



City of Montebello 2021-2029

Housing Element

Draft Initial Study –Negative Declaration

prepared by

City of Montebello

1600 West Beverly Boulevard

Montebello, CA 90640

Contact: Monica Mercado-Rodriguez, Associate Planner

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(323) 887-1200

prepared with the assistance of

Rincon Consultants, Inc.

180 North Ashwood Avenue

Ventura, California 93003

December 2021



RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers

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Initial Study

1. Project Title

City of Montebello 2021-2029 Housing Element

2. Lead Agency Name and Address

City of Montebello
Department of Community Development
1600 West Beverly Blvd.
Montebello, California 90640

3. Contact Person and Phone Number

Monica Mercado-Rodriguez, Associate Planner
mmercado-rodriguez@cityofmontebello.com
323-887-1200

4. Project Location

The project area is the entire City of Montebello in Los Angeles County, California. The regional location and project area are shown in Figure 1. For a description of the city and its regional context see Section 9, *Surrounding Land Uses and Setting*.

5. Project Sponsor's Name and Address

City of Montebello
Department of Community Development
1600 West Beverly Blvd.
Montebello, California 90640

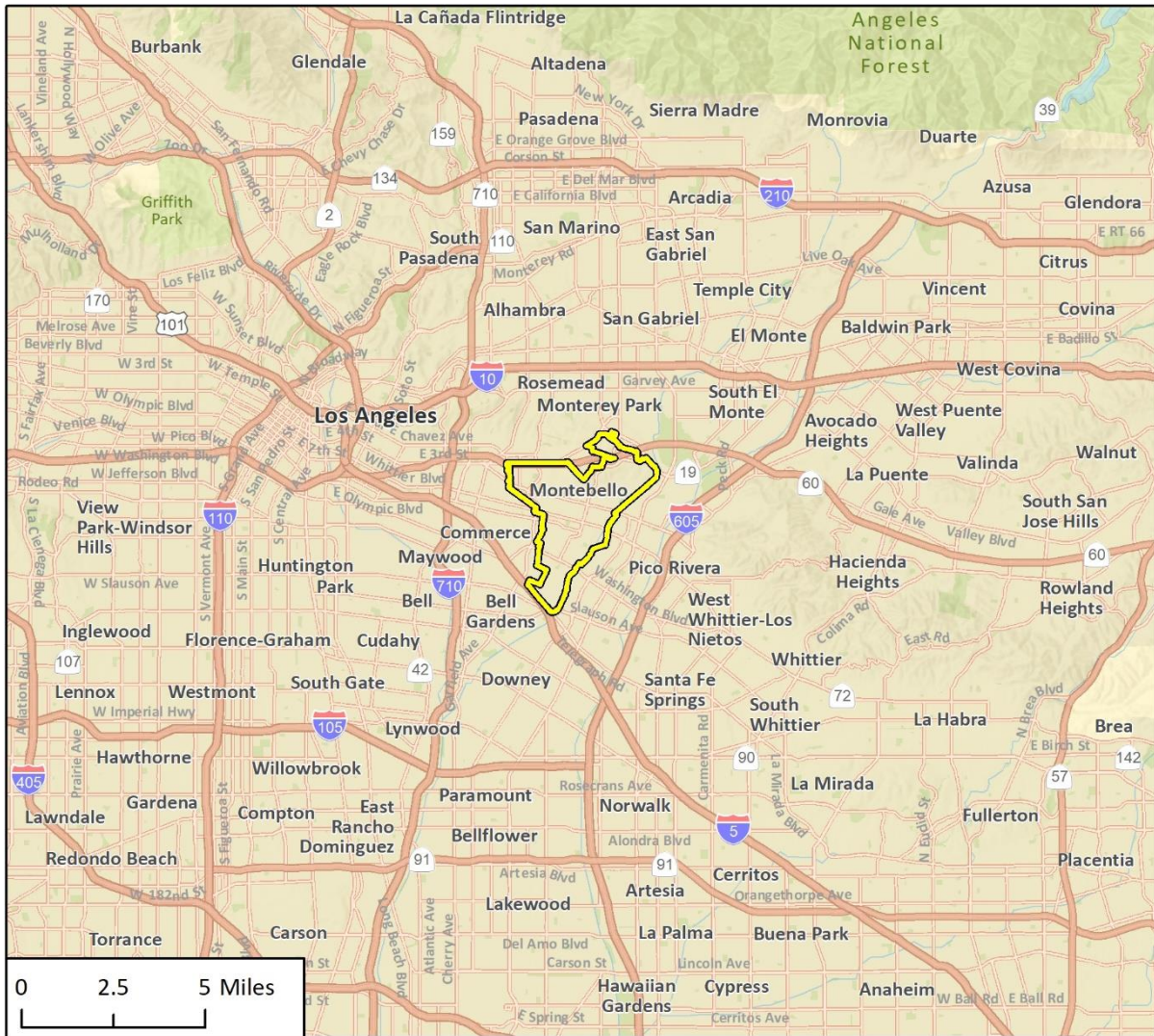
6. General Plan Designation

City-wide

7. Zoning

City-wide

Figure 1 Regional Location and Project Area



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★ Project Location

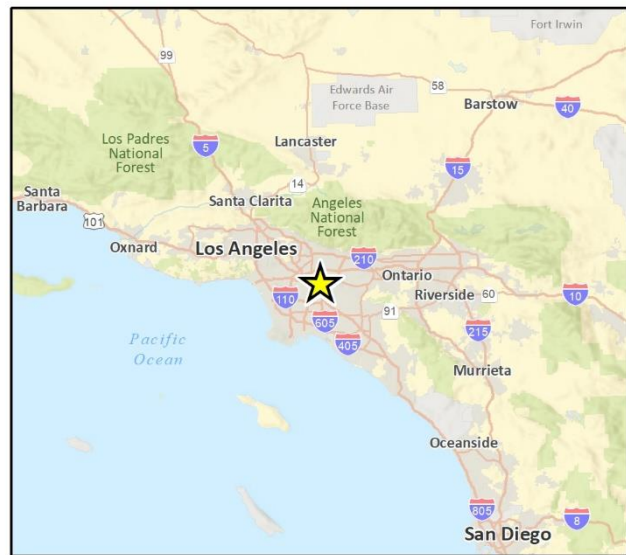


Fig 1 Regional Location

8. Description of Project

Overview and Background

This Initial Study/Negative Declaration (IS-ND) serves as the environmental review of the proposed project, as required by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. and the State CEQA Guidelines.

The proposed project (project) consists of a comprehensive update to the Housing Element of the City of Montebello General Plan. State law requires that housing elements be updated every eight years (California Government Code Sections 65580 to 65589.8). The draft Housing Element Update identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups, defined under state law (California Government Code Section 65583). It analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons. The City's Housing Element Update, covering the 2016-2021 Fifth Cycle planning period, was adopted in 2020. The project would update the City's Housing Element as part of the sixth cycle of updates. For Montebello, the planning period runs from October 15, 2021 through October 15, 2029.

Additionally, updating the Housing Element would bring it into compliance with state legislation passed since the adoption of the 1973 General Plan, 2016-2021 Housing Element, and the 2017 Housing Element Update Environmental Checklist. There are multiple components of the draft Housing Element Update that mirror those of the previous Housing Element, but have been updated to reflect current conditions, including:

- An Introduction and profile/analysis of the city's current demographics, housing characteristics, and existing and future housing needs
- Review of resources available to facilitate and encourage the production and maintenance of housing
- Analysis of market constraints on housing production and maintenance
- An evaluation of accomplishments under the previous Housing Element (Fifth Cycle)
- A statement of the Housing Plan to address the city's identified housing needs, including an assessment of past accomplishments, and a formulation of housing goals, policies, and programs to facilitate the 2021 Housing Element Update (Sixth Cycle)
- An identification of the City's quantified objectives for the 2021-2029 Regional Housing Needs Allocation¹ (RHNA) period, by income group, based on growth estimates, past and anticipated development, and income data
- A summary of the public outreach process undertaken by the City to inform the draft 2021 Housing Element Update
- Updated Demographic and Housing Analysis from the latest American Community Survey, and other demographic data sources for the City
- Analysis for consistency with new State laws. Since the 2016-2021 Housing Element, the State enacted legislation to encourage housing development including, in some cases, requiring local jurisdictions to streamline project approvals for the purpose of expediting housing

¹ The RHNA process is explained below.

development. The project includes an analysis of these new regulations and as needed, programs to implement them

- Updated Sites Inventory and Rezone Program. The draft Housing Element Update includes a citywide housing sites inventory which identifies properties with the potential for residential development sufficient to accommodate the City's RHNA. No formal land use changes or physical development are proposed at this time and future changes would require environmental evaluation because the potential impacts of such development are location-specific and cannot be assessed in a meaningful way until project sites and development proposals are identified.

The draft Housing Element Update establishes objectives, policies, and programs to assist the City in achieving state-mandated housing goals. The City's implementation of these policies and programs includes future amendments to other elements of the General Plan and amendments to the City's Zoning Ordinance to ensure consistency between all these documents. Pursuant to Government Code section 65583(c)(1), these actions will be accomplished within three years of the City's adoption of the draft Housing Element Update. As required by Government Code Section 65583(c)(8), the draft Housing Element Update provides a timeline for processing any amendment to the General Plan, Zoning Ordinance, and any other land use document that implements the draft Housing Element Update.

Lead agencies are also required to consider the guidelines adopted by the Department of Housing and Community Development (HCD) in the preparation of the Housing Element (§65585). Periodic review of the Element is required to evaluate (1) the appropriateness of its goals, objectives and policies in contributing to the attainment of the state housing goals, (2) its effectiveness in attaining the City's housing goals and objectives and (3) the progress of its implementation (§65588).

Regional Housing Needs Allocation Process

State Housing Element law requires local jurisdictions to update their Housing Elements at least once every eight years in response to the eight-year Regional Housing Needs Allocation (RHNA) Process. The RHNA process defines each local jurisdiction's share (RHNA) of the region's projected housing needs, by income category, for the planning period. State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability to identify adequate sites to accommodate the RHNA. The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region. Montebello's 5th Cycle Housing Element covered the 2014-2021 planning period. Montebello's 6th Cycle Housing Element (the proposed project) covers the 2021-2029 planning period.

The City of Montebello's 6th Cycle RHNA is 5,186 units, broken down by income category as follows:

- Very Low Income (<50% of AMI): 1,314 units
- Low Income (50 to 80 percent of AMI): 707 units
- Moderate Income (80 to 120 percent of AMI): 777 units
- Above Moderate Income (>120% of AMI): 2,388 units

While the Cycle 6 Housing Element covers a planning period of October 15, 2021 through October 15, 2029, the RHNA period for this Housing Element begins June 30, 2021 and runs through October 15, 2029. Housing units constructed or permitted prior to July 1, 2021 are therefore not included when identifying adequate sites to accommodate the City's RHNA for this Housing Element cycle.

Residential Land Inventory

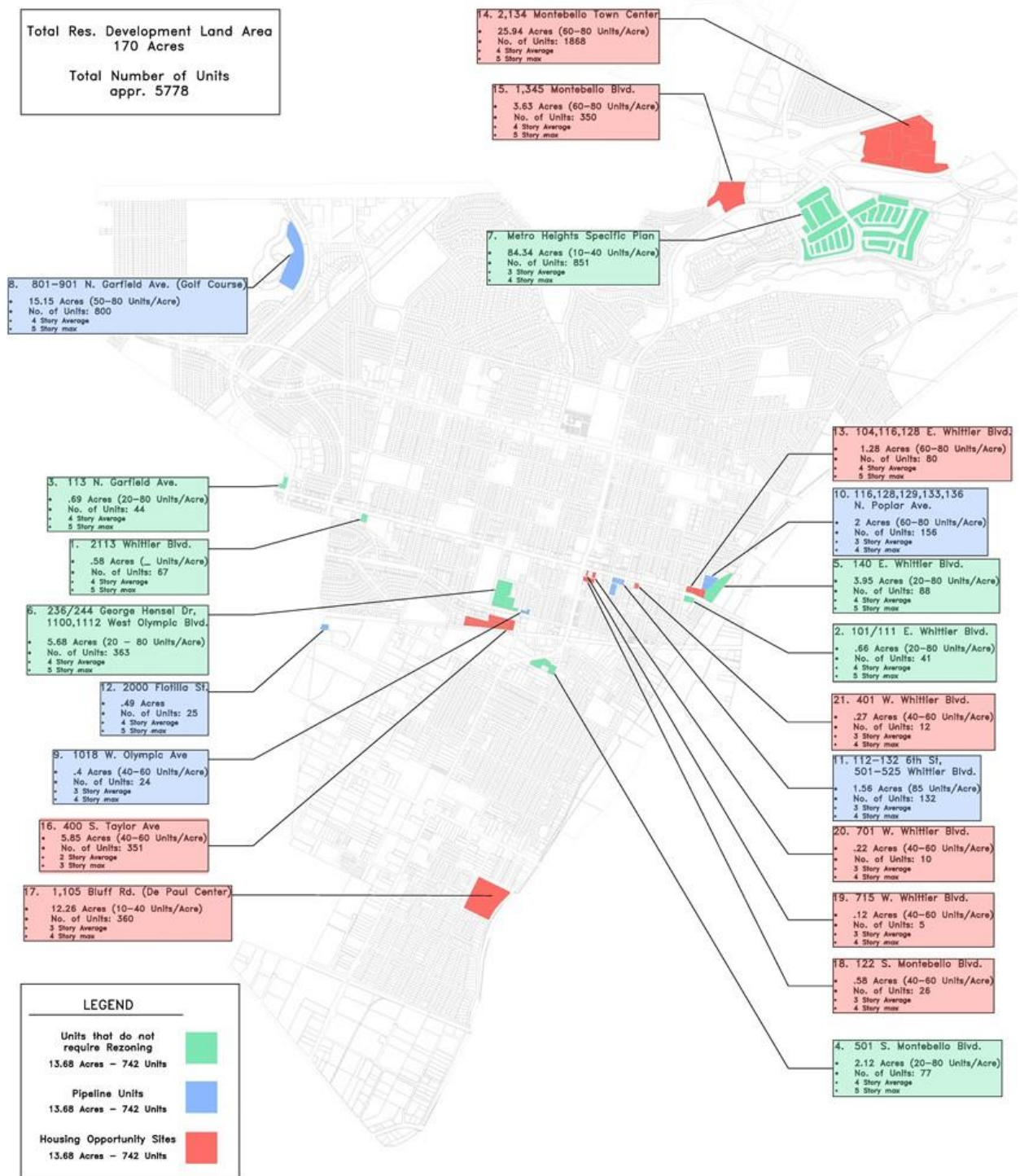
Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” The 2021-2029 Housing Element contains an analysis of land that is available for the development of housing within the Cycle 6 planning period including sites that do not require rezoning, pipeline units, housing opportunity sites, and Accessory Dwelling Units (ADU’s). The results of this analysis are summarized in Table 1 below, which is adapted from Table 8.1 of the 2021-2029 Housing Element. Table 1 shows that the City’s residential land inventory exceeds its total Cycle 6 RHNA and exceeds its Cycle 6 RHNA in all income categories.

