

**INITIAL STUDY & NEGATIVE DECLARATION
FOR THE
ALHAMBRA ZONING CODE UPDATE
PROJECT**

Prepared for:

City of Alhambra
111 S. First Street
Alhambra, CA 91801

Prepared by:

City of Alhambra
Community Development Department
111 S. First Street
Alhambra, CA 91801

DECEMBER 2022

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1.0 ENVIRONMENTAL CHECKLIST FORM

INITIAL STUDY CHECKLIST

1. Project Title:

Alhambra Zoning Code Update

2. Lead Agency Name and Address:

City of Alhambra
111 S. First Street
Alhambra, CA 91801

3. Contact Person and Email:

Vanessa Reynoso, Deputy Director
(626) 570-5033

4. Project Location:

The Project location encompasses the entire City of Alhambra (City), which is located on the western edge of the San Gabriel Valley, within the County of Los Angeles (County). The City of Alhambra is surrounded by the City of Los Angeles to the west, City of South Pasadena and City of San Marino to the north, City of San Gabriel and City of Rosemead to the east, and the City of Monterey Park to the south. The City covers approximately 7.6 square miles.

5. General Plan Designation:

The Project site encompasses the entire area within the City boundary. As such, the Project includes all General Plan designations. Existing zoning is described under the *7-Description of Project* heading.

6. Zoning:

The Project site encompasses the entire area within the City boundary. As such, the Project includes assessment of all zoning within the City limits. Existing zoning is described under the *7-Description of Project* heading.

7. Description of Project:

Introduction

The proposed project is a comprehensive update to the City of Alhambra Zoning Code. Alhambra's existing Zoning Code was adopted in 1986 and has been amended numerous times over the years in an attempt to keep up with various State law requirements. The existing Zoning Code contains 12 base zones, 2 overlay zones, and 10 specific plans. The state of the current Zoning Code is as follows:

- It has not been comprehensively updated for several decades;

- It is difficult to navigate as it is poorly organized and contains standards that are outdated, and difficult to administer;
- It does not fully reflect changes resulting from legal decisions and recent changes to State laws, which are administered via staff-level policy;
- It lacks the ability to address modern development trends and patterns;
- It has an antiquated list of permitted/prohibited uses;
- Some sections lack specificity or clarity, making enforcement difficult in some situations and;
- It lacks tables and graphics that would improve readability.

The updated Zoning Code will have a modern format to eliminate the need for cross-referencing between chapters to provide for easier document navigation and implementation. The Code will also standardize and simplify the development review process by creating a transparent, predictable, and consistent process through implementation of objective design standards and streamlining of processes. Areas will be rezoned, maximum residential densities will be increased, and residential and residential mixed-uses will be allowed in zones where such uses have not been previously allowed, in order to promote infill and mixed-use projects accommodating housing and affordable housing consistent with State planning goals and policies. Off-street parking standards will also be updated for all zones to promote housing development and to be business friendly. The work effort also necessitates a number of Zone Changes and General Plan Amendments to the City's Zoning Map and General Plan Map.

Project Setting

Regional Setting

The City is located in the Southern California Association of Governments' (SCAG) region, which is the largest MPO in the country, including approximately 19 million people.¹ The region contains six counties: Imperial County, Los Angeles County, Orange County, Riverside County, San Bernardino County, and Ventura County. Today, the region contains 6 million households and 8 million jobs. While the growth trend has slowed in recent years due to a combination of factors, the region's population continues to grow at approximately 0.85% annually, or by approximately 161,500 people annually. Population growth is projected to slow, but continued growth through 2045 is expected. This population growth in turn translates into continued growth for the number of households and jobs in the region.

As illustrated in *Figure 1-Regional Location Map*, the City is located near the center of Los Angeles County (County). The County encompasses approximately 4,083 square miles including the San Clemente and Santa Catalina islands. The County contains a population of approximately 10 million people with roughly 9 out of 10 people living in incorporated cities and 1 out of 10 people living in

¹ Southern California Association of Governments (SCAG). Connect SoCal- The 2020-2045 RTP/SCS. https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial-plan_0.pdf?1606001176. May 2021.

unincorporated areas of the County.²As of 2019, there are approximately 3.6 million households in the County with approximately 3.9 million local jobs. The RHNA allocation for the 2021-2029 planning period for the County is 812,060; with 217,273 for Very-Low Income housing, 123,022 for Low Income housing, 131,381 for Moderate Income housing, and 340,384 for Above Moderate Income housing.³

Local Setting

As shown in *Figure 2-Project Location Map*, the City is situated at the western edge of the San Gabriel Valley, adjacent and east of the City of Los Angeles. Other bordering cities include South Pasadena and San Marino to the north, San Gabriel to the east, and Monterey Park to the south. The City encompasses 4,899 acres of land which is the second largest city in the San Gabriel Valley. The City is connected to the wider Los Angeles region through the Long Beach Freeway (I-710) which begins in the Alhambra city limits and runs south through the City of Long Beach and the San Bernardino Freeway (I-10) which traverses east to west through the southern portion of the city limits.

Current and forecast population, households, and employment for the City is shown in *Table 1-Forecast Population and Housing Growth*.

