 2045. The UWMP provides estimates of the water supply and water demand during historic year, normal year, dry-year, and member agency demand projected to year 2045. The PWD has sufficient supplies to meet demand through multiple-dry year conditions and no shortages are anticipated within its service area.

The forecast population growth associated with future housing development facilitated by the Housing Element Update would increase residential water demand in the City. The City's forecast population including future housing development facilitated by the Housing Element Update of approximately 69,642 persons would be 542 persons greater than SCAG's forecast population of 69,100 persons by 2040. However, this difference in persons is less than one percent of SCAG's forecast population by 2040 and would not be large enough of a change to significantly impact existing water supplies. Population projections used to prepare the UWMP are consistent with population growth that would occur from implementation of the Housing Element Update and planned water supplies would be sufficient to serve the future development.

Future housing development facilitated by the Housing Element Update would be subject to the City's development review process, and be required to comply with federal, State, and local requirements during construction and operation for ensuring that sufficient water supplies are available. Further, future housing development would be required to comply with SC UTI-1, which mandates the incorporation of water conservation practices, designs, and technology into proposed structures. It is noted that future development would occur incrementally, based on market conditions and other factors. Future development satisfying certain criteria would be required to prepare a Water Supply Assessment (WSA) in order to verify sufficient water supply is available to meet the development's water demand. Future housing development would be required to submit specific development plans to the City, PRWA, and/or PWD substantiating that adequate water supplies would be available. Considering these requirements, sufficient water supplies would be available to serve the project. Therefore, a less than significant impact would occur.

4.19c 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 projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. In compliance with the Federal Clean Water Act requirements, the City maintains the sanitary sewer system. The City is responsible for the operation and maintenance of sewer mains and lift stations within the City limits. After sewage is collected locally and delivered to the regional trunk lines, wastewater flows south toward LACSD's Los Coyotes Water Reclamation Plant in the City of Cerritos.

Future development facilitated by the Housing Element Update would result in increased demand for wastewater treatment services. Future housing development under the Housing Element Update would

be subject to development review and required to comply with requirements related to wastewater treatment during construction and operations, including the City's Sanitary Sewers and Industrial Waste Ordinance (Municipal Code Section 13.28.010) and the Construction General Permit. The City levies connection fees for new or expanded sewer connections, including those to new development (Municipal Code §13.16.120 and §13.16.140). These connection fees help fund the costs associated with providing wastewater facility capacity to both new users requiring new connections, as well as existing users requiring additional capacity. Considering these requirements, and the available capacity discussed above, the project would not result in a determination by the wastewater treatment provider that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. No new expansions of infrastructure facilities are required, and no direct physical impact to the environment would occur. Therefore, impacts would be less than significant.

4.19d 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?

Less Than Significant Impact. Solid waste generated within the City is collected by NASA Services Inc., which holds an exclusive franchise agreement with the City. The residential, commercial, and industrial services include curbside collection of waste, commingled recyclables, and green waste. Pico Rivera has a number of waste diversion programs in place to minimize the need for landfill disposal of solid wastes, including a Demolition and Recycling ordinance in compliance with AB 939. There are recycling/drop-off centers for oil/filter recycling, Household Hazardous Waste, and Beverage Container recycling throughout the City. Whittier Fertilizer, which is located on Kruse Road, provides green waste recycling services⁴⁵ to Pico Rivera to achieve applicable waste diversion requirements.⁴⁶

The project would not result in direct housing construction but would facilitate future housing development throughout the City. However, future housing development facilitated by the Housing Element Update would result in increased solid waste generation. NASA Services Inc. would be responsible for solid waste collection and hauling during both construction and operational phases of any future housing development. Solid waste generated during construction activities typically includes demolition of existing on-site structures, vegetation clearing, and grading would generate solid waste. Such waste would be source separated on-site for reuse, recycling, or proper disposal. Bins for the various construction material waste types would typically be provided on-site by NASA Services Inc., who would also transport waste materials to the proper facilities for disposal. For future operations, NASA Services Inc. would offer a variety of trash collection and recycling services.

It is anticipated that solid waste from future housing development facilitated by the Housing Element Update would be disposed of at the closest landfills: Savage Canyon Landfill, Scholl Canyon Landfill, and the Azusa Land Reclamation Company Landfill. The Savage Canyon Landfill is permitted to receive 350 tons per day and has a remaining capacity of approximately 4 million tons. The Scholl Canyon Landfill is permitted to receive 3,400 tons per day and has a remaining capacity of approximately 4 million tons. The Azusa Land Reclamation Company Landfill is permitted to receive 8,000 tons per day and has a remaining capacity of approximately 59 million tons⁴⁷. Solid waste generated at future housing developments

⁴⁵ Whittier Fertilizer. (2021). *Recycle*. <https://whittierfertilizer.com/recycle/>. Accessed on November 29, 2021.

⁴⁶ City of Pico Rivera. (2014). *Pico Rivera 2014 General Plan Update - Community Facilities Element (Solid Waste Facilities and Recycling)*. <https://www.pico-rivera.org/documents/CEDD/General%20Plan/Chapter%206.pdf>.

⁴⁷ County of Los Angeles Department of Public Works. (2019) *Los Angeles County Countywide Integrated Waste Management Plan*. Accessed at: <https://dpw.lacounty.gov/epd/swims/ShowDoc.aspx?id=14372&hp=ves&ty=pe=PDF>

facilitated by the Housing Element Update would represent a nominal increase in disposal rates. Existing landfill capacity would be sufficient to serve future development within the City.

Further, AB 341 requires cities and counties to implement recycling programs, reduce refuse at the source, and compost waste to achieve the established 75 percent diversion of solid waste from landfills. For future development, the City, in conjunction with NASA Services Co., would perform outreach, education and monitoring pursuant to this regulation.

Future housing development would be subject to the City's development review process and be required to adhere to all federal, State, and local requirements for solid waste reduction and recycling. Considering these requirements, the Housing Element Update's implementation would not generate solid waste in excess of State or local standards, or in excess of local infrastructure's capacity. Therefore, impacts would be less than significant.

4.19e Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. State, County, and local agencies with regulatory authority related to solid waste include the California Department of Resources Recycling and Recovery and the City of Pico Rivera. Regulations specifically applicable to the proposed project include the California Integrated Waste Management Act of 1989 (AB 939), Section 4.408 of the CalGreen Code, and SB 341, which requires multi-family residential development and commercial uses to implement recycling programs.

The Integrated Waste Management Act, which requires every city and county in the State to prepare a Source Reduction and Recycling Element (SRRE) to its Solid Waste Management Plan, identifies how each jurisdiction will meet the State's mandatory waste diversion goal of 50 percent by and after the year 2000. The diversion goal has been increased to 75 percent by 2020 by SB 341.