Table 1 2021-2029 Residential Land Inventory by Development Type

Site Type	Income Category			
	VL/L	Mod	Above	Total
Sites that Do Not Require Rezoning	0	56	1,467	1,523
Pipeline Units	319	286	532	1,243
Housing Opportunity Sites	1,712	518	832	3,062
Accessory Dwelling Units	0	0	56	56
Total Potential Housing Units	2,031	860	2,887	5,778
RHNA	2,021	777	2,388	5,186
Source: City of Montebello Housing Element Update 2021-2029, 2021				

The location of the sites included in the Residential Sites Inventory is shown in Figure 2.

Figure 2 Residential Sites Inventory Map



Source: City of Montebello Housing Element Draft 2021-2029, 2021

Goals, Policies, Programs, and Objectives

State law requires that the Housing Element include a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The City's 6th Cycle Housing Element includes the following goals, policies, objectives, and programs.

Goals

- Goal 1:** Conservation and Preservation of existing supply
- Goal 2:** Increase housing production to improve affordability for the City's current and future residents.
- Goal 3:** Increase housing choices for the City's diverse cultures, lifestyles, abilities, family structures, and income levels.

Policies

- Policy 1.1:** The City shall strive to ensure safe, sanitary, and decent housing for all segments of the community.
- Policy 1.2:** The City will continue to provide proactive code enforcement activities to maintain and improve the quality of housing and neighborhoods and encourage the rehabilitation of substandard residential properties by homeowners and landlords.
- Policy 1.3:** The City shall strive make every effort to continue to provide assistance for rehabilitation of existing structures, and will advertise the availability of housing rehabilitation assistance.
- Policy 1.4:** The City shall continue to conserve existing affordable housing for lower income renters through continuation of rent subsidies, encouraging landowners to extend Section 8 contracts, and encouraging the use of rehabilitation programs.
- Policy 1.5:** Stabilize rent levels and provide protection from unwarranted evictions to prevent displacement and ensure existing residents enjoy access to improved amenities and services.
- Policy 2.1:** The City shall increase zoning capacity to allow more housing to be built.
- Policy 2.2:** The City shall avoid over concentration of investment (and possible gentrification) by spreading the increased zoning capacity throughout the City.
- Policy 2.3:** The City shall encourage more attainable housing to be built where it will best support the City's other social, economic, and environmental priorities.
- Policy 2.4:** The City shall increase housing supply and reduce displacement by permitting housing in commercial zones.
- Policy 2.5:** The City shall develop objective design standards and make development approvals for complying projects by right.
- Policy 2.6:** The City shall streamline entitlement and permitting process to reduce the cost of new housing and to accelerate housing production.

- Policy 3.1:** Through Inclusionary Housing requirements and Density Bonus incentive, the City will facilitate development of affordable housing within high resources areas.
- Policy 3.2:** Through General Plan update, development of Downtown Montebello Specific Plan, and Parks Master Plan, the City will expand transit, parks and open spaces, public facilities, and jobs to underserved areas of the City so existing and new housing units in these areas will also have access to higher degree of resources.
- Policy 3.3:** The City will promote greater awareness of tenant and landlord rights and obligations, educate residents about homeownership, and promote economic mobility.
- Policy 3.4:** The City will avoid displacement of low-income households and where necessary, ensure that it is carried out in an equitable manner.
- Policy 3.5:** The City shall oppose any discrimination in the sale or rental of housing based on race, religion, color, ancestry, national origin, age, sex, sexual orientation, family type, handicap, or presence of minor children.

Programs

Program 1:

Code Enforcement

Code enforcement is essential to ensuring housing conservation and rehabilitation. The Code Compliance Division enforces building and property maintenance regulations with a goal of compliance and safety.

Code Compliance officers respond to complaints to identify violations, and then direct owners to appropriate City departments to achieve compliance. The City has long maintained an aggressive code enforcement program (CEP) to preserve and protect existing neighborhoods, and to avoid deterioration caused by neglect, graffiti, and deferred maintenance. The Code Enforcement Division has a staff of 4 field officers and one manager who carry an average of 88 open cases per month. They close/resolve approximately 57 cases per month. Typical cases related to residential properties were on: substandard housing, property maintenance, weed abatement, and zoning violations. Subject to staff and resource availability, in the next four years the City will explore the feasibility of establishing a proactive Rental Housing Inspection program that focuses on physical/structural conditions. By 2025, the existing Code Enforcement program will be evaluated for its effectiveness and impact on neighborhood conditions to determine if the program needs to be adjusted or continued.

Responsible Agency: Code Enforcement Division

Timeframe: Ongoing

Funding source: General fund

Program Objective: To continue to implement the code enforcement program to bring substandard housing units into compliance with City building and zoning codes

Program 2: Home Rehabilitation and Preservation Program (HRPP)

The City offers deferred loans to lower income households to address health and safety issues, code violations, overcrowding, accessibility, and maintenance and repairs. The City of Montebello offer loans of up to \$50,000 to eligible Montebello homeowners to rehabilitate their home.

The City's Home Rehabilitation and Preservation Program (HRPP) is designed to improve the existing housing stock. The City will continue to provide funding for the Home Rehabilitation and Preservation Program (HRPP). to improve the City's housing stock in need of rehabilitation, to provide safe, decent, and sanitary housing for lower income families.

Information on this program will be posted on the City's website and places of public interest like the Public Library and Senior Center. Information outlining the benefits of the HRPP program will also be included in the City's newsletter.

Responsible Agency: Housing Division
Timeframe: Ongoing
Funding source: HOME, CDBG, Permanent Local Housing Allocation (PLHA)
Program objective: To preserve and conserve the City's affordable housing stock; facilitate rehabilitation of five housing units annually or 40 units during the planning period

Program 3: Preservation of At-Risk Housing

The City is committed to guarding against the loss of housing units reserved for lower income households. Three assisted projects in the City of Montebello, the Beverly Towers, Casa La Merced, and Montebello Downtown Plaza have expiring affordability contracts and are at risk of converting to market rate during the 6th Housing Cycle (2021-2029). The projects are owned and operated by a nonprofit organization, therefore are at low risk of converting to market rate.

The City will:

- Maintain and annually update the inventory of "at-risk" projects through the use of existing databases;
- Monitor the status of affordable projects, rental projects, and mobile homes in Montebello. Should the property owners indicate the desire to convert properties technical assistance will be provided. When possible, financial assistance could be provided to ensure long-term affordability; and
- Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure the long-term affordability of the development. Annually contact property owners, gauge interest, and identify nonprofit partners and pursue funding-and-preservation strategies on a project basis.

The City will annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis. If conversion of units is likely, the City will work with local service providers as appropriate to seek

funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher (Section 8) program.

Responsible Agency: Housing Division
Timeframe: Ongoing
Funding source: General fund
Program objective: To annually monitor the status of the 372 affordable housing units that are at risk of converting to market-rate during the 2021-2029 Housing Element planning period and if any become at risk, work with property owners to develop a strategy to maintain any at-risk as affordable

Program 4: Section 8 Rental Subsidies

Under the project-based Section 8 program, subsidies are distributed to apartments that house very-low income households. The County of Los Angeles Housing Authority distributes tenant-based Section 8 Housing vouchers to renters who wish to apply the voucher to landowners who accept such vouchers. Montebello participates in the Section 8 program by advertising the program and referring potential recipients to appropriate authorities.

The City will continue to encourage local landlords to accept rental vouchers. Information can be included in the City's newsletter outlining the benefits of the Housing Choice Voucher program.

Responsible Agencies: County of Los Angeles Housing Authority; Housing Division
Timeframe: Ongoing
Funding source: Los Angeles County
Program objective: To support the County's efforts to maintain the current level of Section 8 rental assistance, and direct eligible households to the program; to provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program; and to advertise Section 8 rental assistance programs at community centers, City Hall, the City website, and at other public locations

Program 5: Homeless Prevention

Developing strategic preventive measures that aim in reducing the risk of homelessness, by addressing the elements that contribute to this risk and by establishing protective factors that contribute to reducing social and health inequities. Providing a series of timely interventions to reduce the likelihood that someone will experience homelessness. For those who have experienced homelessness, identifying the necessary resources that will contribute in developing stable housing options, enhancing safety, and social inclusion, reducing health disparities and decreasing the risk of the recurrence of experiencing homelessness.

The City will:

- Collaborate and build partnerships with community agencies to develop a shared universal data system and triage toolkit that will track clients and services provided, evaluate eligibility and identify housing barriers in order to prioritize referral to specialized support resources.
- Continue to support and engage with community-based organizations (CBOs), social services agencies and faith-based providers that provide services to the

those experiencing homelessness, persons at risk of becoming homeless and non-homeless persons with special needs;

- Continue to support efforts by local nonprofits to expand the transitional and temporary housing units (Operation Safe Stay) with support services within the City;
- Continue to develop, implement and update the City’s Plan to Prevent and Combat Homelessness.
- Develop appropriate cultural and inclusive housing strategies that target communities at higher risk of entering homelessness, such as outreach programs, landlord incentives, veterans, seniors, youth and Lesbian, Gay, Bisexual, Transgender, Questioning, Intersex, Asexual and Two-Spirit (LGBTQIA2S+).
- Develop mechanism to increase funding and sustainability through grant funding that address homeless prevention, such as interim housing, transitional housing, and other supportive services (rental arrears, utility payments, or security deposits for rental housing);
- Create homelessness prevention toolkit with overview of resources for legal services, tenant-landlord issues, benefits, and workforce development, etc.
- Engage local businesses and business groups about hiring homeless and formerly homeless individuals, providing job training, or becoming an employment site program.
- Adopt an Economic Empowerment Ordinance to encourage local hiring of homeless and formerly homeless individuals in City-supported contracts.

Homeless service providers that the City partners with include:

- People Assisting the Homeless (PATH)
- Jovenes, Inc
- Whole Child Services
- Los Angeles County Department of Health Services (DHS)
- Los Angeles County Department of Mental Health (DMH)
- Los Angeles Housing and Services Authority (LAHSA)

Responsible Agency: Housing Division and Fire Department
Timeframe: Ongoing. The Economic Empowerment Ordinance will be adopted within 2 years of the adoption of the Housing Element.
Funding source: San Gabriel Valley Council of Governments, CDBG and HOME
Program objective: To avoid or exit homelessness quickly by either retaining their housing or using other housing strategies to ensure people move into permanent

and stable accommodations that are affordable, safe, and appropriate with the support they need to thrive

Program 6: Adequate Sites to Accommodate the RHNA

To address the 2021–2029 RHNA, the City shall amend the General Plan and the Zoning Code to allow residential uses on identified sites together with objective design standards that promote contextual development. The City has a Regional Housing Needs Allocation (RHNA) of 5,186 units, including 1,314 very low income, 707 low income, 777 moderate income, and 2,388 above moderate income units for the 2021-2029 RHNA planning period. The City is committed to ensuring adequate capacity in its residential land inventory to meet its RHNA.

Total of 21 sites and citywide ADUs are projected to accommodate 5,778 units. This includes residential zoned sites that were included in the 5th cycle, pipeline units, opportunity sites, and 56 ADUs. A total of 1,523 units are proposed on sites zoned appropriately. A total of 3,062 units proposed on opportunity sites and 312 pipeline units are currently not zoned for residential uses and could be eligible for by-right development review provision pursuant to Government Code section 65863.2, subdivisions (h) and (i). Two pipeline unit projects for total of 825 units are on City owned parcels and are exempt from zoning process.

City Staff will encourage the development of affordable housing for large units by supporting developers that are submitting family projects for 9% Low Income Housing Tax Credits, which require that at least 25 percent of the units have at least three bedrooms.

The City will develop a monitoring procedure to ensure adequate capacity remains to accommodate the City’s remaining RHNA for all income groups, as sites are being developed. The City will also conduct a mid-term review of the effectiveness of the new land use policies and objective standards to ensure the City is on track with its housing production goals

- Responsible Agency:** Planning Division, Housing Division
- Timeframe:** Rezoning will be completed within one year of adoption of the Housing Element.
- Funding source:** Local Early Action Planning (LEAP) Grant funds, General Fund
- Program objective:** Provide adequate residential sites and opportunities for affordable housing commensurate with the City’s RHNA

Program 7: Accessory Dwelling Units (ADUs)

ADUs provide an effective means of addressing the needs of moderate- and lower-income households, including seniors on fixed incomes. The City will continue to promote ADUs in accordance with the State laws, provide handouts and/or informational displays at the Planning and Community Development Department counter, on the City’s website, and other appropriate locations detailing the requirements and the process for obtaining approval.

The Housing Division will create incentives by offering homeowners comprehensive assistance for available funding, designing, permitting, and constructing a new affordable rental unit on their property. To eliminate the life-safety risks associated with

an existing unpermitted ADU or illegal garage conversion, financial assistance will also be extended to rehabilitate and bring up to code existing accessory units. The homeowners would pay off the construction loan with the rental income that is subsidized by the Section 8 program.

Responsible Agency: Planning and Community Development Department
Timeframe: Ongoing. By 2025, the City will identify and begin implementing the incentives to promote ADUs being built for lower- and moderate-income households.
Funding source: HUD
Program objective: To provide a variety of housing options for lower- and moderate-income households, with the goal of approving at least 7 ADUs per year, for a total of 56 ADUs during the 2021-2029 Planning Period

Program 8: Implement Inclusionary Zoning and Density Bonuses

The City will adopt an Inclusionary Zoning Ordinance that requires all new development to provide some percentage of affordable housing on-site, occasionally allowing for an in-lieu fee to fund off-site affordable housing instead.

The City will adopt a Density Bonus Ordinance that permits a developer to increase the maximum allowable development on a site in exchange for either funds for off-site affordable housing or in-kind support for production of additional low-income housing units.

Responsible Agency: Planning Division
Timeframe: Revise the Zoning Ordinance within two years of adoption of the Housing Element.
Funding source: General Fund
Program objective: To require and encourage development of affordable housing Citywide

Program 9: Zoning Ordinance Amendments

To facilitate shelter development and housing for persons with disabilities (AB 101, AB 139, AB 2162), and to comply with the Employee Housing Act (Health and Safety Code Section 17021.5), the City will review and revise the zoning ordinance, as appropriate, to ensure compliance with State law:

Low Barrier Navigation Centers (AB 101): AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for resident’s possessions.

Emergency and Transitional Housing (AB 139): Local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The City’s

Zoning Ordinance does not include specific parking requirements for emergency shelters. Therefore, an amendment is not necessary but may be considered to ensure consistent implementation.

Supportive Housing (AB 2162): Requires cities to allow supportive housing by right in zones where multi-family and mixed uses are allowed. Transitional and supportive housing are permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone {Government Code Section 65583(a)(5)}.

Employee Housing Act (Health and Safety Code Section 17021.5): Requires cities to consider farmworker housing with up to 36 beds or 12 units an agricultural use and be similarly permitted. Furthermore, it requires the cities to consider employee housing for six or fewer employees as a single family residential use.

Smaller Units: The City will amend the zoning ordinance to allow smaller homes such as Single-Room Occupancy (SROs) and Tiny Homes.

Responsible Agency:	Planning and Community Development Department
Timeframe:	Revise the Zoning Ordinance within two years of adoption of the Housing Element
Funding source:	CDBG, General Fund, and Local Early Action Planning (LEAP) Grant Funding
Program objective:	Bring the City's Zoning Ordinance into compliance with AB 101, AB 139, AB 2162, and the Employee Housing Act and to increase the range of housing types in the City

Program 10: Montebello Community Assistance Program

The Montebello Community Assistance Program (MCAP) is a first responder and behavioral paramedicine model approach launched by the City of Montebello Fire Department. The program establishes collaborations with various community-based organizations, local healthcare providers, and work with surrounding cities.