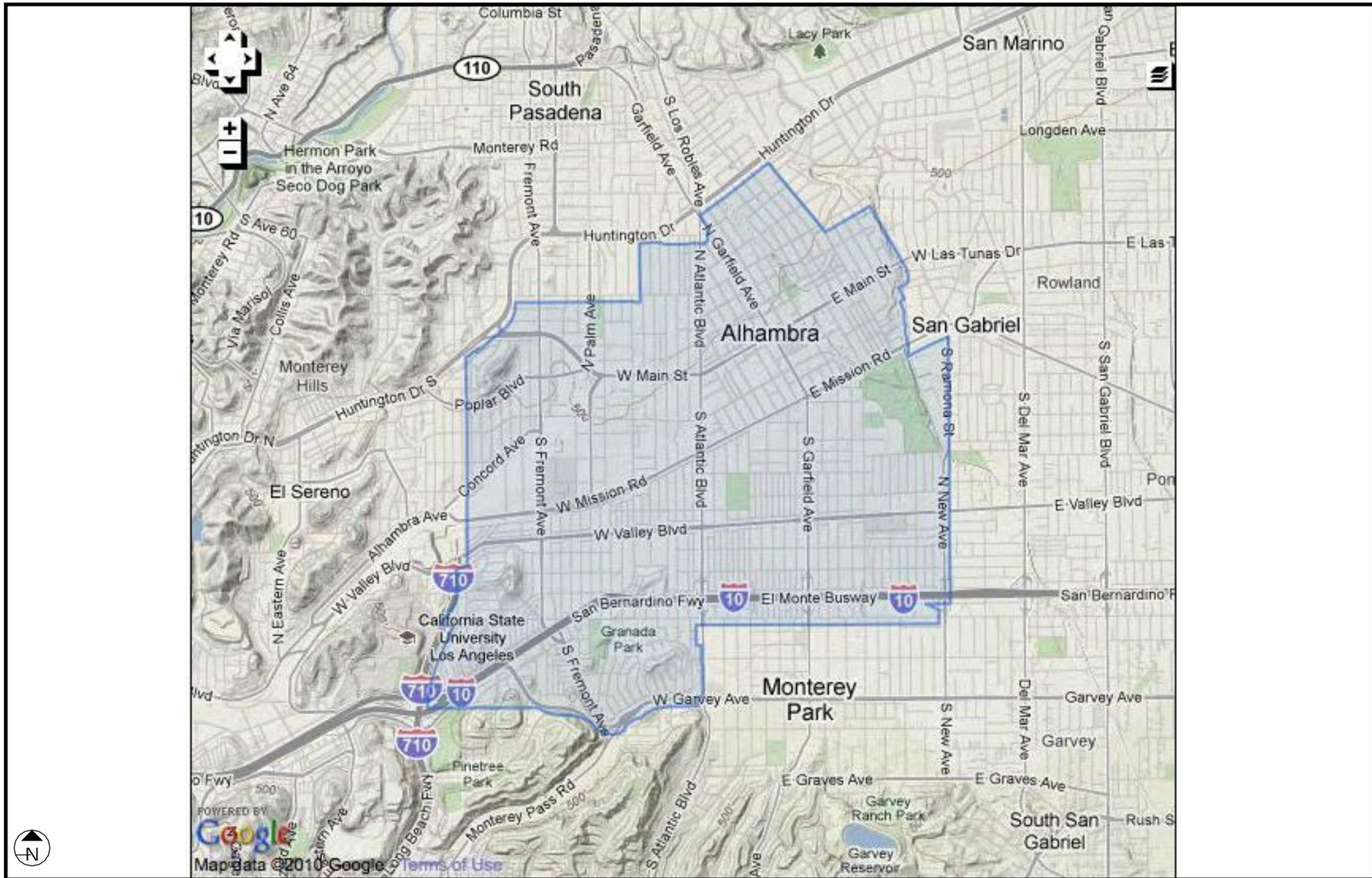
TABLE 1 FORECAST POPULATION AND HOUSING GROWTH			
Year	Population	Households	Employment
2012	84,000	29,300	28,000
2016	86,600	29,900	37,400
2045	91,200	32,000	40,600
Increase, 2016-2045	4,600	2,100	3,200

Source: SCAG. Final Connect SoCal Demographics and Growth Forecast-2016-2040 Regional Transportation Plan & Sustainable Communities (RTP/SCS). Accessed June 2021. (2012 data) SCAG. Final Connect SoCal Demographics and Growth Forecast-2020-2045 RTP/SCS. Accessed June 2021. (2016, 2045 data)

According to SCAG’s 2020-2045 Regional Transportation Plan & Sustainable Communities (RTP/SCS) data Alhambra’s population is anticipated to increase by approximately 4,600 from 86,600 to 91,200 from the year 2016 to year 2045. Similarly, the number of households in the City is anticipated to increase from 29,900 in 2016 to 32,000 in 2045 and the number of employment will increase from 37,400 in 2016 to 40,600 in 2045. These numbers are consistent with the continued growth from year 2012 to year 2016.

2 Los Angeles County. General Plan-Chapter 4: Background. https://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch4.pdf. Accessed June 2021.

3 Southern California Association of Governments (SCAG). SCAG 6th Cycle Proposed Final RHNA Allocation. <https://scag.ca.gov/sites/main/files/file-attachments/6th-cycle-rhna-proposed-final-allocation-plan.pdf?1614023284>. Accessed May 2021.