The 2019 CalGreen Code Section 4.408 requires preparation of a Construction Waste Management Plan that outlines ways in which the contractor would recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition debris. As previously noted, the project would not result in direct housing construction, but would facilitate future housing development. During the construction phase of future housing development, projects would comply with the CalGreen Code through the recycling and reuse of at least 65 percent of the nonhazardous construction and demolition debris from the project site. No conflict with statutes and regulations related to solid waste would occur.

Mitigation Program

The following measures shall be implemented as standard conditions/conditions of approval for future housing projects.

SC UTI-1: Applicant shall include water conservation practices, designs, and technology into the proposed structures. These shall include low-flow showerheads, faucets, appliances, and toilets.

SC UTI-2: The City shall not approve development beyond anticipated 2025 growth projections until securing additional water supplies or demonstrating in the UWMPs or project-specific Water Supply Assessment that water supply amounts are available to meet existing and project water demand.

4.20 Wildfire

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
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?				X
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?				X
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?				X

Impact Analysis

4.20a 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?

No Impact. According to CalFire Fire Hazard Severity Zone Map for Los Angeles County, the City is in a Non-Very High Fire Hazard Severity Zone (Non-VHFHSZ) within a local responsibility area (LRA).⁴⁸ . No candidate housing sites are near a fire hazard severity zone. Therefore, future housing development facilitated by the Housing Element Update would not substantially impair an adopted emergency response plan or emergency evacuation plan because no portion of the City is within a very high fire hazard severity zone. No impact would occur.

4.20b 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?

No Impact. As discussed above, no portion of the City is within a very high fire hazard severity zone. Therefore, future housing development facilitated by the Housing Element Update would not exacerbate wildfire risks and would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. No impacts would occur.

⁴⁸ CalFire. (November 2007). *Los Angeles County FHSZ Map*. Retrieved from https://osfm.fire.ca.gov/media/6705/fhszs_map19.pdf

4.20c 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?

No Impact. No portion of the City is within a very high fire hazard severity zone. Therefore, future housing development facilitated by the Housing Element Update would not require the installation or maintenance of infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impact to the environment. No impacts would occur.

4.20d 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?

No Impact. No portion of the City is within a very high fire hazard severity zone. Therefore, future housing development facilitated by the Housing Element Update would not expose people or structures to significant risks as a result of runoff, post-fire slope instability, or drainage changes associated with a very high fire hazard severity zone. No impacts would occur.

Mitigation Program

No standard conditions or mitigation measures are applicable to the project.

4.21 Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Does the Project:				
a) 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?			X	
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Impact Analysis

4.21a 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?

Less Than Significant Impact. All future housing development facilitated by the Housing Element Update would be subject to the City’s development review process and required to adhere to all federal, State, and local requirements. On the basis of the foregoing analysis, the Housing Element Update would not result in any direct environmental impacts that would 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. Therefore, impacts are less than significant.

4.21b 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 the past projects, the effects of other current projects, and the effects of probable future projects.)

Less Than Significant Impact. State CEQA Guidelines Section 15065(a)(3) defines “cumulatively considerable as times when “the incremental effects of an individual project are significant when viewed

in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.” This document provides a programmatic analysis of the effects of the proposed Housing Element Update and the future housing development facilitated by its implementation.

The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Future housing development facilitated by the Housing Element Update would: occur as market conditions allow and at the discretion of the individual property owners; be subject to the City’s development review process; and not propose changes to current land use designations and zoning. Based on these factors, and since all future housing development facilitated by the Housing Element Update would be subject to the City’s development review process, the project would result in less than significant environmental impacts, which are individually limited, but cumulatively considerable.

4.21c Does the project have environmental effects which will cause substantial adverse effects on human beings, directly or indirectly?

Less Than Significant Impact. There are no known substantial adverse effects on human beings that would be caused by the proposed project. The project would facilitate future housing development throughout the City but would not result in direct housing construction. The Housing Element Update provides capacity for future housing development consistent with State Housing law. The candidate housing sites inventory includes 69 sites that are dispersed throughout the community to minimize the potential for adverse environmental impacts. The provision of additional housing in the City is intended to create adequate housing availability at all income levels. The creation of more economically and socially diversified housing choices is a goal of the Housing Element Update and is intended to provide new housing opportunities for low-income households. Implementation of the Housing Element Update would provide additional housing options for a variety of income levels, as allocated by RHNA. Therefore, the project would have less than significant effects on human beings, directly or indirectly.

5.0 REFERENCES

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Appendix A

CANDIDATE SITES INVENTORY

Appendix A of the Initial Study references the Candidate Housing Sites analysis, which was completed as part of the overall Housing Element update. The sites analysis is referred to as Appendix B of the Housing Element Update and is provided on the following pages.



APPENDIX B: CANDIDATE SITES ANALYSIS





Appendix B: Candidate Sites Analysis

Candidate Sites Analysis Overview

The Housing Element is required to identify sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City of Pico Rivera's ability to develop housing at the designated income levels within the planning period (2021-2029). These sites are either residentially zoned or within a commercial zone that permits residential uses at 30 du/ac.

The State Department of Housing and Community Development (HCD) is currently preparing a standardized sites analysis inventory matrix for jurisdictions to complete. This matrix is anticipated to include detailed information on the sites identified to meet the City's RHNA, including:

- Assessor Parcel Number (APN)
- Address
- Size (Net Acres as defined by the City and in Appendix D)
- Zoning
- Description of Existing Use
- Ownership
- Density
- Potential Development Capacity (Dwelling Units)

A summary of this information is included within the Housing Resources section (**Section 3**) of Pico Rivera's 2021-2029 Housing Element.

Table B-1 shows the City's 2021-2029 RHNA need by income category as well as a breakdown of the sites identified to meet that need. The analysis within Appendix B shows that the City of Pico Rivera has the capacity to meet their 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of sites that will accommodate the development of housing at up to 40 dwelling units per acre once the City completes the identified program to establish an overlay over identified parcels
- Future development of accessory dwelling units (ADUs)

Water, Sewer, And Dry Utility Availability

Each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.

Accessory Dwelling Units (ADUs)

As a result of this legislation and an increased effort by the City to promote ADUs, the City has seen an increase in applications since 2018. The City has approved 44 ADUs for development in 2019 and 42 in 2020. In accordance with State law, ADUs are allowed in all residential zoning districts, including single-family and multi-family.



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The City of Pico Rivera has determined based on past performance and HCDs approved methodology that it is appropriate to anticipate the development of 50 accessory dwelling units per year from 2021 to 2029 for a total of 400 ADUs. This is a conservative estimate based on the City’s past experience with developing ADUs. In accordance with the programs established in Section 4, the City will monitor development of ADUs at each income level. The affordability assumptions made regarding ADUs are in compliance with SCAG and HCD’s guidance based on surveys of existing ADUs in the region.