Working in a field-based outreach and services model, MCAP is staffed by a Firefighter/Paramedic, Social Worker/EMT, Field-Based Case Manager, and Housing Navigator. This team works in partnership with people experiencing homelessness to address complex medical conditions, mental health, and/or substance abuse disorders. The MCAP team determines the evidence-based treatments and impactful system navigation services through the data collection and evaluation. MCAP also provides intensive care management services, behavioral health support, assists with linkages to housing needs, and raises awareness among local leaders and community residents to decrease social stigma as it relates to behavioral issues and homelessness. MCAP connects clients with the following services in the community:

- Food/Showers Assistance
- Substance Use Disorder Assistance
- Medical Assistance
- Mental Health Assistance
- Dental Assistance

- Linkages to Housing Services (Interim and Long-Term Housing)
- Social Service Assistance

Responsible Agency: Fire Department
Timeframe: Ongoing
Funding source: Gateway Cities Council of Governments and CDBG
Program objective: To use the 911 dispatch/mobile crisis response team to support individuals with the proper resources to address chronic homelessness

Program 11: Objective Design Standards, Approvals By-right and Administrative Approvals

Discretionary approval processes are time-consuming, unpredictable, and can lead to denial of housing development that meets all standards. The City shall adopt clear, precise, and objective standards (SB 330) based on community vision and streamline the approval process for projects that conform to those rules.

Pursuant to AB 1397, RHNA sites that require rezoning to accommodate the lower-income RHNA shortfall are subject to by-right approval if the project includes 20% affordable units. To facilitate consistent application of this incentive, the City will extend an administrative approval (Director’s Approval) process to all projects that include 20% lower income units, comply with objective design standards, and engage a town architect to facilitate a spatial and contextual review of the project.

Responsible Agency: Planning Division
Timeframe: Adopt objective design standards within two years of adoption of the Housing Element.
Funding source: General Fund and Local Early Action Planning (LEAP) Grant Funding
Program objective: To make the entitlement process more predictable and less expensive

Program 12: Streamline Development Review Process

Regulatory relief that streamlines and increases the predictability of permitting and regulatory review processes can lower development costs and stimulate new construction. The City will map all of its discretionary review and approval processes and eliminate steps in the development review process for affordable housing projects that add no value or marginal value to the process or outcome. For affordable housing projects involving more than 4 units, a town architect will be brought in to assist in the review and explore win-win solutions to facilitate a spatial and contextual review with a smoother process and superior outcomes.

Responsible Agency: Planning Division
Timeframe: Ongoing
Funding source: General fund, Developer Fee for Town Architect Services
Program objective: Streamline affordable housing projects

Program 13: Energy Conservation

The City will continue to post and distribute information on currently available weatherization and energy conservation programs to residents and property owners through annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and the City’s website. The City will

continue to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and will encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access.

The City will provide incentives to promote walkable urban housing along transit corridors, encourage passive or active energy saving features such as solar panels, efficient appliances, efficient building materials in new construction and remodels, promote energy audits and participation in utility conservation programs, and facilitate energy conserving retrofits.

Responsible Agency: Building and Safety Division and Planning Division
Timeframe: Ongoing
Funding source: General Fund, Strategic Growth Council Affordable Housing and Sustainable Communities Program Grant (Cap and Trade)
Program objective: Increase public awareness and information on energy conservation opportunities and assistance programs for new and existing residential units, and comply with state energy conservation requirements

Program 14: Affirmatively Furthering Fair Housing

To discourage discriminatory housing practices, the City will contract with the Housing Rights Center. Services include housing discrimination response, landlord-tenant relations, and housing information counseling. The City will continue to use the Housing Rights Center for referral assistance and education programs. As part of this program, the City will place brochures and flyers prepared by the Housing Rights Center Council at a kiosk in the City Hall lobby, the Planning and Community Development Department lobby, and at the local library in the City. The outreach literature is available in English and Spanish language. In addition, the City will continue to maintain fair housing referral information on its public website. During the planning period, the California Housing Rights Center will hold Landlord Workshops and include discussions on the prohibited discriminatory practices pertaining to service and companion animals, reasonable accommodations, and reasonable modifications.

Specific actions to remedy impediments to Fair Housing include the following:

- j) The City will continue to retain the Housing Rights Center to process housing discrimination complaints.
- k) The City’s website will post background information on fair housing and how to contact the Housing Rights Center.
- l) Educational and outreach materials will be disseminated to residents, local real estate agents, and the on-site apartment managers of the larger apartment communities.
- m) The City will amend its agreement with the Housing Rights Center to include a periodic review of newspaper and online advertising. When discriminatory advertising is found, the Housing Rights Center will then contact the on-site manager of the apartment community placing the ad.
- n) The City will amend its agreement with the Housing Rights Center to include coordinating with local newspapers to include a statement that disabled people have a right to request a reasonable accommodation for a service or companion animal.

Responsible Agency: Housing Division; Southern California Housing Rights Center
Timeframe: Ongoing
Funding source: CDBG
Program objective: To discourage discriminatory housing practices in the City of Montebello

Program 15: Reasonable Accommodation Program

Under this program, the City will adopt a Reasonable Accommodation Ordinance to provide exception in zoning and land-use regulations for housing and/or improvements for persons with disabilities. Currently, the City’s Zoning Ordinance contains no such provisions. The procedures related to the program’s implementation will be ministerial in nature with minimal or no processing fee. Improvements may be approved by the Planning and Community Development Director subject to the following findings:

- The request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws;
- The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws;
- The requested accommodation would not impose an undue financial or administrative burden on the City; and
- The requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance.

Responsible Agency: Planning Division and Building and Safety Division
Timeframe: Adopt the Reasonable Accommodation Ordinance within two years of adoption of the Housing Element
Funding source: General Fund
Program objective: To provide streamlined permitting process for making homes more accessible to persons with disabilities.

Quantified Objectives

The City’s quantified objectives for new construction, rehabilitation and conservation are presented in Table 8.1 of the Housing Element, and in Table 2 below. The quantified objectives for new construction exceed the City’s Cycle 6 RHNA allocation. The objectives for rehabilitation assistance are an estimate based on historical trends of such City assistance and an estimate of what the City can reasonably achieve during the 2021-2029 Cycle 6 Housing Element period.

Table 2 Quantified Objectives, City of Montebello 2021-2029 Housing Element

	Income Category				Totals
	V. Low	Low	Mod	Above Moderate	
2021-2029 RHNA Allocation	1,311	705	775	2,383	5,174
Sites That Do Not Require Rezoning	--	--	56	1,467	1,523
Pipeline Units	216	103	286	532	1,137
Housing Opportunity Units	1,101	611	518	832	3,062
Accessory Dwelling Units	--	--	--	56	56
Rehabilitation	--	20	20	--	40
Housing Assistance Vouchers	726	--	--	--	726
Stability from Displacement	372	--	--	--	372
Source: City of Montebello Housing Element Update 2021-2029, 2021					

9. Surrounding Land Uses and Setting

The proposed project would be carried out city-wide. The project area is therefore the entire city of Montebello, which consists of a total land area of 8.25 square miles. The city is located at the southwestern portion of the San Gabriel Valley, in Los Angeles County. According to the California Department of Finance (2021), the City of Montebello has an estimated population of 63,264 (CDOF, May 2021). As shown in Figure 1, Montebello is situated approximately 7 miles southeast of Downtown Los Angeles. Montebello is bordered by Monterey Park and Rosemead to the north; the City of Commerce and unincorporated portions of Los Angeles County on the west; the Whittier Narrows Recreation area on the east; the City of Commerce on the southwest; and the City of Pico Rivera on the southeast. There are two freeways and highways that provide direct regional access to the project area: State Route-60 (SR-60) to the north, and Interstate 5 (I-5) to the south.

The City of Montebello has a Mediterranean climate and its proximity to the ocean helps to produce moderate temperatures year-round. Marine breezes allow for cloudy early mornings, clearing away in the afternoon. Average daytime summer temperatures in the area are usually found within the 70s (Fahrenheit). Characteristic of Montebello’s moderate Mediterranean climate, the wet winter temperatures are in the high 50s. Annual average rainfall in Montebello is about 17 inches (Safety Element 2016).

10. Other Public Agencies Whose Approval is Required

The Housing Element has been submitted to HCD for review and comment. The City will seek certification of the Housing Element from HCD.

11. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?

No California Native American tribes traditionally or culturally affiliated with the project area have requested consultation pursuant to Public Resources Code Section 21080.3.1 to date, but City staff will reach out to representatives of tribal organizations traditionally and culturally affiliated with the project area during circulation of this IS-ND.

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Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

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

Determination

Based on 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 to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “less than significant with mitigation incorporated” 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.

City of Montebello
Housing Element

- I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature of Lead Agency Representative

Date

Printed Name

Title

Environmental Checklist

1 Aesthetics

	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 that is visible from a City scenic corridor?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with applicable General Plan policies or zoning regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Housing Element Update would apply to the entire geographic area located within the boundaries of the City of Montebello, which encompasses 8.25 square miles. The City of Montebello lies within the San Gabriel Valley and is landlocked, bordered by Monterey Park and Rosemead to the north; the City of Commerce and unincorporated portions of Los Angeles County on the west; the Whittier Narrows Recreation area on the east; the City of Commerce on the southwest; and the City of Pico Rivera on the southeast.

Scenic views generally refer to visual access to, or the visibility of, a particular natural or man-made visual resource from a given vantage point or corridor. Focal views focus on a particular object, scene, setting, or feature of visual interest. Panoramic views, or vistas, provide visual access to a large geographic area, for which the field of view can be wide and extend into the distance. Panoramic views are usually associated with vantage points looking out over urban or natural areas that provide a geographic orientation and view not commonly available. Examples of panoramic views might include an urban skyline, a valley, a mountain range, the ocean, or other water bodies. Montebello’s Conservation Element addresses the importance of the Montebello Hills as a physical feature which encompass one third of the city. The hills are part of a discontinuous range which spans Los Angeles County and are used for oil extraction. The most notable body of water is the Rio Hondo River that runs north to south through the eastern portion of the city. The Rio Hondo runs in a concrete flood control channel south of the Whittier Narrows Dam but in a more natural channel in the Bosque Del Rio Hondo north of the dam.

- a. *Would the project have a substantial adverse effect on a scenic vista that is visible from a City scenic corridor?*
- b. *Would the project substantially alter or damage a scenic resource that is visible from a City scenic corridor?*
- c. *Would the project conflict with applicable General Plan policies or zoning regulations governing scenic quality?*
- d. *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City's RHNA allocation across all income categories. To help achieve this, the 2021-2029 Housing Element Update proposes rezoned sites; however, these rezonings would increase housing density in areas that are already urbanized. In addition, any site-specific and project-specific impacts of future projects on land inventory sites would depend on what exactly is proposed for those sites once a developer submits an application for development on the site. Any construction related and localized impacts would be reviewed through the development review and, if applicable, CEQA processes at the time of project submittal.

The 2021-2029 Housing Element Update would facilitate housing, including affordable housing, in areas where housing of similar height and density could already occur in accordance with existing land use regulations. Therefore, the proposed project would not substantially affect scenic vistas or scenic resources or create new substantial sources of light or glare in these areas. As discussed in Section 11, *Land Use and Planning* and Section 14, *Population and Housing*, the project is also fully consistent with the City's General Plan. All applicable City policies and review processes related to aesthetics would continue to apply to future development carried out after adoption of the proposed project. Therefore, the 2021-2029 Housing Element Update would not have a substantial adverse effect on scenic vistas, scenic resources, or visual character or quality, nor would it create a new source of substantial light or glare that would adversely affect daytime or nighttime views, and there would be no impact.

NO IMPACT

2 Agriculture and Forestry Resources

	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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?*

b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The 2017 Housing Element Update Environmental Checklist Form determined that the 2017 Housing Element Update would have no impact on agriculture and forestry resources because there are no agricultural or forest lands in the Plan Area or adjacent to the Plan Area (City of Montebello 2017). Montebello is in a developed, urban area, and as such are classified as urban land. The 2021 Housing Element update covers the same Plan Area (the City of Montebello), which is a developed and urban area, and none of the land inventory sites include agricultural or forest lands.

While most land within Montebello’s city limits is urbanized and therefore not used for agriculture or under Williamson Act contract, there is one area designates as “Unique Farmland” by the California Department of Conservation, or CDOC (CDOC, 2021). However, this area is not included in the land inventory for the 2021 Housing Element Update and would therefore not be affected by the proposed project. Also, this area has been designated as a “Park, Recreation, Open Space” area by the City. According to the 2016-2021 Housing Element Update, there are no forest lands or timberlands in the city.

Additionally, the Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Montebello consistent with the current RHNA cycle. Because it is a policy document and there is no land under Williamson Act contract in the city, the Housing Element Update would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), or conflict with existing zoning. For all the reasons discussed above, no impact would occur.

NO IMPACT

c. *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

d. *Result in the loss of forest land or conversion of forest land to non-forest use?*

“Forest land” is defined in PRC Section 12220(g) pursuant to the California Forest Legacy Program Act of 2007 as land that can support 10 percent or more native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

There is no land in the City of Montebello designated as forest land, or timberland zoned as Timberland Production. Therefore, the Housing Element Update would not conflict with existing zoning for, or cause rezoning of, forest land, or timberland zoned Timberland Production, and no impact would occur.

NO IMPACT

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?*

There is no land in the City of Montebello designated as forest land, or timberland zoned as Timberland Production. Additionally, is there is no land designated as Farmland (DOC 2018). The Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Montebello consistent with the current RHNA cycle. Because it is a policy document the Housing Element Update would not result in 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, and no impact would occur.

NO IMPACT

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3 Air Quality

	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Air quality is affected by stationary sources (e.g., industrial uses and oil and gas operations) and mobile sources (e.g., motor vehicles). Air quality at a given location is a function of several factors, including the quantity and type of pollutants emitted locally and regionally, and the dispersion rates of pollutants in the region. Primary factors affecting pollutant dispersion are wind speed and direction, atmospheric stability, temperature, the presence or absence of inversions, and topography. The project area has moderate variability in temperatures, tempered by coastal processes.

The City of Montebello is in the South Coast Air Basin (Basin). The Basin is bordered on the west by the Pacific Ocean, and on the north and east by the San Gabriel, San Bernardino, and San Jacinto mountains. Air quality in the Basin is influenced by a wide range of emission sources, such as dense population centers, heavy vehicular traffic, industry, and weather. The Basin is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for development of the regional Air Quality Management Plan (AQMP), which is a comprehensive program for compliance with all federal and State air quality planning requirements including CAAQS and NAAQS (described below). The most recently adopted AQMP is the 2016 AQMP (SCAQMD 2017).

The federal and State Clean Air Acts (CAA) mandate the control and reduction of certain air pollutants. Under these laws, the U.S. Environmental Protection Agency (USEPA) and the California Air Resources Board (CARB) have established the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS) for “criteria pollutants” and other pollutants. Some pollutants are emitted directly from a source (e.g., vehicle tailpipe, an exhaust stack of a factory, etc.) into the atmosphere, including carbon monoxide, volatile organic

compounds (VOC)/reactive organic gases (ROG), nitrogen oxides (NO_x), particulate matter with diameters of ten microns or less (PM₁₀) and 2.5 microns or less (PM_{2.5}), sulfur dioxide, and lead. Other pollutants are created indirectly through chemical reactions in the atmosphere, such as ozone, which is created by atmospheric chemical and photochemical reactions primarily between VOC and NO_x. Secondary pollutants include oxidants, ozone, and sulfate and nitrate particulates (smog).