SOURCE: Google Earth - 2021

FIGURE 2

Project Location Map

Applicable Plans

SCAG 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy

Connect SoCal or the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020- 2045 RTP/SCS) is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. Connect SoCal embodies a collective vision for the region’s future and is developed with input from local governments, county transportation commissions (CTCs), tribal governments, nonprofit organizations, businesses, and local stakeholders within the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura.

Connect SoCal is an important planning document for the region, allowing project sponsors to qualify for federal funding. The plan takes into account operations and maintenance costs, to ensure reliability, longevity, and cost effectiveness. As part of the 2020-2045 RTP/SCS, SCAG also developed the 6th cycle RHNA allocation plan which will cover the planning period for October 2021 through October 2029.

Communities use RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment, and household growth. RHNA allows communities to anticipate growth, so that collectively the region and the subregion can grow in ways that enhance quality of life, improve access to jobs, promote transportation mobility, and addresses social equity and fair share housing needs. Both the 2020-2045 RTP/SCS and 6th cycle RHNA allocation plans helped to inform the proposed Project.

Alhambra General Plan

As mentioned previously, State law requires all California local governments, including counties and cities, to prepare a General Plan including seven mandated elements, with two additional elements that apply to certain local jurisdictions. The role of a General Plan is to establish a document that will “act as a ‘constitution’ for development, the foundation upon which all land use decisions are to be based. It expresses community development goals and embodies public policy relative to the distribution of future land use, both public and private,” according to the 2003 General Plan Guideline.⁴

In 2015, the City kicked off its Comprehensive General Plan Update. After extensive community outreach and several public hearings, the City Council unanimously approved the Comprehensive General Plan on August 12, 2019. The updated General Plan includes seven chapters: Introduction, Land Use & Community Design, Mobility, Quality of Life, Resources, Services & Infrastructure, and Health & Safety. The General Plan Housing Element, which is required to be consistent with the rest of the General Plan elements, was adopted separately to coincide with the October 2021 to October 2029 planning period.

4 2003 General Plan Guideline.

General Plan Land Use Designations

The City spans 4,899 acres, with residential land use designations making up approximately 52% of the City’s current land area. Rights-of-way, including streets and alleyways, account for about 25% of the City’s existing land use. Other land use designations include institutional, commercial, industrial, and open space which includes parks, a golf course, and street medians. A list of all land use designations and the corresponding land use percentage in the City can be found in *Table 2-Land Use Designations*.

Generally, the southern half of the City is developed at lower intensity with mostly low- and medium-density residential uses. The northern half of the City has higher density residential uses along with a variety of commercial uses, including relatively high intensity development along portions of Main Street. *Figure 3-General Plan Land Use Designation Map* shows the locations of the different General Plan land use designations within the City limits.

TABLE 2 LAND USE DESIGNATIONS	
Land Use Designations	%age of Land
Low Density Residential	32%
Rights Of Way	25%
High Density Residential	12%
Medium Density Residential	8%
Open Space	4%
Industrial	4%
Institutional	4%
Commercial	4%
Specific Plan	3%
Office/Medical Office	2%
Public Facilities	1%
Central Business District	1%
Parking	<1%
Total	~100%

Source: City. Alhambra General Plan. August 2019.

Residential Land Uses: There are three residential land use designations which are defined to meet General Plan policies for housing demand in the City. Currently, a Residential Planned Development (RPD) permit is required for all new housing development in Alhambra; however, this requirement will change with adoption of the proposed Project. Multiple zones may apply to each residential land use category and no designations require development at the maximum density.

- Low Density Residential (1-5 units per acre): Principally areas for single-family, detached

residential development. The designation applies to currently developed areas with established, strong neighborhood identity. The southern half of the City, including areas south of Mission Road, consists primarily of this land use. Pockets of the City north of Mission Road also contains this land use designation.

- Medium Density Residential (6-12 units per acre): Housing types in this designation include single-family detached units, duplexes, triplexes, and four-plexes. The designation defines areas developed to medium-density but intended to preserve a lower-density character and appearance. Land designated as this land use type can be found in areas throughout the City.
- High Density Residential (13-24 units per acre): This designation accommodates a variety of multifamily housing types, including garden-style units and townhouses. Development proposals in the high-density range will be reviewed to ensure that they meet the intent of the General Plan. Areas with this designation is anticipated to increase as a result of land recycling into higher density uses. High Density Residential designation is primarily in the north-central portion of the City.

Commercial Land Uses: Six commercial land use designations are defined to meet General Plan policies for commerce in the City. Currently, Commercial Planned Development (CPD) permits are required for development in all commercial land use designations because of the potential land use conflicts that could result from extensive strip commercial development along major arterials; however, this requirement will change with adoption of the proposed Project. The six commercial land use designations are: General Commercial, Automotive Commercial, Regional Commercial, Central Business District, Office Professional, Medical Office.