Table B-1: Summary of RHNA Status and Sites Inventory					
	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2021-2029 RHNA	299	146	149	430	1,024
RHNA Credit (Units Built)	--	--	--	--	--
Total RHNA Obligations	299	146	149	430	1,024
Sites Available					
R-40 Mixed-Use Overlay	239		371	722	1,332
Accessory Dwelling Unit Production	272		8	120	400
Total Sites Available	511		379	842	1,732
Potential Unit Surplus	66		230	412	708

B.1 Very Low- and Low-Income Sites Inventory

This section contains a description and listing of the candidate sites identified to meet the City of Pico Rivera’s very low and low income RHNA need. A full list of these sites is presented in **Table B-3**.

The City of Pico Rivera has identified sites with capacity to accommodate the City’s 2021-2029 RHNA. This capacity is based on existing zoning and does not require the City to complete rezones in order to add capacity to what currently exists. The City has identified 69 parcels within the General Commercial, Public Facilities, Single-Family Residential, Limited Industrial, and Industrial Planned Development zones which can accommodate the 2021-2029 RHNA allocation. In order to accommodate residential uses at the required densities, the City is creating a Mixed-Use Overlay to permit residential uses up to 40 dwelling units per acre and applying the overlay to the identified sites.

The identified sites have been evaluated to determine the extent to which on-site uses are likely to redevelop within the planning period. The City does not have access to lease structures as these are private documents but has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period.

As shown below, the City has a past history of developing residential uses within non-residential zones that have existing uses. In most instances, redevelopment of sites zoned for non-residential uses under the existing mixed-use overlay have resulted in primarily residential projects. The City also has significant interest in several sites and continues to have discussions with property owners and developers as to the likelihood and timing of redevelopment of these sites.



Redevelopment of Non-Vacant Sites for Residential Uses

The City does not have sufficient vacant land available to accommodate fifty percent of their low/very-low income RHNA. To accommodate the need at those income levels, the City has identified candidate housing sites within the General Commercial, Public Facilities, Single-Family Residential, Limited Industrial, and Industrial Planned Development zones. The City has also evaluated recent projects that have redeveloped within non-residentially zoned areas that included residential units. Those projects, including the zoning, use prior to redevelopment, and a project analysis of the approved development plan, are shown in **Table B-2**. The City’s analysis showed that prior uses on these redeveloped sites were similar in nature to the existing uses on sites identified within the sites inventory in **Table B-3**.

The City has also conducted a parcel specific analysis of existing uses for each of the identified sites. This analysis of existing uses, including indicators of a likelihood that the existing use will redevelop within the next eight years, are provided in **Table B-3**. This analysis is based on information readily available to the City and research that can be found through online research. The City does not always have access to private lease information but has included information that property owners have shared regarding individual sites.

The following residential development projects have been constructed within non-residential zones within Pico Rivera:

Table B-2: Example Development of Non-Vacant Sites for Residential Uses				
Project Address/ APN	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
8421 Telegraph Blvd	12	C-G	Small commercial building with surface parking spaces	The project is a fully residential project consisting of 12 apartment units on a 6,240 square foot lot. The project is in construction and estimated to be completed in Spring 2021. The project is located on a commercial corridor and illustrates recent development of residential uses within existing commercial areas.
4139 Rosemead Blvd	6	C-G	Single-family residence with large vacant lot on a commercially zoned parcel.	The project consists of three duplexes on three separate lots approximately 3,000 square foot in size each for a total of 6 dwelling units. The corridor is primarily commercial in nature, many of which are outdated or have not been renovated recently.
8825 Washington Blvd	255	PF (MU Overlay)	Nightclub and restaurant on a commercially zoned property.	The proposed project is a mixed-use, six-story building consisting of 255 rental dwelling units on a 2.8-acre site. This equates to a density



Table B-2: Example Development of Non-Vacant Sites for Residential Uses				
Project Address/ APN	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
				<p>of approximately 91 du/ac. This demonstrates that properties within Pico Rivera can achieve the maximum allowable density (and higher pending a Specific Plan or Density Bonus) while maintaining commercial uses.</p> <p>During the 5th Cycle Housing Element, the properties were zoned with the City's existing mixed use overlay which allowed for standalone residential development.</p>

While these projects do not contain affordable units, they show that the City has a past performance of developing residential units within non-residentially zoned areas. To accommodate the potential that the identified candidate housing sites do not redevelop as anticipated, the City has made the following conservative assumptions which serve to create a realistic framework which accommodates the City's RHNA allocation:

- A 35% redevelopment potential factor has been applied to all sites (with the exception of the school site located at 8736 Ibsen Street). This factor takes into consideration the potential that a site will redevelop partially for housing under the mixed-use overlay and keep existing non-residential uses on site as well.
- It is assumed that 20% of the potential developable units (once the 35% development factor has been applied) will develop at the low or very low-income level.
- It is assumed that 30% of the potential developable units (once the 35% development factor has been applied) will develop at the low or very low-income level.
- The remaining units are anticipated to redevelop at the above moderate income category.

In making conservative assumptions and providing appropriate research into candidate housing sites, the City of Pico Rivera has demonstrated a sites strategy with flexibility to accommodate future growth with maintaining a balance of uses. Additionally, the **Housing Plan** section outlines actions the City will take to promote the development of affordable units during the planning period.

Sites were selected based on their realistic viability to accommodate lower income housing within the 2021-2029 planning period. The City of Pico Rivera identified a strategy to locate housing along major corridors within its RHNA appeal which was approved by the Southern California Association of



Governments (SCAG). The appeal was successful based on the City’s adjacency to the Whittier Narrows Dam and a recent U.S. Army Corps of Engineer report indicating the potential impact to the City should potential failure or maximum capacity occur. SCAG agreed that the City should plan for future housing by identifying sites along or near major evacuation corridors to expedite evacuation of residents in the event of an emergency. The City’s full appeal can be found on SCAG’s website under “6th Cycle RHNA Appeals Filed.”

Pico Rivera is almost entirely built out, with much of the land dedicated to public facilities, including major drainage ways and other critical regional infrastructure. The majority of sites identified within the housing element are on non-vacant parcels. As shown in the previous section, the City has a history of developing residential units on non-vacant parcels.

Figure B-1 shows the locations of all parcels identified to meet the City’s lower income RHNA need.

Infrastructure Availability

As discussed in **Section 3**, each site has been evaluated to ensure there is adequate access to water and sewer connections. Each site is situated adjacent to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.

B.2 Moderate and Above Moderate Sites Inventory

This section contains a description and listing of the candidate sites identified to meet Pico Rivera’s moderate and above moderate income RHNA need.