Depending on whether the standards are met or exceeded, the Basin is classified as being in “attainment” or “nonattainment.” Under State law, air districts are required to prepare a plan for air quality improvement for pollutants for which the district is in non-compliance. The SCAQMD is in non-attainment for the federal standards for ozone and PM_{2.5} and the State standards for ozone, PM₁₀, and PM_{2.5} (SCAQMD 2016). The Basin is designated unclassifiable or in attainment for all other federal and State standards. The CEQA Guidelines (Section 15064.7) provide that, when available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make determinations of significance. These thresholds are designed such that a project that would not exceed the adopted thresholds would not have an individually or cumulatively significant impact on the Basin’s air quality. This analysis conforms to the methodologies recommended in the SCAQMD’s *CEQA Air Quality Handbook* (1993) and supplemental guidance provided by the SCAQMD, including recommended thresholds for emissions associated with both construction and operation of the project (SCAQMD 2017).

Table 3 presents the significance thresholds for construction and operational-related criteria air pollutant and precursor emissions for individual projects. These represent the levels at which a project’s individual emissions of criteria air pollutants or precursors would result in a cumulatively considerable contribution to the Basin’s existing air quality conditions.

Table 3 SCAQMD Thresholds of Significance

Construction Thresholds	Operational Thresholds
75 pounds per day of ROG	55 pounds per day of ROG
100 pounds per day of NO _x	55 pounds per day of NO _x
550 pounds per day of CO	550 pounds per day of CO
150 pounds per day of SO _x	150 pounds per day of SO _x
150 pounds per day of PM ₁₀	150 pounds per day of PM ₁₀
55 pounds per day of PM _{2.5}	55 pounds per day of PM _{2.5}

Notes: ROG = reactive organic gases; NO_x = nitrogen oxides; CO = carbon monoxide; SO_x = sulfur oxides

Source: SCAQMD 2015

- a. *Would the project conflict with or obstruct implementation of the applicable air quality plan?*
- b. *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*
- c. *Would the project expose sensitive receptors to substantial pollutant concentrations?*

A project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding forecasts used in the development of the AQMP. The 2016 AQMP, the most recent AQMP adopted by the SCAQMD, incorporates local general plans and the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) socioeconomic forecast projections of regional population, housing, and employment growth. The Housing Element Update would bring the forecasts for the City's General Plan and the AQMP into consistency because the new population forecast based on the Housing Element Update will be incorporated into SCAQMD's 2022 AQMP.

The Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Montebello consistent with the current RHNA cycle.

However, future housing construction activities such as the operation of construction vehicles and equipment over unpaved areas, grading, trenching, and disturbance of stockpiled soils have the potential to generate fugitive dust (PM₁₀) through the exposure of soil to wind erosion and dust entrainment. In addition, exhaust emissions associated with heavy construction equipment would potentially degrade air quality. However, new development accommodated under the Housing Element Update would be subject to compliance with applicable SCAQMD rules, including Rule 401 (Visible Emissions), Rule 402 (Nuisance), Rule 403 (Fugitive Dust), and Rule 1113 (Architectural Coatings) to reduce emissions, dust, and volatile organic compounds during project construction.

Long-term emissions associated with operational impacts of future housing would include emissions from vehicle trips, natural gas and electricity use, landscape maintenance equipment, and consumer products and architectural coating associated with development within the city. Operational impacts would be reviewed through the development review and, if applicable, CEQA processes at the time of project submittal. The Housing Element Update to adhere to guidelines that protect sensitive receivers from air pollution. Operational impacts would be addressed by General Plan policies and other regulations and standards that govern air quality in Montebello.

Therefore, adoption of the Housing Element Update would not conflict with emissions forecasts in the AQMP, obstruct implementation of the AQMP, 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, or expose sensitive receptors to substantial pollutant concentrations, and no impact would occur.

NO IMPACT

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

The occurrence and severity of potential odor impacts depends on several factors, including the nature, frequency, and intensity of the source; wind speeds and direction; and the sensitivity of the receiving location, each contribute to the intensity of the impact. Although offensive odors seldom

cause physical harm, they can be annoying and cause distress among the public and generate citizen complaints.

SCAQMD's *CEQA Air Quality Handbook* (1993) identifies land uses associated with odor complaints as agricultural uses, wastewater treatment plants, chemical and food processing plants, composting, refineries, landfills, dairies, and fiberglass molding. Residential uses are not identified as a major source of odors by SCAQMD. The Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Montebello consistent with the current RHNA cycle. Future projects accommodated under the Housing Element Update would be required to comply with local and State regulations, such as SCAQMD Rule 402, which regulates nuisance odors during project construction. Therefore, the Housing Element Update would not result in other emissions (such as those leading to odors) and no impact would occur.

NO IMPACT

4 Biological Resources

	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Endangered Species

“Endangered” species are those considered in imminent danger of extinction due to their limited numbers. “Threatened” species refers to those likely to become endangered within the foreseeable future, primarily on a local scale. “Sensitive” species are those that are naturally rare or have been locally depleted or put at risk by human activities. Although the perpetuation of these species is not apparently significantly threatened, they are considered vulnerable and may be candidates for future listing. The City of Montebello’s Conservation Element does not identify sensitive species within the city. However, the SCAG DATA/Map Book from 2019 identifies a Known Sighting of Endangered Animal (specific) which the Critical Habitat for Threatened & Endangered Species [USFWS] has identified as the Coastal California Gnatcatcher. This small non-migratory bird is presumed extant within the northeastern portion of Montebello, also categorized on the Zoning Map as the Montebello Hills Specific Plan and Oil and Gas Production District.

Significant Ecological Areas (SEA) Program

Significant Ecological Areas (SEA) are officially designated areas within Los Angeles County with irreplaceable biological resources. The SEA Program objective is to conserve genetic and physical diversity within Los Angeles County by designating biological resource areas that are capable of sustaining themselves into the future. SEAs are defined as ecologically important land and water systems that are valuable as plant or animal communities, often important to the preservation of threatened or endangered species, and conservation of biological diversity in the County. The SEA overlay, along with the SEA conditional use permit process, are referred to as the SEA Program, which allows the County to implement its biotic resource goals through land use regulations and biological resource assessments. The SEA and Coastal Resources Map has designated one SEA within the City of Montebello: the Puente Hills SEA.

- a. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
- b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
- c. *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- d. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

The Housing Element Update, in and of itself, does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Montebello. The 2021-2029 Housing Element Update proposes rezoned sites; however, the rezonings would increase housing density in already urbanized areas, and any site-specific and project-specific impacts of future projects on those sites would depend on what exactly is proposed for those sites once a developer submits an application for development on the site. Any construction related and

localized impacts would be reviewed through the development review and, if applicable, CEQA processes at the time of project submittal. The 2021-2029 Housing Element Update would facilitate housing, including affordable housing, in areas where housing could already occur in accordance with existing land use regulations. Therefore, the proposed project would not have any direct effects on endangered species. All applicable City policies and review processes related to biological resources would continue to apply to future development carried out after adoption of the project. Therefore, implementation of the project would have no impact on biological resources.

NO IMPACT

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5 Cultural Resources

	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CEQA requires that a lead agency determine whether a project could have a significant effect on historical resources (PRC, Section 21084.1), unique archaeological resources (PRC Section 21083.2 [g]), and tribal cultural resources (PRC Section 21074 [a][1][A]-[B]). A historical resource is a resource listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR) (Section 21084.1), a resource included in a local register of historical resources (Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (Section 15064.5[a][3]).

Impacts to significant cultural resources that affect the characteristics of any resource that qualify it for the NRHP or adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. These impacts could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be substantially impaired (CEQA Guidelines Section 15064.5 [b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of an historical resource that convey its historical significance and that justify its inclusion or eligibility for inclusion in the CRHR (CEQA Guidelines Section 15064.5[b][2][A]).

- a. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?*
- b. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?*

The City’s Conservation Element, which was adopted in 1975, briefly outlines the history of the City of Montebello. Montebello’s historical background dates back to when Franciscan friars founded the series of missions that run from San Diego to San Francisco and the trail known as “El Camino Real.” Montebello maintains a portion of that trail now known as Whittier Boulevard (Conservation

Element 1975). Another historical monument can be found in the northeastern portion of the City, a house called Juan Matias Sanchez Adobe. The Juan Matias Sanchez Adobe is now a museum and community center that represents an important part of California's Mexican American history as well as the state's eventual independence and union to the United States. Taylor Ranch is also mentioned in the Conservation Element as one of the earliest ranches which still stands today (Conservation Element 1975). None of these historical monuments is on a property included in the Housing Element land inventory.

The Housing Element Update, in and of itself, does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Montebello. While the Housing Element Update proposes rezoning sites, the rezonings would increase housing density in already urbanized areas, and any site-specific and project-specific impacts of future projects on those sites would depend on what exactly is proposed for those sites once a developer submits an application for development on the site. Any potential impacts to cultural resources would be assessed through the development review and, if applicable, CEQA processes at the time of project submittal. The Housing Element Update would therefore not create a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 or cause a substantial adverse change in the significance of an archaeological resource. Future development would be required to comply with federal, State, and local regulations and the policies in the City's General Plan such as Chapter 17 (Section 17.38 *Planned Development Districts*) of the Montebello Municipal Code which states that the application for development should include information regarding the location of existing significant historical, cultural and archeological features in the area, including the methods proposed to preserve and incorporate such elements into the proposed plan. Therefore, adoption of the Housing Element Update would not result in substantial adverse changes to historical or archeological resources and no impact would occur.

No Impact

- c. *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

The disposition of human remains is governed by Health and Safety Code Section 7050.5 and PRC Sections 5097.94 and 5097.98 and falls within the jurisdiction of the NAHC. If human remains are discovered, the County Coroner must be notified within 48 hours and there should be no further disturbance to the site where the remains were found. If the remains are determined by the coroner to be Native American, the coroner is responsible for contacting the NAHC within 24 hours. The NAHC, pursuant to PRC Section 5097.98, will immediately notify those persons it believes to be most likely descended from the deceased Native Americans so they can inspect the burial site and make recommendations for treatment of the remains and associated grave goods. Tribal cultural resources are discussed in Section 18, *Tribal Cultural Resources* of this Initial Study.

Any future development would be subject to development review and required to adhere to the City's Municipal Code designed to reduce impacts to historic and cultural resources as previously mentioned. The Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Montebello consistent with the current RHNA cycle. It would therefore not directly lead to disturbance of human remains, including those interred outside of formal cemeteries. Individual projects are not proposed as part of the Housing Element Update. New development accommodated by the Housing Element Update would be subject to federal, State, and local regulations and policies in the City's General Plan. Projects would be required to comply with CEQA Guidelines Section 15000 et seq. which set procedures for notifying the County Coroner and NAHC for identification and treatment of human

remains if they are discovered during construction. Therefore, adoption of the Housing Element Update would not lead to disturbance of any human remains and no impact would occur.

NO IMPACT

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6 Energy

	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

California is one of the lowest per capita energy users in the United States, ranked 48th in among states, due to its energy efficiency programs and mild climate. In 2019, California consumed 662 million barrels of petroleum, 2,144 billion cubic feet of natural gas, and one million short tons of coal in 2018 (United States Energy Information Administration [EIA] 2021a). The single largest end-use sector for energy consumption in California is transportation (39.4 percent), followed by industrial (23.1 percent), commercial (18.8 percent), and residential (18.7 percent) (EIA 2021b).

Most of California’s electricity is generated in state with approximately 28 percent imported from the Northwest and Southwest in 2019; however, the State relies on out-of-state natural gas imports for nearly 90 percent of its supply (California Energy Commission [CEC] 2021a and 2021b). In addition, approximately 32 percent of California’s electricity supply comes from renewable energy sources, such as wind, solar photovoltaic, geothermal, and biomass (CEC 2021a). In 2018, Senate Bill 100 accelerated the State’s Renewable Portfolio Standards Program, codified in the Public Utilities Act, by requiring electricity providers to increase procurement from eligible renewable energy and zero-carbon resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.

To reduce statewide vehicle emissions, California requires all motorists to use California Reformulated Gasoline, which is sourced almost exclusively from in-state refineries. Gasoline is the most used transportation fuel in California with 14.0 billion gallons sold in 2020 and is used by light duty cars, pickup trucks, sport utility vehicles, and aviation (California Department of Tax and Fee Administration 2021). Diesel is the second most used fuel in California with 4.2 billion gallons sold in 2015 and is used primarily by heavy duty-trucks, delivery vehicles, buses, trains, ships, boats and barges, farm equipment, and heavy-duty construction and military vehicles (CEC 2016).

Energy consumption is directly related to environmental quality in that the consumption of nonrenewable energy resources releases criteria air pollutant and greenhouse gas (GHG) emissions into the atmosphere. The environmental impacts of air pollutant and GHG emissions associated with the project’s energy consumption are discussed in detail in Section 3, *Air Quality*, and Section 8, *Greenhouse Gas Emissions*, respectively.

Electricity services in the city are provided by Southern California Edison, and natural gas services are provided by Southern California Gas (SoCalGas).

Projects that are proposed under the Housing Element Update would be required to undergo project-specific evaluation to quantify specific impacts to energy consumption, which would occur during the permitting process for that project. As the criteria needed to assess these impacts is only available to the City upon submittal of a specific project proposal, any quantitative analysis would be speculative at this time. All projects would be required to conform to local, State, and federal regulations governing energy consumption reduction.

The California Green Building Standards Code sets targets for energy efficiency; water consumption; dual plumbing systems for potable and recyclable water; diversion of construction waste from landfills; and use of environmentally sensitive materials in construction and design, including ecofriendly flooring, carpeting, paint, coatings, thermal insulation, and acoustical wall and ceiling panels. Furthermore, the California Energy Code provides energy conservation standards for all new and renovated commercial and residential buildings constructed in California. All new developments in California must adhere to the requirements of the California Green Building Standards Code and the California Energy Code.

- a. *Would the project consume energy resources in a wasteful, inefficient, or unnecessary amount during project construction and/or operation?*

Construction Energy Demand

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City's RHNA allocation across all income categories.

To help meet the City's RHNA allocation, the 2021-2029 Housing Element Update proposes rezoned sites; however, these rezonings would increase housing density in areas that are already urbanized. The proposed project would not directly result in development of a specific site or fundamentally change an area within the City. It would therefore not substantially affect the physical environment. As discussed in Section 10, *Land Use and Planning* and Section 14, *Population and Housing*, the project is also fully consistent with the City's General Plan. The 2021-2029 Housing Element Update does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Montebello. It would therefore not, in and of itself, result in impacts related to construction energy demand.

While the proposed project would not directly result in any future development, energy use would occur during construction of any future development in the City. Such energy use would include fuel consumption (e.g., gasoline and diesel fuel) to operate heavy equipment, light-duty vehicles, machinery, and generators for lighting. In addition, temporary grid power may also be provided to construction trailers or electric construction equipment. Energy use during construction of individual projects would be temporary in nature, and equipment used would be typical of construction projects in the region. In addition, construction contractors would be required to demonstrate compliance with applicable California Air Resources Board (CARB) regulations that restrict the idling of heavy-duty diesel motor vehicles and govern the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. Construction activities associated with future development would be required to utilize fuel-efficient equipment consistent with State and federal regulations and would comply with State measures to reduce the inefficient, wasteful, or unnecessary consumption of energy.