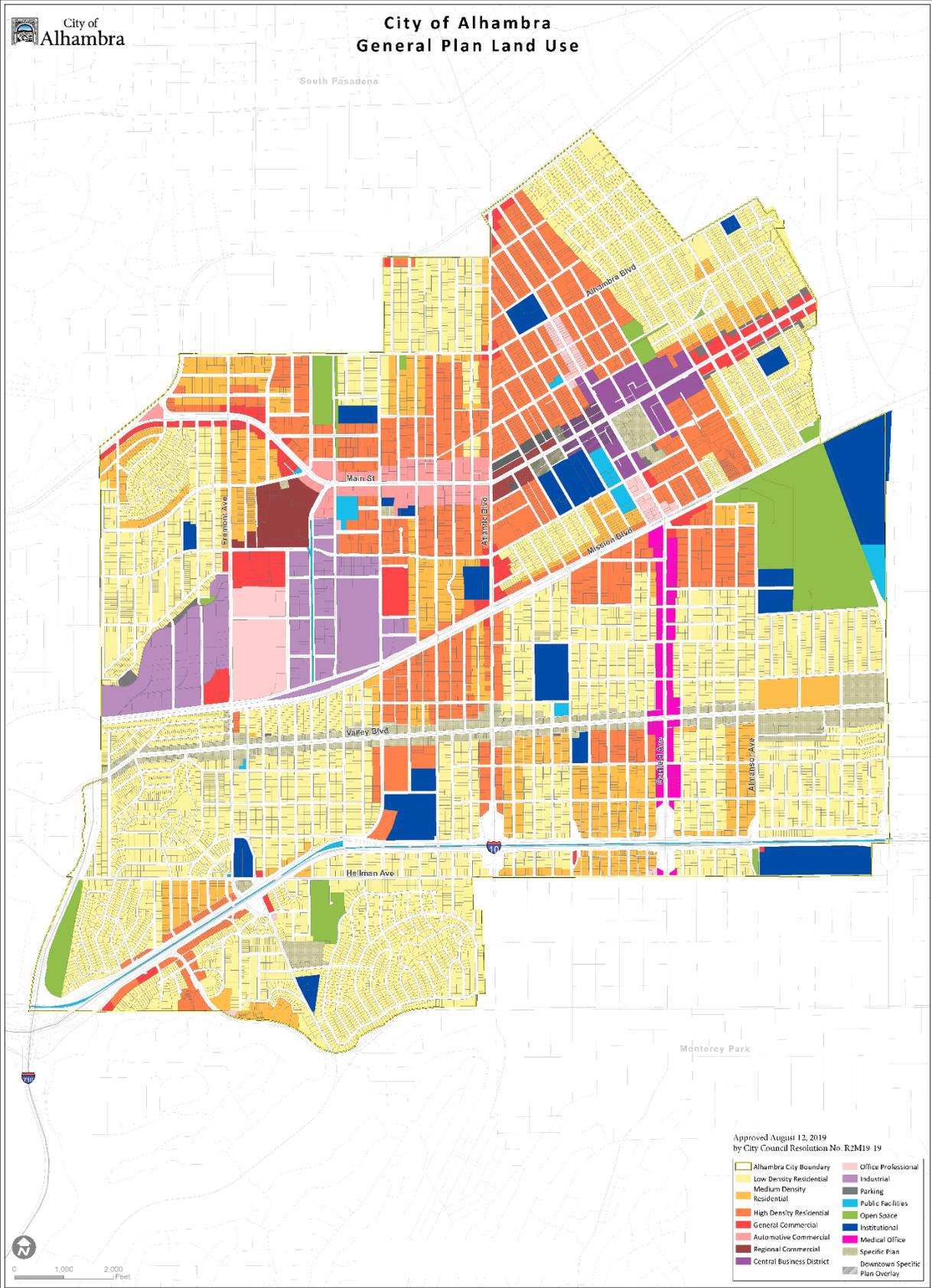
Industrial: The Industrial designation accommodates a variety of industrial activities that are nonpolluting and can co-exist with adjacent land uses. This land use designation also accommodates commercial uses.

Parking: This designation is intended to serve commercial areas at the intersections of major arterials, the downtown area, and Valley Boulevard. The goal of this designation is to provide public parking in commercial areas.

Public Facilities: The Public Facilities' designation is intended to provide for the orderly development, use, and operation of buildings and other facilities operated and under the control of a public agency.

Open Space: This designation accommodates public open space and recreational activities. Parkland is the main source of open space.

Institutional: The institutional land use category serves public and private schools and support facilities from kindergarten through high school, as well as adult schools, higher education professional schools, and religious facilities.