Selection of Sites

For the 2021-2029 planning period, the City’s RHNA allocation is 149 for moderate income site and 430 for above moderate-income sites. The City anticipates growth to meet the moderate and above moderate income need to come in existing non-residentially zoned areas (that are planned to permit residential development as a primary use) through the development of new units and through the development of accessory dwelling units (ADUs).

Approximately 128 units towards the City’s moderate and above moderate-income RHNA need are anticipated to be accommodated through the development of ADUs throughout the community. This is based on the methodology described within **Section 3** and incorporates guidance from HCD’s Housing Element Site Inventory Guidebook and the Southern California Association of Governments (SCAG) affordability studies.

Sites to meet the City’s moderate and above moderate-income RHNA need were identified based on an analysis of each site’s potential, once overlays are put in place per **Program 4A**, to accommodate future housing growth. When identifying sites, the City considered existing on-site uses, proximity to major arterials and evacuation routes, owner and developer interest, and known on-site constraints.



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Figure B-1: Map of Identified Sites (All Income Levels)





6th Cycle Housing Element (2021-2029)



Figure B-1 (cont'd): Map of Identified Sites (All Income Levels)





6th Cycle Housing Element (2021-2029)



Figure B-1 (cont'd): Map of Identified Sites (All Income Levels)





Figure B-1 (cont'd): Map of Identified Sites (All Income Levels)





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Table B-4: Sites to Accommodate RHNA

PARCEL NUMBER	CITY ZONING CODE	Overlay	GROSS ACREAGE	NET ACREAGE	CONSOLIDATION	SITE ADDRESS	Ownership	Assumed Density	Commercial Development Factor	Low/Very Low Affordability Factor	Moderate Affordability Factor	Existing Units	Total Potential Units	Low/Very Low (20% of Total Units)	Moderate (30% of Total Units)	Above Moderate (50% of Total Units)	Notes	Used in 5th Cycle
5272-017-019	C-G	R40-OV	0.90	0.90		4335 ROSEMEAD BLVD	DUS SAMARTHA REAL ESTATE LLC	35	0.35	0.2	0.3	0	10	2	3	5	The property is the site of the Epic Hotel, an older hotel with some recent improvements and large surface parking lot.	Yes
5272-022-024	C-G	R40-OV	0.98	0.98		8923 BEVERLY BLVD	DOERGES MARYE VICTOR L SLOAN DECD TRUST	35	0.35	0.2	0.3	0	12	2	3	7	The property is the site of a dry-cleaning business and a restaurant with a large surface parking lot.	Yes
5272-022-025	C-G	R40-OV	0.61	0.61		8957 BEVERLY BLVD	TOGOOD JOYCE A COSTRUSTEE ET AL JOYCE A TOGOOD TRUST	35	0.35	0.2	0.3	0	7	1	2	4	The property is the site of a Mobile gas station.	Yes
5272-022-014	C-G	R40-OV	0.31	0.31		8917 BEVERLY BLVD											The property is a small commercial development.	
5272-023-027	C-G	R40-OV	0.64	0.64		8924 BEVERLY BLVD	FARMERS AND GROWERS PLAZA LLC	35	0.35	0.2	0.3	0	7	1	2	4	The property is the site of a small strip mall consisting of different businesses with a large surface parking lot.	Yes
5272-023-017	C-G	R40-OV	0.57	0.57		8922 BEVERLY BLVD	FARMERS AND GROWERS PLAZA LLC										The property is the site of a small strip mall consisting of different businesses with a large surface parking lot.	
5272-023-024	C-G	R40-OV	0.42	0.42		8914 BEVERLY BLVD	ALMAGOR FREDERIC D TRUST										This property is developed with a mechanic shop.	



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Table B-4: Sites to Accommodate RHNA

PARCEL NUMBER	CITY ZONING CODE	Overlay	GROSS ACREAGE	NET ACREAGE	CONSOLIDATION	SITE ADDRESS	Ownership	Assumed Density	Commercial Development Factor	Low/Very Low Affordability Factor	Moderate Affordability Factor	Existing Units	Total Potential Units	Low/Very Low (20% of Total Units)	Moderate (30% of Total Units)	Above Moderate (50% of Total Units)	Notes	Used in 5th Cycle
5272-023-030	C-G	R40-OV	0.26	0.26	D	4425 ROSEMEAD BLVD	U HAUL REAL ESTATE CO	35	0.35	0.2	0.3	0	3	0	0	3	The property is the site of a U Haul, a truck rental business.	
5272-023-031	C-G	R40-OV	0.66	0.66	D	4425 ROSEMEAD BLVD	U HAUL REAL ESTATE CO	35	0.35	0.2	0.3	0	8	1	2	5	See 5272-023-030.	
5272-030-028	C-G	R40-OV	0.72	0.72		4525 ROSEMEAD BLVD	4525 ROSEMEAD BLVD LLC	35	0.35	0.2	0.3	0	8	1	2	5	The property is the site of an auto body repair business with a large surface parking lot (5272-029-011).	Yes
5272-029-011	C-G	R40-OV	0.72	0.72		4525 ROSEMEAD BLVD	4525 ROSEMEAD BLVD										The property serves as the parking lot for the auto repair business located at 4525 Rosemead Boulevard.	
6368-005-028	I-G	R40-OV	0.56	0.56		7801 ROSEMEAD BLVD	7925 ROSEMEAD BLVD PICO	35	0.35	0.2	0.3	0	6	1	1	4	The property is the site of a tire and auto body repair, Capital Tire Center business with a large surface parking lot.	
6368-005-042	I-G	R40-OV	5.43	5.43		7925 ROSEMEAD BLVD	7925 ROSEMEAD BLVD PICO RIVERA	35	0.35	0.2	0.3	0	66	13	19	34	The property is the site of a large truck yard/lot.	
6368-017-002	P-A	R40-OV	0.91	0.91		8345 TELEGRAPH RD	RIO HONDO MEDICAL PLAZA LLC	25	1	0.2	0.3	0	22	4	6	12	Rio Hondo Medical Plaza. The property contains large surface parking lot areas, including vehicle storage and several one and two story dated medical office buildings.	Yes



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Table B-4: Sites to Accommodate RHNA