These practices would result in efficient use of energy during construction of future development. Furthermore, in the interest of both environmental awareness and cost efficiency, construction contractors would not utilize fuel in a manner that is wasteful or unnecessary. Therefore, future construction activities associated with any future development would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy.

Construction energy use would not result from of the 2021-2029 Housing Element Update, which would not directly result in any future development. The Housing Element Update would therefore have no impact related to related to construction energy demand.

Operation

The proposed project would not directly result in development of a specific site or fundamentally change an area within the City. The project would involve rezoning certain land inventory sites, but these sites are on already urban land. It would therefore not substantially affect the physical environment. As discussed in Section 10, *Land Use and Planning* and Section 14, *Population and Housing*, the project is also fully consistent with the City's General Plan. The 2021-2029 Housing Element Update does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Montebello. It would therefore not, in and of itself, result in impacts related to energy demand from future development projects.

While the proposed project would not directly result in any future development in the city, energy use would occur during operation of any such future development, which would require permanent grid connections for electricity and natural gas service to power internal and exterior building lighting, and heating and cooling systems. As previously discussed, the Housing Element Update would prioritize new development in urban portions of the city that are already served by energy providers. Electricity service in the city is provided by Southern California Edison. Southern California Gas (SoCal Gas) provides natural gas services to residents and businesses in the City.

Future development would be subject to all standards set forth in California Building Code (CBC) Title 24, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation. California's CAL Green standards (California Code of Regulations, Title 24, Part 11) require incorporation of energy efficient light fixtures and building materials into the design of new construction projects. Furthermore, the 2019 Building Energy Efficiency Standards (CBC Title 24, Part 6) requires newly constructed buildings to meet energy performance standards set by the CEC. These standards are specifically crafted for new buildings to result in energy efficient performance so the buildings do not result in wasteful, inefficient, or unnecessary consumption of energy. The standards are updated every three years and each iteration is more energy efficient than the previous standards. For example, according to the CEC, nonresidential buildings will use about 30 percent less energy due mainly to lighting upgrades (CEC 2021a). Furthermore, future development would further reduce its use of nonrenewable energy resources because the electricity generated by renewable resources provided by SCE continues to increase to comply with State requirements through Senate Bill 100, which requires electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.

These practices would result in efficient use of energy during operation of future development. Additionally, operational energy use would not be a result of the 2021-2029 Housing Element Update, which would not directly result in any future development and would therefore have no impact related to related to operational energy demand.

NO IMPACT

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

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City's RHNA allocation across all income categories. While some of these sites would require rezoning on already urbanized land,

The proposed project would not directly result in development of a specific site or fundamentally change an area within the City. The project would involve rezoning certain land inventory sites, but these sites are on already urban land. It would therefore not substantially affect the physical environment. As discussed in Section 10, *Land Use and Planning* and Section 14, *Population and Housing*, the project is also fully consistent with the City's General Plan. The 2021-2029 Housing Element Update does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Montebello.

In accordance with Chapter 15 of the Montebello Municipal Code (MMC), any buildings proposed as a part of future development in the City would be constructed in accordance with the 2019 CCR Title 24, CALGreen standards, 2019 Building Energy Efficiency Standards and mandatory measures for new developments, and any future updates to such standards that support overall State and local goals for energy efficiency. Therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and there would be no impact.

NO IMPACT

7 Geology and Soils

	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:				
1. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

California is divided geologically into several physiographic or geomorphic provinces, including the Sierra Nevada range, the Central (Great) Valley, the Transverse Ranges, the Coast Ranges, and others. The Transverse Range includes Ventura County and portions of Los Angeles, San Bernardino, and Riverside counties. Locally, the Transverse Ranges are characterized by east-west trending mountains and faults. Major basins and ranges in the Transverse Ranges include the Ventura basin and the San Gabriel and San Bernardino Mountains. No Alquist-Priolo Earthquake fault zone, or groundwater barrier is known to directly underlie the City of Montebello, however the East Montebello fault is located approximately ¼ mile to the northeast of the City. The entire City of Montebello is also mapped on the Puente Hills Blind Thrust Fault Zone (PHT) (Montebello Safety Element, 2016).

- a.1. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*
- a.2. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking*
- a.3. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*
- a.4. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*

Like all of Southern California, Montebello is subject to strong ground shaking associated with active and/or potentially active faults in the region; however, the proposed Housing Element Update would not directly result in development of a specific site or fundamentally change an area within the City. The project does include sites for rezoning to meet the City's RHNA allocation; however these sites are on already urban land, and the 2016-2021 Housing Element would facilitate housing, including affordable housing, in areas where housing could already occur in accordance with existing land use regulations.

According to the 2016 Safety Element, liquefaction is generally not a significant impact for the city; but the portion of the city that is most likely to be susceptible to liquefaction is found within the eastern city limits surrounding the Rio Hondo Channel. The 2016 Safety Element also addresses landslides, stating that parts of Montebello are susceptible to earthquake-induced landslides, and the land most susceptible to landslides is found within a small area at the north-eastern portion of the city.

The 2016 Safety Element contains the following applicable goal, objective, and policies designed to reduce impacts from geologic and seismic events:

GOAL 1: Identify and appraise the geologic and seismic hazards within the community.

POLICY 1.1: To promote consideration of seismic standards and criteria for existing structural hazards.

POLICY 1.2: To develop land use standards and development regulations related to the level of seismic hazards.

POLICY 1.3: To establish a seismic hazards review procedure.

POLICY 1.4: Maintain, revise, and enforce appropriate standards and codes to minimize seismic and geologic risks

As discussed in Section 10, *Land Use and Planning* and Section 14, *Population and Housing*, the project is fully consistent with the City's General Plan. All applicable City policies and review processes related to geology and soils would continue to apply to future development carried out after adoption of the project. New development would also be subject to the California Building Code (CBC) standards to protect people and structures from loss, injury or death due to rupture, ground shaking, ground failure and landslides. With continued compliance with the City's General Plan policy and actions, and the CBC, implementation of the project would not expose people or structures to substantial adverse effects related to fault rupture, ground shaking, or seismic-related ground failure, including liquefaction or landslides.

NO IMPACT

- b. *Result in substantial soil erosion or the loss of topsoil?*
- 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?*
- d. *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*
- e. *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?*

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City's RHNA allocation across all income categories. Some of these sites would require rezoning on already urbanized land, but these rezonings would increase housing density in already urbanized areas. Any site-specific and project-specific impacts of future projects would depend on what exactly is proposed for those sites once a developer submits an application for development. Any construction related and localized impacts would be reviewed through the development review and, if applicable, CEQA processes at the time of project submittal. All applicable City policies and review processes related to geology and soils would continue to apply to future development carried out after adoption of the project. New development would also be subject to the California Building Code (CBC) standards to protect people and structures from soils hazards including erosion, unstable soils, and expansive soils. Additionally, all potential future projects on land inventory sites would be served by sewer systems (see also Section 19, *Utilities and Service Systems*) and would not require septic systems or alternative wastewater systems. With continued compliance with the City's policies and procedures, and the CBC, implementation of the project would not expose people, structures, or the environment to substantial adverse effects related to these soils-hazards. Additionally, the 2021 Housing Element Update, in and of itself, does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Montebello. Because it is a policy document, the proposed project would not, in and of itself, result in such impacts.

NO IMPACT

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

The Housing Element Update, in and of itself, does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Montebello. While the Housing Element Update proposes rezoning sites, the rezonings would increase housing density in already urbanized areas, and any site-specific and project-specific impacts of future projects on those sites would depend on what exactly is proposed for those sites once a developer submits an application for development on the site. Any potential impacts to paleontological resources would be assessed through the development review and, if applicable, CEQA processes at the time of project submittal. The Housing Element Update would therefore not create a substantial adverse change in the significance of a paleontological resources or cause a substantial adverse change in the significance of an paleontological resource. Future development under the Housing Element Update would be required to comply with any federal, State, and local regulations regarding such resources. Therefore, adoption of the Housing Element Update would not result in substantial adverse changes to paleontological resources, and no impact would occur.

NO IMPACT

8 Greenhouse Gas Emissions

	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Overview of Climate Change and Greenhouse Gases

Climate change is the observed increase in the average temperature of the Earth’s atmosphere and oceans along with other substantial changes in climate (such as wind patterns, precipitation, and storms) over an extended period of time. Climate change is the result of numerous, cumulative sources of GHG emissions contributing to the “greenhouse effect,” a natural occurrence which takes place in Earth’s atmosphere to help regulate the temperature of the planet. The majority of radiation from the sun hits Earth’s surface and warms it. The surface, in turn, radiates heat back towards the atmosphere in the form of infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping into space and re-radiate it in all directions.

GHGs occur both naturally and as a result of human activities, such as fossil fuel burning, decomposition of landfill wastes, raising livestock, deforestation, and some agricultural practices. GHGs produced by human activities include carbon dioxide (CO₂), methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Anthropogenic activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the concentration of GHGs in the atmosphere that trap heat. Since 1750, estimated concentrations of CO₂, methane, and nitrous oxide in the atmosphere have increased over by 36 percent, 148 percent, and 18 percent, respectively, primarily due to human activity (Forster et al. 2007). Emissions resulting from human activities are thereby contributing to an average increase in Earth’s temperature. Potential climate change impacts in California may include loss of snowpack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years (State of California 2018).

Regulatory Framework

California Regulations

The State of California considers GHG emissions and the impacts of climate change to be a serious threat to the public health, environment, economic well-being, and natural resources of California, and has taken an aggressive stance to mitigate its impact on climate change through the adoption of

policies and legislation. CARB is responsible for the coordination and oversight of state and local air pollution control programs in the state. California has numerous regulations aimed at reducing the state's GHG emissions; some of the major initiatives are summarized below.

CALIFORNIA GLOBAL WARMING SOLUTIONS ACT OF 2006 (ASSEMBLY BILL 32 AND SENATE BILL 32)

The "California Global Warming Solutions Act of 2006," (AB 32), outlines California's major legislative initiative for reducing GHG emissions. AB 32 codifies the statewide goal of reducing GHG emissions to 1990 levels by 2020 and requires CARB to prepare a Scoping Plan that outlines the main state strategies for reducing GHG emissions to meet the 2020 deadline. In addition, AB 32 requires CARB to adopt regulations to require reporting and verification of statewide GHG emissions. Based on this guidance, CARB approved a 1990 statewide GHG level and 2020 target of 431 MMT of CO₂e, which was achieved in 2016. CARB approved the Scoping Plan on December 11, 2008, which included GHG emission reduction strategies related to energy efficiency, water use, and recycling and solid waste, among others. Many of the GHG reduction measures included in the Scoping Plan (e.g., Low Carbon Fuel Standard, Advanced Clean Car standards, and Cap-and-Trade) have been adopted since the Scoping Plan's approval.

The CARB approved the 2013 Scoping Plan update in May 2014. The update defined the CARB's climate change priorities for the next five years, set the groundwork to reach post-2020 statewide goals, and highlighted California's progress toward meeting the "near-term" 2020 GHG emission reduction goals defined in the original Scoping Plan. It also evaluated how to align the state's longer term GHG reduction strategies with other state policy priorities, including those for water, waste, natural resources, clean energy, transportation, and land use.

On September 8, 2016, the governor signed Senate Bill (SB) 32 into law, extending the California Global Warming Solutions Act of 2006 by requiring the state to further reduce GHG emissions to 40 percent below 1990 levels by 2030 (the other provisions of AB 32 remain unchanged). On December 14, 2017, the CARB adopted the 2017 Scoping Plan, which provides a framework for achieving the 2030 target. The 2017 Scoping Plan relies on the continuation and expansion of existing policies and regulations, such as the Cap-and-Trade Program, and implementation of recently adopted policies and legislation, such as SB 1383 (discussed later). The 2017 Scoping Plan also puts an increased emphasis on innovation, adoption of existing technology, and strategic investment to support its strategies. As with the 2013 Scoping Plan update, the 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally appropriate quantitative thresholds consistent with statewide per capita goals of six metric tons (MT) of CO₂e by 2030 and two MT of CO₂e by 2050 (CARB 2017). As stated in the 2017 Scoping Plan, these goals may be appropriate for plan-level analyses (city, county, sub-regional, or regional level), but not for specific individual projects because they include all emissions sectors in the state (CARB 2017).

SENATE BILL 375

SB 375, signed in August 2008, enhances the State's ability to reach AB 32 goals by directing CARB to develop regional GHG emission reduction targets to be achieved from passenger vehicles for 2020 and 2035. In addition, SB 375 directs each of the state's 18 major Metropolitan Planning Organizations (MPO) to prepare a "sustainable communities strategy" (SCS) that contains a growth strategy to meet these emission targets for inclusion in the Regional Transportation Plan (RTP). On March 22, 2018, CARB adopted updated regional targets for reducing GHG emissions from 2005 levels by 2020 and 2035. SCAG was assigned targets of an 8 percent reduction in GHGs from transportation

sources by 2020 and a 19 percent reduction in GHGs from transportation sources by 2035. In the SCAG region, SB 375 also provides the option for the coordinated development of subregional plans by the subregional councils of governments and the county transportation commissions to meet SB 375 requirements.

SENATE BILL 100

Adopted on September 10, 2018, SB 100 supports the reduction of GHG emissions from the electricity sector by accelerating the state's Renewables Portfolio Standard Program. SB 100 requires electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.

Regional Regulations

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG)

SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties, and addresses regional issues relating to transportation, the economy, community development and the environment. SCAG coordinates with various air quality and transportation stakeholders in Southern California to ensure compliance with the federal and State air quality requirements, including the Transportation Conformity Rule and other applicable federal, State, and air district laws and regulations. As the federally designated MPO for the six-county Southern California region, 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 NAAQS. In addition, SCAG is a co-producer with the SCAQMD of the transportation strategy and transportation control measure sections of the AQMP for the Basin.

On September 3, 2020, SCAG's Regional Council formally adopted the 2020-2045 RTP/SCS (titled Connect SoCal). The 2020-2045 RTP/SCS builds upon the progress made through implementation of the 2016-2040 RTP/SCS and includes ten goals focused on promoting economic prosperity, improving mobility, protecting the environment, and supporting healthy/complete communities. The SCS implementation strategies include focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, and supporting implementation of sustainability policies. The SCS establishes a land use vision of center focused placemaking, concentrating growth in and near Priority Growth Areas, transferring of development rights, urban greening, creating greenbelts and community separators, and implementing regional advance mitigation (SCAG 2020).

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

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City's RHNA allocation across all income categories. Some of these sites would require rezoning on already urbanized land. While these rezonings would increase the total number of potential housing units on some sites, this would not lead to a significant impact on the environment related to GHG emissions, or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases, for the following reasons.

As discussed under “Regulatory Setting,” a number of plans and policies have been adopted that would reduce potential GHG impacts. SCAG’s 2020-2045 RTP/SCS provides land use and transportation strategies to reduce regional GHG emissions. Specific land use objectives identified in SCAG’s 2020-2045 RTP/SCS include focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, and supporting implementation of sustainability policies. The SCS establishes a land use vision of center focused placemaking, concentrating growth in and near Priority Growth Areas, transferring of development rights, urban greening, creating greenbelts and community separators, and implementing regional advance mitigation (SCAG 2020).