SOURCE: City of Alhambra - 2019

FIGURE 3

General Plan Land Use Designation Map

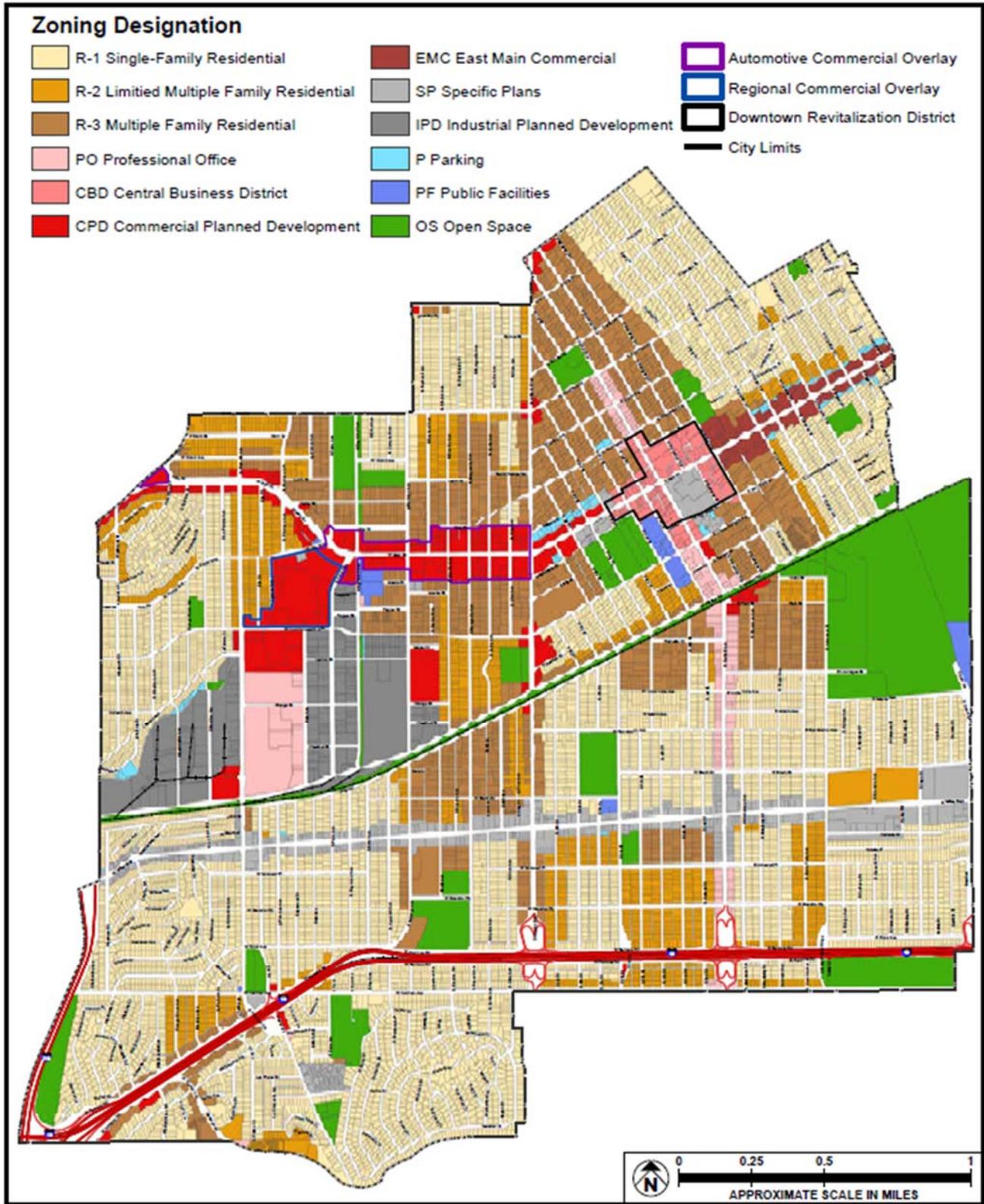
*City Municipal Code (AMC)***Zoning Code**

The Alhambra Zoning Code coordinates all existing zoning regulations and provisions into one comprehensive zoning plan in order to designate, regulate, and control the location and use of buildings, structures and land for residence, commerce, trade and industry or other purposes. The Zoning Code regulates the dimension, number of stores, and other related components of a building, structure, or land to ensure the most appropriate use of land and to protect and promote the health, safety, and general welfare of the public.

As displayed by *Figure 4-Zoning Map*, the City currently has 11 distinct zoning designations outside of overlay zone districts and specific plans. The proposed Project to comprehensively update the Zoning Code encompasses the entire City limits and will take into account all existing zoning and developmental uses as part of the update. *Table 3-Zoning Code* details existing zoning in the City.

TABLE 3 ZONING CODE		
Zoning Code	Description	Permitted Uses
R-1	Single-Family Residential	32%
R-2	Limited Multiple-Family Residential	25%
R-3	Multiple-Family Residential	12%
P	Parking	8%
PO	Professional Office	4%
CBD	Central Business District	4%
CPD	Commercial Planned Development	4%
EMC	East Main Commercial	4%
IPD	Industrial Planned Development	3%
OS	Open Space	2%
PF	Public Facilities	1%
Total		~100%

Source: City. Alhambra General Plan. August 2019.