PARCEL NUMBER	CITY ZONING CODE	Overlay	GROSS ACREAGE	NET ACREAGE	CONSOLIDATION	SITE ADDRESS	Ownership	Assumed Density	Commercial Development Factor	Low/Very Low Affordability Factor	Moderate Affordability Factor	Existing Units	Total Potential Units	Low/Very Low (20% of Total Units)	Moderate (30% of Total Units)	Above Moderate (50% of Total Units)	Notes	Used in 5th Cycle
																	The property is adjacent to existing multi-family residential uses along Telegraph	
6368-017-003	P-A	R40-OV	1.87	1.87		8359 TELEGRAPH RD	RIO HONDO MEDICAL PLAZA LLC	25	1	0.2	0.3	0	46	9	13	24	See 6368-017-002.	Yes
6368-017-005	P-A	R40-OV	1.36	1.36		8432 BIRCHBARK AVE	RIO HONDO MEDICAL PLAZA LLC	25	1	0.2	0.3	0	34	6	10	18	See 6368-017-002.	Yes
6368-017-006	P-A	R40-OV	1.14	1.14		8337 TELEGRAPH RD	RIO HONDO MEDICAL PLAZA LLC	25	1	0.2	0.3	0	28	5	8	15	See 6368-017-002.	Yes
6369-002-012	I-G	R40-OV	3.61	3.61		8340 WASHINGTON BLVD	PUBLIC STORAGE INC	35	0.35	0.2	0.3	0	44	8	13	23	The property is the site of Public Storage, a large storage facility with large surface parking lot areas surrounding the main storage buildings. 2 Structures.	
6370-013-014	C-G	R40-OV	0.64	0.64		6605 ROSEMEAD BLVD	PATEL RAJESH & ANJANA PEMA NILESH & RADHA	35	0.35	0.2	0.3	0	7	1	2	4	The property is the site of a large vacant lot in between a motel and residential care facility.	Yes
6370-013-021	C-G	R40-V	0.77	0.77		6623 ROSEMEAD BLVD	PATEL HARISH D AND SARDHA H TRUST PATEL FAMILY TRUST										The property is the location of a motel built in 1961.	



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Table B-4: Sites to Accommodate RHNA

PARCEL NUMBER	CITY ZONING CODE	Overlay	GROSS ACREAGE	NET ACREAGE	CONSOLIDATION	SITE ADDRESS	Ownership	Assumed Density	Commercial Development Factor	Low/Very Low Affordability Factor	Moderate Affordability Factor	Existing Units	Total Potential Units	Low/Very Low (20% of Total Units)	Moderate (30% of Total Units)	Above Moderate (50% of Total Units)	Notes	Used in 5th Cycle
6370-013-033	C-G	R40-V	1.3	1.3		6525 ROSEMEAD BLVD	MIRACLE MILE PROPERTIES LP										The property serves as an Adult Residential Facility.	
6370-013-032	C-G	R40-V	0.72	0.72		6505 ROSEMEAD BLVD	PICO RIVERA VILLAS, LLC										This site serves as a location for an office building.	
6370-022-025	C-C	R40-OV	1.16	1.16		8605 WASHINGTON BLVD	LAGUNA PROPERTIES LLC	35	0.35	0.2	0.3	0	14	2	4	8	The property is the site of a retail shoe store with a large surface parking lot.	
6370-024-033	C-G	R40-OV	0.63	0.63		8701 WASHINGTON BLVD	HOULE DIANE N JASIN CO TR R AND D HOULE TRUST	35	0.35	0.2	0.3	0	7	1	2	4	The property is the site of a small strip mall consisting of different businesses with a large surface parking lot.	Yes
6370-025-009	C-G	R40-OV	0.87	0.87		8737 WASHINGTON BLVD	UNITED CALIF BK REALTY CORP	35	0.35	0.2	0.3	0	10	2	3	5	The property is the site of Wells Fargo Bank with a large surface parking lot.	Yes
6370-027-014	C-G	R40-OV	0.58	0.58		8809 WASHINGTON BLVD	UNITED CALIF BK REALTY CORP	35	0.35	0.2	0.3	0	7	1	2	4	The property is the site of a large surface parking lot for Wells Fargo Bank. See 6370-025-009.	Yes
6370-027-018	C-G	R40-OV	2.85	2.85		8825 WASHINGTON BLVD	MERCURY BOWL LLC AND GREEN RIVERA LLC	35	0.35	0.2	0.3	0	34	6	10	18	The property is the site of a vacant lot with a large surface parking lot.	Yes
6370-027-021	C-G	R40-OV	8.22	8.22		8913 WASHINGTON BLVD	PICO RIVERA HOLDINGS LVT LLC FRESH AND EASY MARKET LESSEE	35	0.35	0.2	0.3	0	100	20	30	50	Pico Rivera Marketplace. The property is the site of an LA Fitness gym, retail stores, and restaurants with a large surface parking lot. The	



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Table B-4: Sites to Accommodate RHNA

PARCEL NUMBER	CITY ZONING CODE	Overlay	GROSS ACREAGE	NET ACREAGE	CONSOLIDATION	SITE ADDRESS	Ownership	Assumed Density	Commercial Development Factor	Low/Very Low Affordability Factor	Moderate Affordability Factor	Existing Units	Total Potential Units	Low/Very Low (20% of Total Units)	Moderate (30% of Total Units)	Above Moderate (50% of Total Units)	Notes	Used in 5th Cycle
																	property has 6 separate structures.	
6371-001-026	C-G	R40-OV	2.65	2.65		6101 ROSEMEAD BLVD	6003 DE LLC ET AL PARK PLAZA SHOPPING CENTRE DELL	35	0.35	0.2	0.3	0	32	6	9	17	The property is the site of a small shopping center consisting of various restaurants, a gym, and a large "Chuck E. Cheese's" restaurant with a large surface parking lot. See 6371-001-027.	Yes
6371-001-027	C-G	R40-OV	2.53	2.53		6003 ROSEMEAD BLVD	6003 DE LLC ET AL PARK PLAZA SHOPPING CENTRE DELL	35	0.35	0.2	0.3	0	30	6	9	15	The property is the site of a small shopping center consisting of a restaurant and a "DD's Discounts" store with large surface parking lot. See 6371-001-026.	Yes
6377-003-032	CPD	R40-OV	4.99	4.99		9100 WHITTIER BLVD	BRIDGES AMERICA FOUNDATION LP	35	0.35	0.2	0.3	0	61	12	18	31	The property is the site of a large Superior Grocers, a grocery store with large surface parking lot. Located within a larger shopping center.	
6377-003-033	CPD	R40-OV	1.20	1.20		9050 WHITTIER BLVD	CROSSROADS PLAZA LP	35	0.35	0.2	0.3	0	14	2	4	8	The property is the site of a small strip consisting of restaurants and a mix of businesses with large surface parking lot.	