The project would be consistent with these RTP/SCS policies because the sites proposed for rezoning would occur on already urban lands, and any future development on these sites would be infill development. The project would facilitate housing, including affordable housing, in areas where housing of similar density could already occur in accordance with existing land use regulations. This potential increase in the proportion of affordable units would help the City accommodate future affordable housing demand, consistent with SCAG’s RTP/SCS land use objective of reflecting the demands of a changing population, while helping to reduce per-capita GHG emissions through infill development.

Future development would require project-specific environmental evaluation to determine compliance with City regulations and determine the level of significance of any potential environmental impacts of those projects. Any potential impacts related to greenhouse gas emissions identified with future projects would be addressed through the project approval process, including environmental review and mitigation measures specific to any potential impacts for that project, including cumulative impacts.

The 2021 Housing Element Update, in and of itself, does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Montebello. Because it is a policy document, the proposed project would not, in and of itself, result in impacts to GHG emissions or climate change.

For all the reasons discussed above, the proposed project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment; or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases, and there would be no impact.

NO IMPACT

9 Hazards and Hazardous Materials

	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*
- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*
- d. *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City's RHNA allocation across all income categories. Some of these sites would require rezoning on already urbanized land. While these rezonings would increase the total number of potential housing units on some sites, this would not lead to a significant impact on the environment related to hazardous materials for the following reasons.

As discussed in Section 10, *Land Use and Planning* and Section 14, *Population and Housing*, the project is fully consistent with the City's General Plan and the updated 2016 Safety Plan related to hazardous materials which states that an agreement between the Fire Department and the City would address mitigation measures.

Furthermore, housing is not a land use typically associated with the use, transportation, storage, or generation of significant quantities of hazardous materials. Operation of new housing developed under the Housing Element Update would likely involve an incremental increase in the use of common household hazardous materials, such as cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in regular property and landscaping maintenance. Use of these materials would be subject to compliance with existing regulations, standards, and guidelines established by the federal, State, and local agencies related to storage, use, and disposal of hazardous materials. The project would therefore not create significant hazards to the public or the environment through the routine transport, use, disposal, or reasonably foreseeable upset or accident conditions involving hazardous materials, including such effects within 0.25 mile of an existing or school, or being located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5.

For all the reasons discussed above, the Housing Element Update would have no impact associated with the routine transport, use, emission, release, or disposal of hazardous materials.

NO IMPACT

- 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?*

The City of Montebello does not have any airports. The nearest airport is San Gabriel Valley Airport, approximately four miles northeast of the city, but no part of the city is within the airport land use plan or within two miles of this airport.

Additionally, the project would not directly result in development of a specific site, fundamentally change an area within the city. The project would facilitate housing, including affordable housing, in areas where housing of similar height and density could already occur in accordance with existing land use regulations. All applicable regulations, policies, and review processes related to airports, would continue to apply to future development carried out after adoption of the project. Therefore, the proposed project would have no impact related to airport safety hazards.

NO IMPACT

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City's RHNA allocation across all income categories. Some of these sites would require rezoning on already urbanized land. The proposed project would not, however, involve any alteration of street patterns associated with major emergency evacuation routes. The City's updated Safety Element (Safety Element 2016) includes the City of Montebello's Disaster Movement and Evacuation Routes, which states that "Future development in the City would be required to meet minimum roadway widths and subdivision design requirements as established by SHMC Titles 15 (Building and Construction) and 18 (Subdivisions)." These requirements would help ensure adequate emergency response.

The project would not directly result in development of a specific site or fundamentally change an area within the city. The project would involve rezoning certain land inventory sites, but these sites are on already urban land. The project would facilitate housing, including affordable housing, in areas where housing of similar height and density could already occur in accordance with existing land use regulations. All applicable regulations, policies, and review processes related to emergency response and evacuation would continue to apply to future development carried out after adoption of the project and would be enforced through the City's standard development review and code enforcement processes. Therefore, the project would not impair implementation of or otherwise interfere with adopted emergency response plans or emergency evacuation plans, and there would be no impact.

NO IMPACT

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

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City's RHNA allocation across all income categories. While the proposed project would not directly result in development of a specific site or fundamentally change an area within the city, it would involve rezoning certain land inventory sites, but these sites are on already urban land. There have been no wildfire outbreaks within the City of Montebello, therefore it is not considered a very high fire hazard severity zone (VHFHSZ). However, bordering areas and the County of Los Angeles remain at risk of wildfires, therefore the City's update to the Emergency Operations Plan will include a thorough hazard analysis including all types of fires (Hazard Mitigation Plan 2017). All applicable regulations, policies, and review processes related to fire prevention and fire protection would continue to apply to future development carried out after adoption of the project. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. The issue of wildland fires is further analyzed in Section 20, *Wildfire* of this IS-ND.

NO IMPACT

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10 Hydrology and Water Quality

	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Water Supply and Quality

The City of Montebello is within the jurisdiction of the Los Angeles Regional Water Quality Control Board (RWQCB), which is responsible for the preparation and implementation of the water quality control plan for the Los Angeles Region. The 2020 UWMP written by the Montebello Land and Water Company (the Company) states that Montebello is serviced by the Company. The primary source of water in the city is groundwater pumped from the aquifers in the Central Subbasin.

Surface Water

The City of Montebello is not supplied surface water (UWMP 2020).

Groundwater

The Company receives and supplies all of its water to the city from local groundwater pumped from the Central Basin Aquifer (Basin). The Basin is a large subbasin found at the southeastern portion of the Coastal Plain of Los Angeles Groundwater Basin. The Basin is bounded by the Hollywood Basin and the Elysian, Repetto, Merced and Puente Hills to the north; the Los Angeles/Orange County line to the east; the Newport-Inglewood Uplift to the south and west; and a series of discontinuous faults and folds that form a prominent line of northwest-trending hills including the Baldwin Hills, Dominguez Hills, and Signal Hill to the south (UWMP 2020).

Flooding

The City of Montebello is shown as a Non-Special Flood Hazard Area (NSFHA) on Federal Emergency Management Agency (FEMA) flood maps. Therefore, the city is not considered a flood risk area (UWMP 2020).

- a. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?*

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City's RHNA allocation across all income categories. Some of these sites would require rezoning on already urbanized land. However, the proposed project would not directly result in development of a specific site or fundamentally change an area within the city. Potential future development would occur on already urbanized land.

While future development projects would not be a direct result of the proposed project, during construction of such future projects, project applicants would be required to obtain coverage under a Construction General Permit (CGP) to comply with the Clean Water Act's National Pollutant Discharge Elimination System (NPDES) requirements. In California, the State Water Resources Control Board (SWRCB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. Compliance with the NPDES permit, and City Municipal Code (Section 8.36 – *Storm Water and Urban Runoff Pollution prevention* and 15.48 – *Grading Requirements*), would require the development and implementation of either a Storm Water Pollution Prevention Plan (SWPPP) or a Storm Water Pollution Control Plan (SWPCP). Either of these plans would include Best Management Practices (BMPs). The purpose of these plans is to identify all potential sources of pollution which may be expected to affect the quality of storm water discharge from a construction site and provide BMPs to help reduce potential impacts. The BMPs would include measures that would be implemented to prevent discharge of eroded soils from the construction site and sedimentation of surface waters off-site. The BMPs would also include

measures to quickly contain and clean up any minor spills or leaks of fluids from construction equipment.

During operation, future projects would be subject to the requirements of a Los Angeles County Municipal Separate Storm Sewer Systems (MS4) permit. Site-specific BMPs would be designed by the contractor in compliance with applicable regulations and conditions of the MS4 permit. The MS4 permit establishes limits for the concentration of contaminants entering the storm drain system and requires BMPs such as landscaping for infiltration. Additionally, applicants would be required to design storm drains that conform to the standards approved by the City Engineer. Conformance with the NPDES permitting system and MS4 permit requirements would reduce water quality and waste discharge impacts from runoff during long-term operational activities from future projects.

As explained above and throughout this Initial Study, the proposed project would not substantially affect the physical environment because it would not directly result in development of a specific site or fundamentally change an area within the city. Future development would occur on already urbanized land. Additionally, future development in the City, while not a direct result of the project, would be subject to the permits, programs, and regulations described above. The proposed project would therefore not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality, and there would be no impact.

NO IMPACT

- b. *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*
- c. *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*
 - (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?*
- d. *Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*
- e. *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City's RHNA allocation across all income categories. Some of these sites would require rezoning on already urbanized land. The proposed project would not, however, directly result in development of a specific site or fundamentally change an area within the city. Future development would occur on already urbanized land.

Required compliance with Los Angeles County's MS4 permit would improve water quality runoff from future project sites. During operation, future projects would be subject to the requirements of the NPDES MS4 Permit issued to the County of Los Angeles. The NPDES program requires stormwater permits for point source discharges, and the County's MS4 Permit establishes limits for the concentrations of contaminants entering the storm drain system. Under the MS4 Permit, any project applicant who discharges stormwater runoff from a site is required to pre-treat runoff on-site through BMPs such as landscaping and infiltration. New development is required to include at least 5% pervious surface area on-site to control pollutants and runoff volume from impervious surfaces. With incorporation of standard MS4 permit requirements during construction and operation, future project sites would not discharge polluted stormwater in excess of City and County requirements.

The MMC, Section 8.29.050, states that, for an application for building permits for development or redevelopment of property, the developer may be required to incorporate in his or her development the use of recycled water at such time as it becomes available to the area of the city in lieu of the use of potable water for construction water and/or potable water for the permanent development (MMC 2021). In addition, the MMC, section 8.29.060 also requires time limits for watering and irrigation of areas with potable water, and limits watering duration. Excessive water flow and runoff is also prohibited.

Seiches are seismically induced waves that occur in large bodies of water other than the ocean, such as lakes and reservoirs. There are no lakes within the city. The MMC, Section 3.20.140, requires future projects to comply with the most recently adopted Uniform Public Construction Cost Accounting Act (UPCCA). City contracts for public projects and maintenance work would be governed by applicable state laws including the UPCCA, Public Contract Code Section 22000 et seq, and the California Uniform Construction Cost Accounting Commission's (UPCCA Commission) policies and procedures manual and cost accounting review procedures, as amended from time to time. This includes maintenance, improvement and reparation of dams and reservoirs (MMC 2021). Therefore, the proposed project would have no impact related to inundation by seiche.

A tsunami is a tidal wave produced by offshore seismic activity. The city is approximately nineteen miles, at its closest, from the Pacific Ocean, and contains no potential tsunami inundation areas. Also, the 2021-2029 Housing Element would not directly result in development of a specific site or fundamentally change an area within the city. Future development would occur on already urbanized land. The project would therefore not place housing or structures in a tsunami inundation area. Additionally, emergency evacuation plans are set forth in the Hazard Mitigation Plan managed by the City of Montebello, and these plans would be implemented if any flooding event did occur. Therefore, the project would have no impact related to any risk of pollutant release from being in flood hazard, tsunami, or seiche zones.

The City of Montebello is in Los Angeles County and any project carried out in the city is under the jurisdiction of the Regional Water Quality Control Board (RWQCB) Region 4. The RWQCB provides permits for projects potentially affecting surface waters and groundwater locally and is responsible for preparing the Water Quality Control Plan for the Central Basin. The Basin Plans designate beneficial uses of water in the regions and establish narrative and numerical water quality

objectives. The State has developed total maximum daily loads (also called TMDLs), which are a calculation of the maximum amount of a pollutant a water body can have and still meet water quality objectives established by the region. However, there are no listed water bodies in the city.

For the reasons discussed above, the proposed project would not increase water consumption, deplete groundwater supplies, interfere substantially with groundwater recharge, alter drainage patterns, or create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, and there would be no impact.

The project would not directly result in development of a specific site or fundamentally change an area within the city. As discussed in Section 10.a of this IS-ND, while construction activities for future projects would have the potential to degrade surface water quality in receiving waterbodies due to ground disturbance and mobilization of sediment and sediment-bound pollutants, future development in the city (while not a direct result of the project) would be subject to relevant permits, programs, and regulations. Implementation of erosion and sediment control BMPs, as required pursuant to the NPDES Construction General Permit, would reduce the potential for construction activities to exacerbate existing surface water quality impairments. For the reasons discussed above, the project would not conflict with or obstruct implementation of applicable water quality control plans, and there would be no impact.

NO IMPACT

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11 Land Use and Planning

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

The City’s Zoning Map, updated in October 2016, is divided into Zoning Districts which implement three broad land use designations: Residential Zones, Commercial Zones, and Industrial Zones (City of Montebello 2016). More specific types of land uses are delineated further under each broad land use. In addition to these land use designations, the City has included an *Overlays, Specific Plans, and Planned Developments* section which establishes boundary lines for the Specific Plan, Planned Development Districts Brownfield Overlay District, and the Oil Production Overlay. However, the 2021-2029 Housing Element update also uses the updated Land Use Zoning Map created in 2020 by SCAG. The City of Montebello’s 2020 SCAG Land Use map implements nine broad land use designations: Low Density Residential, Medium Density residential, High Density Residential, Very High Density Residential, General Commercial, Boulevard Commercial, Industrial, Institutional, and Park, Recreation, and Open Space.

a. Would the project physically divide an established neighborhood or community?

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City’s RHNA allocation across all income categories. Some of these sites would require rezoning on already urbanized land. However, the project rezoning’s would increase housing density in already urbanized areas. In addition, any site-specific and project-specific impacts of future projects on those sites would depend on what exactly is proposed for those sites once a developer submits an application for development on the site. The Housing Element would facilitate housing, including affordable housing, in areas where housing of similar height and density could already occur in accordance with existing land use regulations. This potential future housing would generally be served by existing infrastructure and would not introduce new infrastructure or other physical changes that would substantially divide an established community. The Housing Element therefore does not include any components that would physically divide an established community, and there would be no impact.

NO IMPACT

- b. *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation or applicable goal or policy from the City of Montebello General Plan that was adopted for the purpose of avoiding or mitigating an environmental effect?*

The land inventory for the proposed project yields housing units that exceed those needed to meet the City's RHNA allocation across all income categories, as demonstrated in Table 1. As shown in Table 1, Montebello's RHNA for the current planning period is 5,186 units, including 2,021 extremely low, very low- and low-income housing units, 777 moderate housing units, and 2,388 above moderate housing units. The 2021 Housing Element Update identifies sites suitable for residential development, some of which require rezoning to accommodate the number of units listed in the Housing Element land inventory. However, no formal land use changes or physical development are proposed at this time, and future changes would require development review and, when applicable, environmental evaluation as potential impacts are location-specific and cannot be assessed in a meaningful way until a project site and development proposal are identified.

The 2021-2029 Housing Element Update does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Montebello. Because it is a policy document, the 2021-2029 Housing Element Update would not, in and of itself, result in impacts to land use, housing, or population. The City's implementation of the Housing Element Update programs and policies includes future amendments to other elements of the General Plan and amendments to the City's Zoning Ordinance to ensure consistency between all these documents. Pursuant to Government Code section 65583(c)(1), these actions will be accomplished within three years of the City's adoption of the draft Housing Element Update. As required by Government Code Section 65583(c)(8), the draft Housing Element Update provides a timeline for processing any amendment to the General Plan, Zoning Ordinance, and any other land use document that implements the draft Housing Element Update. Upon its adoption, the 2021-2029 Housing Element Update would become part of the City's General Plan.