SOURCE: City of Alhambra - 2019

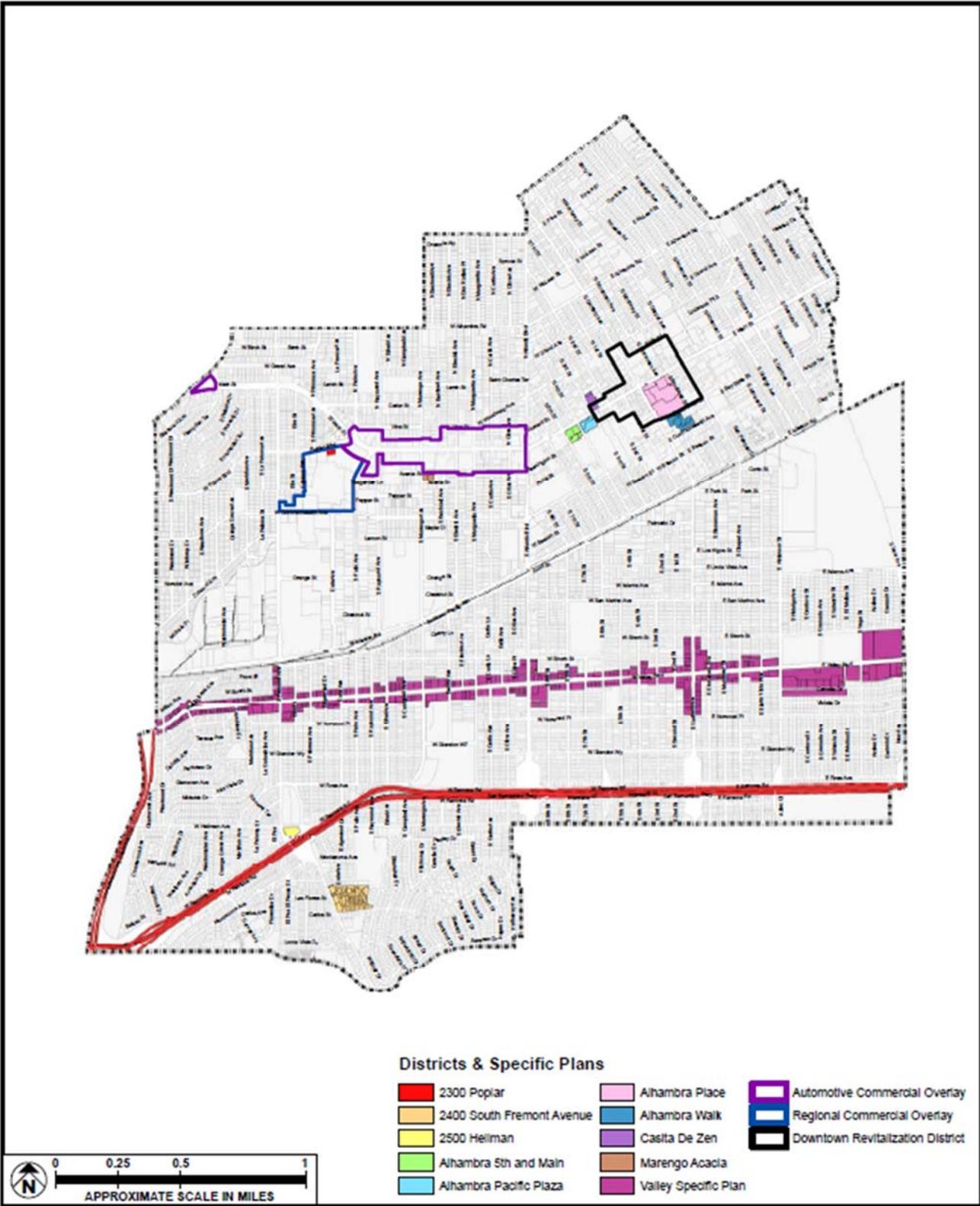
FIGURE 4

Zoning Map

Districts and Specific Plans

Aside from General Plan land use designations, the City has also adopted 10 specific plans to govern development in various parts of the Alhambra City limits. Alhambra uses specific plans as a tool for the systematic implementation of a jurisdiction's General Plan area by area, for implementation of development standards within a defined area.

Alhambra also adopted three zoning overlay districts which are located towards the northern half of the City. These overlay districts are placed over an existing base zone which identifies special provisions in addition to those in the underlying base zone. Overlay zones are used as tools to help defined areas reach specific outlined goals. Any proposed development within the overlay zone and specific plan areas would be required to comply with standards defined within the overlay zone districts and specific plans. The location of the 10 specific plans and 3 overlay districts are presented in *Figure 5-Districts And Specific Plan Map*. The proposed Project would result in modification of some of the existing specific plans and overlay districts.



SOURCE: City of Alhambra - 2019

FIGURE 5

Districts and Specific Plan Map

2021-2029 Housing Element Update

Housing Goals

As required by State law, the 2021-2029 Housing Element Update includes a Housing Plan to facilitate and encourage the provision of housing consistent with the RHNA. This effort includes the identification of multiple strategies to assist the City in accommodating an additional 6,825 housing units, including 1,774 very low-income units, 1,036 low-income units, 1,079 moderate-income units, and 2,936 above moderate-income units. The City is highly developed with insufficient vacant land to accommodate substantial housing development without land recycling. Only 5.5 acres of vacant land zoned for housing currently exists within the Alhambra City limits. The 5.5 acres of vacant land would only support up to 58 units of total housing. Because of this, seven Housing Goals have been developed to address the housing unit shortfall for the 6th Cycle planning update while addressing concerns regarding affirmative furthering of fair housing, in line with the goals of AB 686. Specific strategies identified within the 2021-2029 Housing Element Update have informed the proposed Project, including the following:

- Goal 1: Preservation and improvement of the existing supply of housing and prevention of displacement among existing tenants.**
- Policy 1.6: Encourage and support creative strategies for the rehabilitation and adaptation and reuse of residential, commercial, and industrial structures for housing.
 - Policy 1.10: Within established neighborhoods, the City shall promote residential development that respects existing neighborhood character.
- Goal 2: Assist in the maintenance and production of a wide range of housing types to meet existing and future housing needs in the community.**
- Policy 2.4: Use financial and/or regulatory incentives where feasible to encourage the development of affordable housing.
 - Policy 2.5: Streamline and speed up the permitting and review processes for affordable housing developments.
 - Policy 2.6: Encourage housing development throughout the City that meets a broad range of special housing needs, including single parents, large families, multigenerational households, large families, the elderly, veterans, and the unhoused.
 - Policy 2.7: Continue to support regional efforts to address homelessness.
 - Policy 2.8: Encourage the development of a variety of missing middle-density housing types (e.g., duplexes, triplexes, fourplexes, courtyard buildings) housing types.
- Goal 3: Identify adequate housing sites through appropriate land use, zoning, and specific plan designations to accommodate the City's share of regional housing needs.**
- Policy 3.1: Maintain an adequate supply of residential land in land use

designations to accommodate the City's RHNA production targets by income category throughout the planning period, consistent with State Law.