6th Cycle Housing Element (2021-2029)



Table B-4: Sites to Accommodate RHNA

PARCEL NUMBER	CITY ZONING CODE	Overlay	GROSS ACREAGE	NET ACREAGE	CONSOLIDATION	SITE ADDRESS	Ownership	Assumed Density	Commercial Development Factor	Low/Very Low Affordability Factor	Moderate Affordability Factor	Existing Units	Total Potential Units	Low/Very Low (20% of Total Units)	Moderate (30% of Total Units)	Above Moderate (50% of Total Units)	Notes	Used in 5th Cycle
6377-003-036	CPD	R40-OV	0.80	0.80		5006 ROSEMEAD BLVD	MINTZ MARK M MARK AND LAUREN MINTZ TRUST	35	0.35	0.2	0.3	0	9	1	2	6	The property is the site of a small strip mall consisting of restaurants and a mix of businesses with large surface parking lot.	
6378-017-001	C-G	R40-OV	1.96	1.96		6508 ROSEMEAD BLVD	UNION BUILDING CORP	35	0.35	0.2	0.3	0	24	4	7	13	The property is the site of a United Auto Workers, a labor union building with a large surface parking lot.	Yes
6378-017-004	C-G	R40-OV	4.43	4.43		6540 ROSEMEAD BLVD	LIN AND SONS INVESTMENT INC	35	0.35	0.2	0.3	0	54	10	16	28	The property is the site of the Knights Inn, a hotel with a large surface parking lot.	Yes
6378-019-019	C-G	R40-OV	0.62	0.62		6750 ROSEMEAD BLVD	BRADLEY PAUL E JR & STEVE S	35	0.35	0.2	0.3	0	7	1	2	4	The property is the site of Jack in the Box, a drive through restaurant with a large surface parking lot.	Yes
6378-019-037	C-G	R40-OV	1.25	1.25		9055 WASHINGTON BLVD	NAZIRI JACOB CO TRET AL TERMECHIK	35	0.35	0.2	0.3	0	15	3	4	8	The property is the site of a small strip mall consisting of a laundromat, dental office, and liquor store with large surface parking lot and vacant area in rear.	Yes
6378-019-058	C-G	R40-OV	0.72	0.72		6730 ROSEMEAD BLVD	PICO RIVERA LLC	35	0.35	0.2	0.3	0	8	1	2	5	The property is the site of a vacant building with a large surface parking lot. Previous tenant was	Yes



6th Cycle Housing Element (2021-2029)



Table B-4: Sites to Accommodate RHNA

PARCEL NUMBER	CITY ZONING CODE	Overlay	GROSS ACREAGE	NET ACREAGE	CONSOLIDATION	SITE ADDRESS	Ownership	Assumed Density	Commercial Development Factor	Low/Very Low Affordability Factor	Moderate Affordability Factor	Existing Units	Total Potential Units	Low/Very Low (20% of Total Units)	Moderate (30% of Total Units)	Above Moderate (50% of Total Units)	Notes	Used in 5th Cycle
																	a Sizzler's restaurant.	
6378-019-071	C-G	R40-OV	0.69	0.69		6722 ROSEMEAD BLVD	KING TACO RESTAURANT INC	35	0.35	0.2	0.3	0	8	1	2	5	The property is the site of King Taco, a restaurant with a large surface parking lot.	Yes
6378-019-072	C-G	R40-OV	1.40	1.40		6620 ROSEMEAD BLVD	MKC PROPERTIES INC	35	0.35	0.2	0.3	0	17	3	5	9	The property is the site of a small strip mall consisting of restaurants and a mix of businesses with large surface parking lot. Two separate structures.	Yes
6378-020-026	C-C	R40-OV	0.75	0.75		9107 WASHINGTON BLVD	SCICALIFORNIA FUNERAL SERVICES	35	0.35	0.2	0.3	0	9	1	2	6	The property is the site of a funeral home with large surface parking lot.	
6378-029-022	C-G	R40-OV	0.52	0.52	B	9337 WASHINGTON BLVD	WEST INVESTMENTS LLC	35	0.35	0.2	0.3	0	6	1	1	4	The property is the site of a retail store with large surface parking lot.	
6378-029-801	C-G	R40-OV	0.58	0.58	B	9317 WASHINGTON BLVD	GTE CALIF INC	35	0.35	0.2	0.3	0	7	1	2	4	The property is the site of Frontier Communications, a telecommunications provider with large surface parking lot.	
6378-029-802	C-G	R40-OV	0.12	0.12	B		GTE CALIF INC	35	0.35	0.2	0.3	0	1	0	0	1	The property is the site of a utility easement for Frontier Communications, a telecommunications provider. See 6378-029-801.	



6th Cycle Housing Element (2021-2029)



Table B-4: Sites to Accommodate RHNA

PARCEL NUMBER	CITY ZONING CODE	Overlay	GROSS ACREAGE	NET ACREAGE	CONSOLIDATION	SITE ADDRESS	Ownership	Assumed Density	Commercial Development Factor	Low/Very Low Affordability Factor	Moderate Affordability Factor	Existing Units	Total Potential Units	Low/Very Low (20% of Total Units)	Moderate (30% of Total Units)	Above Moderate (50% of Total Units)	Notes	Used in 5th Cycle
6378-029-900	C-G	R40-OV	0.62	0.62	B	6767 PASSONS BLVD	PICO RIVERA CITY	35	0.35	0.2	0.3	0	7	1	2	4	The property is the site of The City of Pico Rivera Parks and Recreation Department with large surface parking lot.	
6379-034-024	C-G	R40-OV	0.43	0.43	A	9437 WASHINGTON BLVD	MORIARTY THADDEUS J JR CO TR STEWARD DALE	35	0.35	0.2	0.3	0	5	1	1	3	The property is the site of a drive through liquor/convenience store with a large surface parking lot.	
6379-034-025	C-G	R40-OV	0.30	0.30	A	6750 PASSONS BLVD	FIRST HOLDINGS LLC	35	0.35	0.2	0.3	0	3	0	0	3	The property is the site of a small strip consisting of restaurants and a mix of businesses with a surface parking lot in front.	
6379-034-026	C-G	R40-OV	0.69	0.69	A	6758 PASSONS BLVD	D AND L PROPERTIES INC	35	0.35	0.2	0.3	0	8	1	2	5	The property is the site of a small strip consisting of restaurants and a mix of businesses with a surface parking lot in front.	
6379-034-027	C-G	R40-OV	0.84	0.84	A	9411 WASHINGTON BLVD	TESORO SOUTH COAST COMPANY LLC	35	0.35	0.2	0.3	0	10	2	3	5	The property is the site of Shell, a gas station with a convenience store and a large surface parking lot.	
6381-014-007	C-C	R40-OV	0.92	0.92		7226 ROSEMEAD BLVD	BHAKTA GOKAL M & URMILA	35	0.35	0.2	0.3	0	11	2	3	6	The property is the site of America's Best Value Inn, a hotel with a large surface parking lot.	