For all the reasons discussed above, the 2021-2029 Housing Element Update would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

NO IMPACT

12 Mineral Resources

	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated in the City of Camarillo General Plan, specific plan, or other applicable land use plan?*

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City’s RHNA allocation across all income categories. Some of these sites would require rezoning on already urbanized land.

Historically, the City of Montebello’s land was used for crude oil production. The Official Zoning Map of 2016 also includes an Oil Production Overlay. However, the California Department of Conservation (DOC) does not currently recognize any Mineral Land Classification Petitions in Montebello within the Study Area. In addition, the Oil Production Overlay has been classified a Low Density Residential area (SCAG 2020). Although the City may contain mineral resources, the proposed project would not reduce or eliminate access to known mineral resources because it would not directly result in development of a specific site or fundamentally change an area within the city. Rather, it would facilitate housing, including affordable housing, in areas where housing could already occur in accordance with existing land use regulations, none of which would be on mineral resource recovery sites. It would therefore not substantially affect the physical environment and would not lead to the loss of availability of known mineral resources of statewide, regional, or local importance.

NO IMPACT

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13 Noise

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

Noise

The unit of measurement used to describe a noise level is the decibel (dB). However, the human ear is not equally sensitive to all frequencies within the sound spectrum. Therefore, a method called “A-weighting” is used to adjust actual sound pressure levels so that they are consistent with the human hearing response, which is most sensitive to frequencies around 4,000 Hertz (Hz) and less sensitive to frequencies around and below 100 Hz, thus filtering out noise frequencies that are not audible to the human ear. A-weighting approximates the frequency response of the average young ear when listening to most ordinary everyday sounds. When people make relative judgments of the loudness or annoyance of a sound, their judgments correlate well with the “A-weighted” levels of those sounds. Therefore, the A-weighted noise scale is used for measurements and standards involving the human perception of noise. In this analysis, all noise levels are A-weighted, and “dBA” is understood to identify the A-weighted decibel.

Decibels are measured on a logarithmic scale that quantifies sound intensity in a manner similar to the Richter scale used for earthquake magnitudes. A doubling of the energy of a noise source, such as a doubling of traffic volume, would increase the noise level by 3 dB; similarly, dividing the energy in half would result in a decrease of 3 dB (Crocker 2007).

Human perception of noise has no simple correlation with sound energy: the perception of sound is not linear in terms of dBA or in terms of sound energy. Two sources do not “sound twice as loud” as one source. It is widely accepted that the average healthy ear can barely perceive an increase (or decrease) of up to 3 dBA in noise levels (i.e., twice [or half] the sound energy); that an increase (or decrease) of 5 dBA (8 times [or one eighth] the sound energy) is readily perceptible; and that an increase (or decrease) of 10 dBA (10.5 times [or approximately one tenth] the sound energy) sounds twice (or half) as loud (Crocker 2007).

Descriptors

The impact of noise is not a function of loudness alone. The time of day when noise occurs, and the duration of the noise are also important. In addition, most noise that lasts for more than a few seconds is variable in its intensity. Consequently, a variety of noise descriptors has been developed. The noise descriptors used for this analysis are the one-hour equivalent noise level (L_{eq}) and the community noise equivalent level (CNEL).

- The L_{eq} is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period. Typically, L_{eq} is equivalent to a one-hour period, even when measured for shorter durations as the noise level of a 10- to 30-minute period would be the same as the hour if the noise source is relatively steady. L_{max} is the highest Root Mean Squared (RMS) sound pressure level within the sampling period, and L_{min} is the lowest RMS sound pressure level within the measuring period (Crocker 2007).
- The CNEL is a 24-hour equivalent sound level with an additional 5 dBA penalty to noise occurring during evening hours, between 7:00 p.m. and 10:00 p.m., and an additional 10 dBA penalty to noise occurring during the night, between 10:00 p.m. and 7:00 a.m., to account for the added sensitivity of humans to noise during these hours (Caltrans 2013). Quiet suburban areas typically have a CNEL in the range of 40 to 50 dBA, while areas near arterial streets are in the 50 to 70+ CNEL range.

Propagation

Sound changes in both level and frequency spectrum as it travels from the source to the receiver. The most obvious change is the decrease in sound level as the distance from the source increases. The way sound reduces with distance depends on factors such as the type of source (e.g., point or line), the path the sound will travel, site conditions, and obstructions. Sound levels from a point source (e.g., construction, industrial machinery, ventilation units) typically attenuate, or drop off, at a rate of 6 dBA per doubling of distance. Sound from a line source (e.g., roadway, pipeline, railroad) typically attenuates at about 3 dBA per doubling of distance (Caltrans 2013).

Vibration

Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. Groundborne vibration of concern in environmental analysis consists of the oscillatory waves that move from a source through the ground to adjacent structures. The number of cycles per second of oscillation makes up the vibration frequency, described in terms of hertz (Hz). The vibration frequency of an object describes how rapidly it oscillates. The normal frequency range of most groundborne vibration that can be felt by the human body is from a low of less than 1 Hz up to a high of about 200 Hz (Crocker 2007).

While people have varying sensitivities to vibrations at different frequencies, in general they are most sensitive to low-frequency vibration. Vibration in buildings, such as from nearby construction activities, may cause windows, items on shelves, and pictures on walls to rattle. Vibration of building components can also take the form of an audible low-frequency rumbling noise, referred to as groundborne noise. Groundborne noise may result in adverse effects, such as building damage, when the originating vibration spectrum is dominated by frequencies in the upper end of the range (60 to 200 Hz). Vibration may also damage infrastructure when foundations or utilities, such as sewer and water pipes, physically connect the structure and the vibration source (Federal Transit Administration [FTA] 2018). Although groundborne vibration is sometimes noticeable in outdoor environments, it is almost never annoying to people who are outdoors. The primary concern from vibration is that it can be intrusive and annoying to building occupants and vibration-sensitive land uses.

Descriptors

Vibration amplitudes are usually expressed in peak particle velocity (PPV) or RMS vibration velocity. The PPV and RMS velocity are normally described in inches per second (in./sec.). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. PPV is often used in monitoring of blasting vibration because it is related to the stresses that are experienced by buildings (Caltrans 2020).

Response to Vibration

Vibration associated with construction of the project has the potential to be an annoyance to nearby land uses. Caltrans has developed limits for the assessment of vibrations from transportation and construction sources. The Caltrans vibration limits are reflective of standard practice for analyzing vibration impacts on structures. The Caltrans Transportation and Construction Vibration Guidance Manual (Caltrans 2020) identifies impact criteria for buildings and criteria for human annoyances from transient and continuous/frequent sources: Table 4 presents the impact criteria for buildings, and Table 5 presents the criteria for humans.

Table 4 Vibration Damage Potential

Building Type	Maximum PPV (in./sec.)
Historic sites and other critical locations	0.1
Historic and some old buildings	0.5
Older residential structures	0.5
New residential structures	1.0
Modern industrial/commercial buildings	2.0

PPV = peak particle velocity; in./sec. = inches per second
 Source: Caltrans 2020

Table 5 Vibration Annoyance Potential

Human Response	Maximum PPV (in./sec.)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Severe/disturbing	2.00	0.70
Strongly perceptible	0.90	0.10
Distinctly perceptible	0.240	0.035
Barely perceptible	0.035	0.012

Note: Transient sources create a single isolated vibration event, such as blasting or drop balls (i.e., a loose steel ball that is dropped onto structures or rock to reduce them to a manageable size). Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

PPV = peak particle velocity; in./sec. = inches per second

Source: Caltrans 2020

Propagation

Vibration energy spreads out as it travels through the ground, causing the vibration level to diminish with distance away from the source. High-frequency vibrations diminish much more rapidly than low frequencies, so low frequencies tend to dominate the spectrum at large distances from the source. Variability in the soil strata can also cause diffractions or channeling effects that affect the propagation of vibration over long distances (Caltrans 2020). When a building is exposed to vibration, a ground-to-foundation coupling loss (the loss that occurs when energy is transferred from one medium to another) will usually reduce the overall vibration level. However, under rare circumstances, the ground-to-foundation coupling may amplify the vibration level due to structural resonances of the floors and walls.

Sensitive Receptors

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. Generally, a sensitive receptor is identified as a location where human populations (especially children, the elderly, and sick persons) are present, and where there is a reasonable expectation of continuous human exposure to noise. Noise-sensitive land uses generally include residences, hospitals, schools, churches, libraries, and parks, all of which occur in Montebello.

Vibration-sensitive receptors, which are similar to noise-sensitive receptors, include residences and institutional uses, such as hospitals, schools, and churches. However, vibration-sensitive receptors also include buildings where vibrations may interfere with vibration-sensitive equipment that is affected by vibration levels that may be well below those associated with human annoyance (e.g., recording studios or medical facilities with sensitive equipment).

- a. *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*
- b. *Generation of excessive groundborne vibration or groundborne noise levels?*

- c. *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City's RHNA allocation across all income categories. Some of these sites would require rezoning on already urbanized land. The project, however, would not directly result in development of a specific site, or fundamentally change any area within the city. It would therefore not create additional noise or vibration sources or increase noise or vibration from any source. Future development would be subject to the City's General Plan, Zoning Codes, and all other applicable policies and regulations. The 1975 Noise Element of the City's General Plan requires the implementation of various goals and policies set by the Noise Element. Such policies (such as evaluating new residential developments to assure they are not permitted where traffic generated noise levels already exceed the residential zone noise level) would be applied to any development carried out after adoption of the 2016-2021 Housing Element Update (Montebello Noise Element, 1975).

Future development would be subject to the provisions of the City's Municipal Code relating to noise and vibration, such as Chapter 17.22.110, which includes noise regulations for construction activities; that require such activities to not exceed specific levels in different areas such as residential, commercial, and industrial zones (MMC 2021).

The 2021-2029 Housing Element Update proposes rezoned sites, however the rezonings would increase housing density in already urbanized areas. Any site-specific and project-specific impacts of future projects on the rezone sites would depend on what exactly is proposed for those sites once a developer submits an application for development on the site. Any construction related and localized impacts would be reviewed through the development review and, if applicable, CEQA processes at the time of project submittal. The 2021-2029 Housing Element Update would facilitate housing, including affordable housing, in areas where housing of similar density could already occur in accordance with existing land use regulations. For all the reasons discussed above, the project would have no impact related to noise.

NO IMPACT

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14 Population and Housing

	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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. *Would the project induce substantial unplanned population growth in an area, either directly or indirectly?*

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City’s RHNA allocation across all income categories. Some of these sites would require rezoning on already urbanized land. As discussed in Section 8, *Description of Project*, the land inventory could accommodate up to 5,186 housing units to meet the City’s RHNA. The RHNA allocation of 5,186 units is intended to accommodate forecasted population growth in addition to addressing overcrowding in the city. The city therefore has adequate residentially zoned sites to provide opportunities for affordable housing commensurate with the City’s RHNA requirements and help relieve overcrowding and existing cost burden.

According to the California Department of Finance (2021), the City of Montebello has an estimated population of 62,914. SCAG estimates a population increase to 67,800 by 2045, which is an increase of approximately 7.8 percent or 4,886 persons (DOF 2020). According to Table 2.9 of the Housing Element Update, the average household size was 3.71 persons in 2019. At this average household size, the anticipated future population growth of 4,886 by 2045 would require approximately 1,317 housing units. The 2021-2029 Housing Element land inventory includes a total of 21 sites and citywide ADUs that are projected to accommodate 5,778 units. The Housing Element Update is a policy document and as such does not propose specific development projects, but facilitates density needed to accommodate the 6th cycle RHNA, which defines each local jurisdiction’s share of the region’s projected housing needs, by income category, for the planning period. State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction’s ability to identify adequate sites to accommodate the RHNA. Therefore, the Housing Element Update would not, in and of itself, induce substantial unplanned population growth in an area. Rather, as discussed in the *Project Description*, the Housing Element Update demonstrates and provides the capacity to meet the City’s RHNA. The Housing Element Update would be consistent

with the City's General Plan and the RTP/SCS, since the rest of the General Plan, and the RTP/SCS, will, as described in the *Project Description* section of this IS-ND, be updated to reflect the population and housing forecasts inherent in the Housing Element. Therefore, the Housing Element Update would not induce substantial unplanned population growth in an area and no impact would occur.

NO IMPACT

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

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City's RHNA allocation across all income categories. Some of these sites would require rezoning on already urbanized land to ensure that the city will have adequate residentially-zoned sites to provide opportunities for affordable housing commensurate with the City's RHNA requirements.

The 2021-2029 Housing Element would not directly result in development of a specific site or fundamentally change an area within the city. Future development would occur on already urbanized land. Any site-specific and project-specific impacts of future projects on those sites will depend on what exactly is proposed for those sites once a developer submits an application for development on the site. In addition, construction-related and localized impacts would be reviewed through the development review and, if applicable, CEQA processes at the time of project submittal. Any land inventory sites where existing housing could eventually be replaced by new housing would generally result in more housing being created than is being eliminated, since the Housing Element is designed to encourage housing production (including housing affordable to lower-income households) that would increase the total number of housing units in the city. The 2021-2029 Housing Element does not include any components that would displace substantial amounts of existing housing or people, necessitating the construction of replacement housing elsewhere. Therefore, no impact would occur.

NO IMPACT

15 Public Services

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

Park facilities are addressed in *Impact 16, Recreation*.

The City of Montebello contracts with the Montebello Fire Department (MFD) for fire protection services. According to the 2017 Safety Element, the city is served by three strategically located MFD fire stations at 600 N. Montebello Boulevard, 1166 South Greenwood Avenue, and 2950 Via Acosta. The Safety Element states that the MFD is staffed by 51 personnel and receives an estimated average of 6,000 calls per year. The MFD has additional resources available to provide back-up services to the city as needed, including Emergency Medical Services (EMS). EMS provides support to the three fire stations and their personnel.

Police protection services for Montebello are provided by the Montebello Police Department (MPD). The MPD's service area is divided into four districts which are serviced by the MFD Headquarters (located at 1600 West Beverly Boulevard), which is the only police station in the city. The MPD website states that the agency is currently funded for 77 full-time sworn officers, 10 reserve officers, 28 professional staff, 18 part time professional staff, and also consists of volunteers and seasonal staff. The MPD has three divisions which consist of Field Services, Investigative Services, and Support Services. In addition to these, the MPD also has specialized units which include: Adult and Juvenile Investigations, Narcotics Investigations, Gang Investigations, K-9 unit, Training Division, Special Response Team, Mental Health Evaluation Team, Professional Standard Unit, Traffic Accident Investigations, Motorcycle Traffic Enforcement Community Relations Unit, Transit Security Unit.

The City of Montebello is serviced by 21 schools that belong to the Montebello School District. The Montebello School District serves 29,978 students and is the 35th largest school district by enrollment. Currently, the Montebello Unified School District website states that there are 16 K-5th grade schools, 1 K-8th grade, 6 intermediate schools (6th-8th grade), 4 high schools, 1 continuation school, 1 community day school, and 4 adult education schools.

Montebello's medical services are served by Beverly Hospital, located near the center of the city (Safety Element 2017). Beverly Hospital has 224 beds with a medical staff of over 300 physicians. The hospital is also staffed by a number of other employees and volunteers (Safety Element 2017). Montebello Libraries are operated by LA County public libraries. According to the County of Los Angeles, there are two libraries within the city, the Montebello Library and the Chet Holifield Library.