- Policy 3.2: Promote infill development, commercial redevelopment, and higher density residential development where feasible.
- Policy 3.3: The City shall allow housing developments with at least 20 percent affordable housing by-right on lower-income housing sites that have been counted in previous housing element cycles, consistent with Government Code Section 65583.2(c).
- Policy 3.4: Implement rezoning and changes in development standards identified in the City's Comprehensive Zoning Code Update.
- Policy 3.5: Facilitate parcel assemblage in areas zoned for high-density residential development consistent with the Land Use Element of the General Plan.
- Policy 3.6: Support the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) by working with applicants to integrate ADUs into existing development patterns of the neighborhood, consistent with State Law provisions related to lot size, parking, height, setbacks, and minimum/maximum ADU size requirements.
- Policy 2.5: Streamline and speed up the permitting and review processes for affordable housing developments.

Goal 4: Develop regulations and strategies that mitigate potential governmental and nongovernmental constraints to housing production and affordability.

- Policy 4.1: Periodically review City regulations, ordinances, permitting processes, and residential fees to ensure that they do not constrain housing development and are consistent with State Law.
- Policy 4.3: Offer financial and/or regulatory incentives, where feasible, to offset or reduce the cost of developing affordable housing.
- Policy 4.4: Continue to make efforts to streamline the review process for extremely low, very low, and low-income housing development and special needs housing.
- Policy 4.5: Ensure the Zoning Code is user-friendly, streamlined, and flexible to accommodate new housing development.

Goal 5: A community that provides equitable housing access to all neighborhoods and provides housing opportunities for all persons regardless of race, sex, marital status, religion, color, national origin, disability color, or family status.

- Policy 5.5: Ensure that extremely low, and very low-income housing may be located in any zone that allows housing and should be dispersed throughout Alhambra and not concentrated in one geography or zone.

Goal 6: A community that has a balance of employment and housing proximity to one another and offers opportunities for access to affordable housing near

employment concentrations.

- Policy 6.1: Encourage higher density housing in proximity to commercial and civic services, public transportation, and employment centers.
- Policy 6.2: Promote mixed-use development where housing is located adjacent to jobs, shopping, schools, transportation services, and amenities.

Goal 7: Ensure that the City's housing goals are met, and its housing policies are consistent with State law and the General Plan.

8. Public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

a. City

i. Certification of Initial Study

ii. Adoption of Zoning Text Amendment, Zoning Map Amendment and General Plan Map Amendment

9. Have California Native American tribes traditionally and culturally affiliated with the Project area requested consultation pursuant to Public Resources Code (PRC) Section 21080.3.1? To date, no consultation has been requested.

If so, has consultation begun? The 90-day tribal notification period is taking place between December 22nd, 2022 and March 22nd, 2023, with all certified mail sent on December 22nd, 2022. To date, no tribes have requested for consultation.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

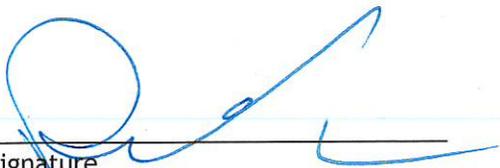
The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

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

DETERMINATION:

On the basis of this initial evaluation:

<input checked="" type="checkbox"/>	I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION would be prepared.
<input type="checkbox"/>	I find that although the proposed Project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION would be prepared.
<input type="checkbox"/>	I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.



 Signature

December 28, 2022

 Date

2.0 POTENTIAL ENVIRONMENTAL IMPACTS

2.1 Aesthetics

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Except as provided in PRC Section 21099, would the Project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

a. Have a substantial adverse effect on a scenic vista?

Less than Significant Impact. A scenic vista means a picturesque, pastoral scene of rural land, or open space with little or no modern intrusions. The City is a built-out community with land area totaling 4,899 acres. At 7.6 square miles, it is the second-largest City in the San Gabriel Valley in terms of land area.⁵ Due to the topography of the City, which consists of a central, relatively flat valley framed by hillsides on the south and west, and washes on the east, there are many long-range mountain views throughout the City.⁶ The nearest existing scenic vistas to the Project site are the background views of the distant San Gabriel Mountains to the north. The Project site and surrounding area are characterized by dense urban development.

Adoption of the comprehensive update to the City of Alhambra Zoning Code would not result in the approval of physical developments; however, it commits the City to redesignate and rezone certain areas to allow for development, including development of future housing, and could therefore have indirect impacts. Given the City's surrounding hillside and mountain views, new development allowed under the proposed new zoning designations of certain areas has the potential to affect views from the City of Alhambra's scenic vistas. Specifically, new, and more intensely developed urban uses along Valley Boulevard, Main Street, Fremont Avenue, and Garfield Avenue could partially obstruct views of scenic vistas from various locations in the City. Still, future development projects would be required to comply with General Plan goals and policies intended to protect scenic vistas, including the following:

⁵ City of Alhambra. General Plan. "Land Use and Community Development." <https://www.Cityofalhambra.org/resources/general-plan-update>. Accessed June 2021.