6th Cycle Housing Element (2021-2029)



Table B-4: Sites to Accommodate RHNA

PARCEL NUMBER	CITY ZONING CODE	Overlay	GROSS ACREAGE	NET ACREAGE	CONSOLIDATION	SITE ADDRESS	Ownership	Assumed Density	Commercial Development Factor	Low/Very Low Affordability Factor	Moderate Affordability Factor	Existing Units	Total Potential Units	Low/Very Low (20% of Total Units)	Moderate (30% of Total Units)	Above Moderate (50% of Total Units)	Notes	Used in 5th Cycle
6382-018-029	I-L	R40-OV	1.96	1.96		9011 BERMUDEZ ST	STORAGE EQUITIES PS PARTNERS	35	0.35	0.2	0.3	0	24	4	7	13	The property is the site of Public Storage, a large storage facility with large surface parking lot areas surrounding the main storage buildings. 5 Structures.	
8121-025-017	C-G	R40-OV	0.87	0.87		4502 ROSEMEAD BLVD	CHOW CECILIA L J M AND C L CHOW TRUST	35	0.35	0.2	0.3	0	10	2	3	5	The property is the site of a small strip mall with recent improvements, consisting of restaurants and a mix of businesses with a large surface parking lot in front.	
8121-026-017	C-G	R40-OV	1.11	1.11		4518 ROSEMEAD BLVD	GONZALEZ LUDIVINA LUDIVINA GONZALEZ TRUST	35	0.35	0.2	0.3	0	13	2	3	8	The property is the site of a small strip mall, consisting of restaurants and a mix of businesses with a large surface parking lot.	
8122-005-039	IPD	R40-OV	2.90	2.90		4334 SAN GABRIEL RIVER PKWY	EXTRA SPACE PROPERTIES 103 LLC	35	0.35	0.2	0.3	0	35	7	10	18	The property is the site of Extra Space Storage, a large storage facility with large surface parking lot areas surrounding the main storage buildings. 8 Structures.	



6th Cycle Housing Element (2021-2029)



Table B-4: Sites to Accommodate RHNA

PARCEL NUMBER	CITY ZONING CODE	Overlay	GROSS ACREAGE	NET ACREAGE	CONSOLIDATION	SITE ADDRESS	Ownership	Assumed Density	Commercial Development Factor	Low/Very Low Affordability Factor	Moderate Affordability Factor	Existing Units	Total Potential Units	Low/Very Low (20% of Total Units)	Moderate (30% of Total Units)	Above Moderate (50% of Total Units)	Notes	Used in 5th Cycle
8122-011-027	IPD	R40-OV	2.74	2.74		9612 BEVERLY BLVD	EXTRA SPACE OF PICO RIVERA LLC	35	0.35	0.2	0.3	0	33	6	9	18	The property is the site of Extra Space Storage, a large storage facility with large surface parking lot areas surrounding the main storage buildings. 8 Structures.	
5272-018-900	P-F	R40-OV	5.51	5.51		IBSEN ST	EL RANCHO UNIFIED CONSOLIDATED SCHOOL DIST	35	1	0.2	0.3	0	192	38	57	97	The property is the site of Pio Pico Elementary School which has been closed for many years. Property consists of 9 permanent structures, open play areas, large areas of grass, and a large surface parking lot.	
5272-018-901	S-F	R40-OV	0.12	0.12		IBSEN ST	PICO RIVERA CITY	35	1	0.2	0.3	0	4	0	1	3	See 5272-018-900.	
5272-018-902	S-F	R40-OV	1.03	1.03		8736 IBSEN ST	EL RANCHO UNIFIED CONSOLIDATED SCHOOL DIST	35	1	0.2	0.3	0	36	7	10	19	See 5272-018-900.	
5272-018-903	S-F	R40-OV	1.03	1.03		8804 IBSEN ST	EL RANCHO UNIFIED CONSOLIDATED SCHOOL DIST	35	1	0.2	0.3	0	36	7	10	19	See 5272-018-900.	
5272-005-012	C-C	R40-OV	0.68	0.68		8642 BEVERLY BLVD	PACE PHILLIP J AND PHYLLIS M TRS PACE FAMILY TRUST	35	0.35	0.2	0.3	0	8	1	2	5	The property is the site of a paved vacant lot with 2 structures.	
5272-005-045	C-C	R40-OV	0.43	0.43		8554 BEVERLY BLVD	PACE PHILLIP J AND PHYLLIS M	35	0.35	0.2	0.3	0	5	1	1	3	The property is the site of 2 vacant	



6th Cycle Housing Element (2021-2029)



Table B-4: Sites to Accommodate RHNA

PARCEL NUMBER	CITY ZONING CODE	Overlay	GROSS ACREAGE	NET ACREAGE	CONSOLIDATION	SITE ADDRESS	Ownership	Assumed Density	Commercial Development Factor	Low/Very Low Affordability Factor	Moderate Affordability Factor	Existing Units	Total Potential Units	Low/Very Low (20% of Total Units)	Moderate (30% of Total Units)	Above Moderate (50% of Total Units)	Notes	Used in 5th Cycle
							TRS PACE FAMILY TRUST										structures and a large surface parking lot.	
5272-004-035	C-C	R40-OV	0.62	0.62		8540 BEVERLY BLVD	PACE PHILLIP J AND PHYLLIS M TRS PACE FAMILY TRUST	35	0.35	0.2	0.3	0	7	1	2	4	The property is the site of a paved vacant lot.	
5272-023-017	C-G	R40-OV	0.57	0.57	C	8922 BEVERLY BLVD	FARMERS AND GROWERS PLAZA LLC	35	0.35	0.2	0.3	0	6	1	1	4	The property is the site of a grocery store and meat market with surface parking lot up front.	Yes
5272-023-024	C-G	R40-OV	0.43	0.43	C	8914 BEVERLY BLVD	ALMAGOR FREDERIC D ALMAGOR TRUST	35	0.35	0.2	0.3	0	5	1	1	3	The property is the site of a tire and auto body repair business.	Yes
8121-026-020	C-G	R40-OV	0.51	0.51		9001 BEVERLY RD	KIM TAE K AND MYUNG H TRS KIM FAMILY TRUST	35	0.35	0.2	0.3	0	6	1	1	4	The property is the site of a drive through liquor/convenience store with a large surface parking lot.	
5272-029-011	C-G	R40-OV	0.72	0.72		4525 ROSEMEAD BLVD	4525 ROSEMEAD BLVD LLC	35	0.35	0.2	0.3	0	8	1	2	5	See 5272-030-028.	Yes
6370-013-021	C-C	R40-OV	0.77	0.77		6623 ROSEMEAD BLVD	PATEL HARISH D AND SARDA H TRS F C AND M K TOMLINSON LLC	35	0.35	0.2	0.3	0	9	1	2	6	The property is the site of the Angels Motel, a motel with a large surface parking lot.	Yes
6370-013-032	C-C	R40-OV	0.72	0.72		6505 ROSEMEAD BLVD	PICO RIVERA VILLAS LLC	35	0.35	0.2	0.3	0	8	1	2	5	The property is the site of a 3-story office building with a large surface parking lot.	Yes
6378-019-052	C-G	R40-OV	0.54	0.54		9033 WASHINGTON BLVD	MACKEL LAWRENCE O	35	0.35	0.2	0.3	0	6	1	1	4	The property is the site of a vacant 2-story office building	Yes