- a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*
- a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*
- a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*
- a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*
- a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City's RHNA allocation across all income categories. Some of these sites would require rezoning on already urbanized land, but the Housing Element Update, in and of itself, does not propose specific projects. Rather, it sets forth goals and policies that promulgate new housing development in Montebello, consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not, in and of itself, result in impacts related to public facilities and services. The Safety Element and Hazard Mitigation Plan also address the safety planning needs for the City though implementing policies and objectives to address such needs, such as expansion of police and fire facilities to meet projected demands.

The 2021-2029 Housing Element Update proposes rezoned sites, however the rezonings would increase housing density in already urbanized areas. Any site-specific and project-specific impacts of future projects on those sites on public services will depend on what exactly is proposed for those sites once a developer submits an application for development on the site, and such impacts would be reviewed through the development review and, if applicable, CEQA processes at the time of project submittal. The 2021-2029 Housing Element Update would facilitate housing, including affordable housing, in areas where housing of similar density could already occur in accordance with existing land use regulations.

For all the reasons discussed above, the Housing Element Update would not result in substantial adverse environmental impacts associated with the provision of new or physically altered public facilities and no impact would occur.

NO IMPACT

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16 Recreation

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

The City's Parks, Recreation and Community Services division operates 20 parks totaling 125.91 acres shared between mini parks, neighborhood parks, community parks, community centers, special use parks, and regional parks (Parks Master Plan, 2021). As described in the Parks Master Plan of 2021, the City of Montebello has a parkland to resident ratio of 1.3 acres per 1,000 residents, which is lower than the threshold benchmark of 3.0 acres per 1,000 persons as defined by the Quimby Act (Section 66477 of the Government Code). The parkland to resident ratio is also lower than the Parks and Recreation Element of the General Plan threshold which holds a standard ratio of 4.0 acres to 1,000 persons

The City classifies its parks into five categories: community centers, community parks, neighborhood parks, mini parks, and special use parks (Parks Master Plan 2021). These parks include 6 neighborhood parks, 4 mini parks, 1 community park, 1 community park with a community center, 2 special parks, and 6 community centers.

- a. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*
- b. *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City's RHNA allocation across all income categories. Some of these sites would require rezoning on already urbanized land, but the Housing Element Update, in and of itself, does not propose specific projects. Rather, it sets forth goals and policies that promulgate new housing development in Montebello, consistent with the current RHNA cycle. The Housing Element Update would therefore not directly result in impacts related to recreational facilities. Development proposals for future projects would be subject to adopted development guidelines, including standards that govern recreational facilities. Residential development would also be subject to payment of Quimby Act fees. The Quimby Act authorizes the legislative body of a city or county to require the dedication of land or to impose fees for park or recreational purposes as a condition of the approval of a tentative or parcel

subdivision map, if specified requirements are met (California Legislative Information website, December 2021). Therefore, the Housing Element Update would not increase the use of existing recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, or require the construction or expansion of recreational facilities which might have an adverse physical impact on the environment, and no impact would occur.

NO IMPACT

17 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project:

a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

b. *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

The City of Montebello Circulation Element has established goals and policies for the development of transportation facilities, including the following:

Goal 1: To facilitate traffic movement and alleviate congestion around the City.

Goal 2: To Protect residential areas from through traffic.

Goal 3: To develop a circulation system which provides for continuous movement to and from adjacent communities.

Policy 3: City should seek to provide an adequate circulation system in the hills which services major regional traffic generators, yet preserves areas which are attractive for residential, open space or recreational development.

Policy 4: Through traffic residential areas should be avoided.

Policy 5: The City of Montebello should not be bisected by a new freeway route.

Policy 6: The City's existing municipal bus lines should be improved to accommodate and service new development, as proposed in the land use element.

As shown in Table 1, the land inventory for the proposed project exceeds the City's RHNA allocation across all income categories. Some of these sites would require rezoning on already urbanized land. The proposed project would not, however, directly result in development of a specific site or fundamentally change an area within the city. Rather, the project would facilitate housing, including affordable housing, in areas where housing of similar density could already occur in accordance with existing land use regulations (such as the General Plan goals and policies listed above) and transportation systems already exist or have already been planned for extension. Because the project would not directly result in development of a specific site, and because it would constitute infill development that would be consistent with implementation strategies from SCAG's 2020-2045 RTP/SCS to focus growth near destinations and mobility options that would generally reduce vehicle miles travelled (VMT) and greenhouse gas emissions (as explained in Section 8, *Greenhouse Gas Emissions* of this IS-ND), it would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) for the reduction of VMT.

The project would therefore not increase or redistribute traffic in a way that would conflict with any applicable plans, policies, or ordinances relating to the performance of the circulation system; conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b); or substantially increase hazards due to a geometric design feature or incompatible uses. There would be no impact.

NO IMPACT

- c. *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*
- d. *Would the project result in inadequate emergency access?*

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City's RHNA allocation across all income categories. Some of these sites would require rezoning on already urbanized land.

The proposed project would not directly result in development of a specific site or fundamentally change an area within the city and would therefore not substantially affect the physical environment. Future development would occur on already urbanized land. Any site-specific and project-specific impacts of future projects on those sites would depend on what exactly is proposed for those sites once a developer submits an application for development on the site. The City would review each project's potential impacts through the development review and, if applicable, CEQA processes at the time of project submittal. All applicable City policies and review processes related to hazards and emergency access (described in Section 8, *Hazards and Hazardous Materials*) would continue to apply to future development carried out after adoption of the proposed project. The project would therefore not increase hazards due to a design feature or incompatible use, or result in inadequate emergency access, and there would be no impact.

NO IMPACT

18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

AB 52 was enacted in 2015 and expanded CEQA by defining a new resource category, “tribal cultural resources.” AB 52 established that “A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment” (PRC Section 21084.2). It further stated that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k), or

2. 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 PRC Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

California Government Code Section 65352.3 (adopted in 2004 pursuant to the requirements of SB 18 [SB 18]) requires local governments to contact, refer plans to, and consult with tribal organizations prior to making a decision to adopt or amend a general or specific plan. The tribal organizations eligible to consult have traditional lands in a local government’s jurisdiction, and are identified, upon request, by the NAHC. As noted in the California Office of Planning and Research’s Tribal Consultation Guidelines (2005), “The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places.”

- a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?*
- b. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*

The Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Montebello consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts to tribal cultural resources.

Consistent with AB 52 and SB 18, the City must consult with traditionally and culturally affiliated Native American tribes to determine if the Housing Element Update would result in a substantial adverse change in the significance of a tribal cultural resource. Under AB 52, Native American tribes have 30 days to respond and request further project information and formal consultation, and under SB 18 Native American tribes have 90 days to respond requesting consultation.

No California Native American tribes traditionally or culturally affiliated with the project area have requested consultation pursuant to Public Resources Code Section 21080.3.1 to date, but City staff will reach out to representatives of tribal organizations traditionally and culturally affiliated with the project area during circulation of this IS-ND.

Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern archaeological resources as described in *Impact 5, Cultural Resources*, and disposition of human remains as governed by Health and Safety Code Section 7050.5 and PRC Sections 5097.94 and 5097.98. Based on the tribal consultation requirements, regulations, and standards discussed above, and the lack of direct physical impacts on

the environment from the Housing Element Update itself, the proposed project would not result in impacts to tribal cultural resources and no impact would occur.

NO IMPACT

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19 Utilities and Service Systems

	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 water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Water

The 2020 Urban Water Management Plan (UWMP), prepared by AKM Consulting Engineers, dated June 2021, provides the most current information regarding the City's water supply. The UWMP is required by the California State Water code. The UWMP is a long-term planning tool that provides water purveyors and their customers a broad perspective on water supply issues over a 20-to-25-year period. The UWMP is also a management tool, providing the framework for action, but does not function as a detailed project development plan. As stated in the City's 2020 UWMP, the Montebello Land and Water Company (the Company) consists of the following:

City of Montebello
Housing Element

1. One open (1) pressure zone and one (1) closed pressure zone
2. Approximately 31 miles of pipeline, 2-inches through 24-inches in diameter
3. 3 MG Reservoir
4. Reservoir Booster Pump Station (~3,400 gpm)
5. 6th Street Booster Pump Station (~1,000 gpm)
6. 7 active water production wells
7. 460 fire hydrants
8. 4,076 service connections
9. 0 emergency interconnections with adjacent agencies

Wastewater

Montebello's wastewater is collected from the Company's service area then diverted to the Los Angeles County Sanitation District's (LACSD) Los Coyotes WRP which services 370,000 people and has a capacity to treat 37.5 million gallons (MGD's) per day assuming they go through the primary, secondary, and tertiary treatment process (UWMP 2020). According to the UWMP data, approximately 6 MGD of tertiary treated water was produced at the Los Coyotes WRP for beneficial reuse including landscape irrigation of schools, golf courses, parks, nurseries, and greenbelts in addition to industrial use at local companies for carpet dyeing and concrete mixing (UWMP 2020).

Stormwater

The 2020 UWMP states that the Company does not divert stormwater for beneficial reuse and is not in any development to do so as of the release of the 2020 UWMP report.

Solid Waste

The City of Montebello has authorized 13 waste providers to collect, transport, or provide solid waste, recycling, or commercial and demolition services within the City, (City of Montebello Department of Public Affairs Website). These specific franchises are exempt from the Municipal Code 8.12.030 which states that "Any person may provide recycling services to commercial, industrial, and multi-family premises within the City without obtaining a franchise, provided that the person has a valid and current business license issued by the City and complies with the provisions of the City's Code" (City of Montebello Department of Public Affairs Website).

The City exempts :

1. Landscaping and yard maintenance persons who, as a consequence of their business activity, may generate, transport, and dispose of green waste material that they generate.
2. Non-profit organizations collecting recyclable materials for the purposes of fund raising

The franchises exempt from the Municipal Code are:

- AAA Rubbish, Inc
- American Reclamation
- Athens Services
- CalMet Services
- Commercial Waste Services
- Consolidated Disposal

- G&B Services
 - Haul Away Rubbish
 - Key Disposal
 - NASA Services
 - Serv-Wel Disposal
 - Universal Waste
 - Ware Disposal
- a. *Would the project require the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, or natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*
- b. *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*
- c. *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?*
- d. *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*
-

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City's RHNA allocation across all income categories. Some of these sites would require rezoning on already urbanized land. The proposed project would not, however, directly result in development of a specific site or fundamentally change an area within the city. The project would facilitate housing, including affordable housing, in areas where housing of similar density could already occur in accordance with existing land use regulations, and utilities and service systems already exist or have already been planned for extension to these areas. It would therefore not substantially affect the physical environment. The 2016-2029 Housing Element Update itself would therefore not generate wastewater, or create increased demand for water, electric power, natural gas, or telecommunications facilities. Because of this, the project is fully consistent with the City's General Plan and Municipal Code. Projects carried out after adoption of the project would be subject to the General Plan requirements relating to these utilities and service systems as discussed above, the project would not require or result in the construction of new facilities or expansion of existing facilities related to these utilities and service systems, and there would be no impact.

NO IMPACT

- e. *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City's RHNA allocation across all income categories. Some of these sites would require rezoning on already urbanized land.

As discussed previously, the City of Montebello's Municipal Code limits solid waste collection to a specific group of franchises and any site-specific projects would be subject to applying for

development in accordance with the General Plan and Municipal Code. The Housing Element Update is a policy document and as such does not propose specific development projects, but facilitates density needed to accommodate the 6th cycle RHNA. Because specific future projects are not known at this time, the city cannot currently assess the specific impacts from solid waste from such future projects.

The Housing Element update, in and of itself, does not propose specific projects. Rather, it puts forth goals and policies that regulate various aspects of new housing development in Montebello. Therefore, while it may influence the proportion of affordable or market-rate units in future residential developments on various properties throughout the City, it would not directly result in development of a specific site or fundamentally change an area within the City. Future development would occur on already urbanized land already served by solid waste collection and disposal providers. Any solid waste-related impacts of future projects would depend on what exactly is proposed for those sites once a developer submits an application for development on the site. Such impacts would be reviewed through the development review and, if applicable, CEQA processes at the time of project submittal. For all the reasons discussed above, the Housing Element update would comply with federal, state, and local management and reduction statutes and regulations related to solid waste, and there would be no impact.

NO IMPACT

20 Wildfire

	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The entire southern California region is prone to large wildfires due to its hot, dry climate and expansive coverage of ignitable vegetation. During the autumn and winter months, strong offshore Santa Ana wind events carry dry, desert air and can fan fast-moving fires that spread rapidly from heavily vegetated wilderness and mountainous areas into developed communities. The City of Montebello is in a highly urbanized area of Los Angeles County, which limits the spread of large, uncontrolled wildfires. However, the area is prone to regular brush fires, particularly during summer heat waves, which can pose a safety risk.

While a natural ecological process in coastal chaparral and forest systems, wildfire return intervals have decreased throughout southern California, resulting in more frequent ecological disturbance, loss of biodiversity, and colonization by non-native grass species (U.S. Forest Service 2018). Furthermore, post-fire conditions leave exposed mountain slopes and hillsides vulnerable to surface erosion and runoff. Debris flows during post-fire rainy seasons can pose a risk to life and property and occur with little warning. In southern California, as little as 0.3 inch of rain in 30 minutes can produce debris flows on post-fire landscapes (U.S. Geological Survey 2018).

- a. *Substantially impair an adopted emergency response plan or emergency evacuation plan?*
- 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?*
- 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?*
- d. *Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City's RHNA allocation across all income categories. Some of these sites would require rezoning on already urbanized land. The proposed project would not, however, directly result in development of a specific site or fundamentally change an area within the city. It would therefore not substantially affect the physical environment. As discussed in Section 10, *Land Use and Planning* and Section 14, *Population and Housing*, the project is fully consistent with the City's General Plan and updated Safety Element and the updated Hazard Mitigation Plan. In addition, the city would comply with the Hazard Mitigation Grant Program (HMGP) to mitigate any disasters that could occur if the City would be affected by wildfires or brushfires. All applicable regulations, policies, and review processes related to fire prevention and fire protection would continue to apply to future development carried out after adoption of the project. Therefore, the project would not result in any wildfire-related impacts.

NO IMPACT

21 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

The Housing Element Update, in and of itself, does not propose specific projects. Rather, it sets forth goals and policies that to encourage new housing development in Montebello consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not substantially degrade the quality of the environment. Adopting the Housing Element Update would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species. In addition, the Housing

Element Update would not have a substantial adverse effect on any riparian habitat or sensitive natural community.

Through the City's development review and, when applicable, environmental review processes, future development projects would be evaluated for potential direct and indirect impacts on biological and cultural resources. Therefore, the Housing Element Update would not 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.

NO IMPACT

- b. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

The Housing Element Update, in and of itself, does not propose specific projects. Rather, it sets forth goals and policies to encourage new housing development in Montebello consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts that are individually limited, but cumulatively considerable. In addition, through the City's development review and, when applicable, environmental review processes, future development projects would be evaluated for potential cumulative impacts and for consistency with all applicable policies of the City's General Plan, Zoning Ordinance, and Municipal Code. Through this development review process, potential cumulative impacts to various natural and human-made resources would be evaluated. Therefore, the Housing Element Update would not have impacts that are individually limited, but cumulatively considerable.

NO IMPACT

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

The Housing Element Update, in and of itself, does not propose specific projects. Rather, it sets forth goals and policies to encourage new housing development in Montebello consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Through the City's development review and, when applicable, environmental review processes, future residential development projects would be evaluated for potential direct and indirect impacts on human beings. Therefore, the Housing Element Update would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

NO IMPACT

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