6th Cycle Housing Element (2021-2029)



Table B-4: Sites to Accommodate RHNA

PARCEL NUMBER	CITY ZONING CODE	Overlay	GROSS ACREAGE	NET ACREAGE	CONSOLIDATION	SITE ADDRESS	Ownership	Assumed Density	Commercial Development Factor	Low/Very Low Affordability Factor	Moderate Affordability Factor	Existing Units	Total Potential Units	Low/Very Low (20% of Total Units)	Moderate (30% of Total Units)	Above Moderate (50% of Total Units)	Notes	Used in 5th Cycle
																	with a large surface parking lot. Previous tenants were health related.	
6378-019-053	C-G	R40-OV	0.55	0.55		9049 WASHINGTON BLVD	TERMECHI KAMROUZ CO TR NAZIRI PEYMAN	35	0.35	0.2	0.3	0	6	1	1	4	The property is the site of a large building with health-related tenants and a large surface parking lot.	Yes
6383-001-025	C-G	R40-OV	1.08	1.08	E	9414 WASHINGTON BLVD	SOLANKI PROPERTIES LLC	35	0.35	0.2	0.3	0	13	2	3	8	The property is the site of Big Saver Foods, a grocery store with large surface parking lot.	
6383-001-026	C-G	R40-OV	0.8	0.80	E	9414 WASHINGTON BLVD	SOLANKI PROPERTIES LLC	35	0.35	0.2	0.3	0	9	1	2	6	See 6383-001-025.	
6382-021-040	C-G	R40-OV	1.28	1.28	F	9311 SLAUSON AVE	OXNARD LAND LLC	35	0.35	0.2	0.3	0	15	3	4	8	The property is the site of a strip mall consisting of restaurants and a mix of businesses with large surface parking lot. 3 structures.	
6382-021-041	C-G	R40-OV	0.08	0.08	F	9335 SLAUSON AVE	OXNARD LAND LLC	35	0.35	0.2	0.3	0	0	0	0	0	See 6382-021-040.	
6382-021-036	C-G	R40-OV	0.62	0.62	F	9315 SLAUSON AVE	OXNARD LAND LLC	35	0.35	0.2	0.3	0	7	1	2	4	See 6382-021-040.	
6382-021-038	C-G	R40-OV	0.45	0.45	F	9335 SLAUSON AVE	OXNARD LAND LLC	35	0.35	0.2	0.3	0	5	1	1	3	See 6382-021-040.	



6th Cycle Housing

Appendix B: Candidate Sites Analysis

Appendix B

TRIBAL CONSULTATION CORRESPONDENCE

NATIVE AMERICAN HERITAGE COMMISSION

July 25, 2021

Kiana Graham
Kimley-Horn

Via Email to: Kiana.Graham@kimley-horn.com

Re: Native American Consultation, Pursuant to Senate Bill 18 (SB18), Government Codes §65352.3 and §65352.4, as well as Assembly Bill 52 (AB52), Public Resources Codes §21080.1, §21080.3.1 and §21080.3.2, Pico Rivera 6th Cycle Housing Element Project, Los Angeles County

Dear Ms. Graham:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties or projects.

Government Codes §65352.3 and §65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans.

Public Resources Codes §21080.3.1 and §21080.3.2 requires public agencies to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to tribal cultural resources as defined, for California Environmental Quality Act (CEQA) projects.

The law does not preclude local governments and agencies from initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

Best practice for the AB52 process and in accordance with Public Resources Code §21080.3.1 (d), is to do the following:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The NAHC also recommends, but does not require that lead agencies include in their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential affect (APE), such as:



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE, such as known archaeological sites;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
 - Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.
3. The result of the Sacred Lands File (SFL) check conducted through the Native American Heritage Commission was positive. Please contact the Gabrieleno Band of Mission Indians – Kizh Nation on the attached list for more information.
4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
5. Any geotechnical reports regarding all or part of the potential APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event, that they do, having the information beforehand well help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

Attachment

**Native American Heritage Commission
Tribal Consultation List
Los Angeles County
7/25/2021**

**Gabrieleno Band of Mission
Indians - Kizh Nation**

Andrew Salas, Chairperson
P.O. Box 393
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org

Gabrieleno

**Santa Rosa Band of Cahuilla
Indians**

Lovina Redner, Tribal Chair
P.O. Box 391820
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228
Isaul@santarosa-nsn.gov

Cahuilla

**Gabrieleno/Tongva San Gabriel
Band of Mission Indians**

Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

Gabrieleno

**Soboba Band of Luiseno
Indians**

Isaiah Vivanco, Chairperson
P. O. Box 487
San Jacinto, CA, 92581
Phone: (951) 654 - 5544
Fax: (951) 654-4198
ivivanco@soboba-nsn.gov

Cahuilla
Luiseno

Gabrielino /Tongva Nation

Sandone Goad, Chairperson
106 1/2 Judge John Aiso St.,
#231
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

Gabrielino

**Gabrielino Tongva Indians of
California Tribal Council**

Christina Conley, Tribal
Consultant and Administrator
P.O. Box 941078
Simi Valley, CA, 93094
Phone: (626) 407 - 8761
christina.marsden@alumni.usc.ed
u

Gabrielino

**Gabrielino Tongva Indians of
California Tribal Council**

Robert Dorame, Chairperson
P.O. Box 490
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

Gabrielino

Gabrielino-Tongva Tribe

Charles Alvarez,
23454 Vanowen Street
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

Gabrielino

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Sections 65352.3, 65352.4 et seq. and Public Resources Code Sections 21080.3.1 for the proposed Pico Rivera 6th Cycle Housing Element Project, Los Angeles County.

Native American Tribal Consultation under AB 52 are between tribal representatives and the Lead Agency (City of Pico Rivera). AB 52 requires that any information – not just documents– submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public consistent with Gov. Code Sections 6254, subd.(r) and 6254.10. (Pub. Resources Code § 21082.3, subd. (c)(1)). Unless the tribe agrees, in writing, to public disclosure, the project applicant or the project applicant’s legal advisors, using a reasonable degree of care, shall maintain the confidentiality of the information exchanged for the purposes of preventing looting, vandalism or damage to a tribal cultural resource and shall not disclose the information to a third party. (Pub. Resources Code § 21082.3, subd. (c)(2)(A)). For more information, please contact the Planning Division at the City of Pico Rivera. No formal request for consultation was received during the preparation of the Initial Study.