⁶ City of Alhambra, Alhambra General Plan EIR, January 2019

Land Use Goal LU-3: A high-quality overall community appearance and identity.

Policy LU-3A: Foster new development that is consistent with the established land use type, intensity, character, and scale of the area.

Because new urban developments would be regulated by development standards in the Zoning Code as well as policies in the Alhambra General Plan, and because views of scenic vistas would only change incrementally due to the surrounding urban environment, impacts to scenic vistas would be less than significant. In addition, future developments in the City would undergo further environmental and design review on a project-by-project basis, as they are proposed, to identify and address any project-specific impacts to scenic vistas.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

No Impact. There are no State-designated scenic highways within the boundary of the City. The Project site also does not contain trees or rock outcroppings with scenic significance. Therefore, the proposed Project would not substantially damage scenic resources within a State scenic highway.

c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. The comprehensive update to the Zoning Code will include rezoning of certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels. Additionally, the proposed Zoning Code update will implement new objective design standards as well as modified off-street parking standards. While the Zoning Code update will incorporate new development standards to both accommodate and reflect modern development trends and patterns, as well as enhance the aesthetics of the community, the Zoning Code update itself does not include any specific designs or proposals for development that would degrade the existing visual character of the City.

Adoption of the comprehensive update to the Zoning Code would result in certain General Plan amendments and rezoning of areas within the City limits to accommodate for the construction of new development, including additional housing units. However, the General Plan amendments and rezoning efforts would mirror the goals and policies of the General Plan Elements and the 2021-2029 Housing Element, and the rezoning occurring in the City would be compatible with other adjacent uses within the City limits. Specifically, the proposed Zoning Code update will further the City's General Plan goals and policies with respect to aesthetics and quality urban design, including the following:

Land Use Goal LU-1: Preservation of the character of existing single-family neighborhoods.

Policy LU-1A: Celebrate and enhance each neighborhood's individual attributes and characteristics.

Policy LU-1B: Protect and enhance the unique character and identity of single-family neighborhoods.

Policy LU-1C: Tailor building height and scale to be sensitive to surrounding residential and commercial uses.

Policy LU-1D: Encourage land use patterns that minimize incompatibility between uses.

- Land Use Goal LU-2:** Enhancement of commercial and industrial areas to attract jobs and expand the City's tax base.
- Policy LU-2A: Promote the use of high-quality design, materials, landscaping, and pedestrian connections.
 - Policy LU-2B: Encourage flexibility of use in building and site design to accommodate a range of uses and business sizes.
 - Policy LU-2C: Design parking and loading areas as an integral part of the total project design. Locate parking and loading areas so that the visual impacts of these areas on adjacent development and the public right-of-way are minimized, and screen them attractively using a combination of fencing and landscaping.
- Land Use Goal LU-3:** A high-quality overall community appearance and identity.
- Policy LU-3A: Foster new development that is consistent with the established land use type, intensity, character, and scale of the area.
 - Policy LU-3B: Promote neighborhood cohesiveness through neighborhood-based design guidelines consistent with existing or proposed architectural themes, taking into consideration spatial definition, continuity, and building scale.
- Land Use Goal LU-6:** A vital downtown Alhambra that retains the City's traditional character.
- Policy LU-6A: Maintain a bustling environment with walkable streets that will allow pedestrians to feel comfortable and welcome.
 - Policy LU-6C: Provide flexibility in building form and site design to encourage development that supports economic activity, entrepreneurship, and small businesses.
- Land Use Goal LU-7:** Maintenance and development of vital, attractive, and functional corridors and activity nodes.
- Policy LU-7B: Properly scale a building's height and mass to the primary street it fronts on (e.g., taller buildings on larger boulevards and smaller buildings on narrower streets).
 - Policy LU-7C: Provide appropriate buffers between commercial and residential uses.
- Land Use Goal LU-8:** Maintenance and development of quality public spaces.
- Policy LU-8B: Ensure that signs, lighting, and other potential nuisances are sensitive to existing residential neighbors.

Future development projects would be required to comply with General Plan policies related to aesthetic resources and Zoning Code requirements associated with site planning and development regulations. Thus, adoption and implementation of the proposed Project would result in less than significant impacts associated with the degradation of the visual character of the City.

d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. The proposed Zoning Code update is a policy-level document, and while it does impose development standards related to lighting and illumination in order to mitigate potential impacts and nuisances, such as light trespass or glare onto adjacent properties, it does not include any specific development designs or proposals that would increase daytime glare or nighttime illumination in the City. The City is a built-out community with dense urban development and future residential and non-residential developments are anticipated to be located near and within existing developed areas. As such, light and glare from new developments will be comparable to existing developed neighborhoods in an

urban setting when in compliance with municipal codes and zoning requirements. Moreover, future development in the City would be required to be designed and constructed in conformance with the lighting and illumination standards of the proposed Zoning Code, and any light and glare impacts of subsequent development projects would be considered as part of the building permit process independent of California Environmental Quality Act (CEQA). As the proposed Project will impose policies to ensure lighting and illumination remains comparable to existing conditions within the City, and since compliance with the Zoning Code standards is determined at the time of building permit issuance and inspection, the proposed Project would result in a less than significant impact associated with increased light and glare.

2.2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
<p>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:</p>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural 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, forestland (as defined in PRC section 12220(g)), timberland (as defined by PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forestland or conversion of forestland to nonforest 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 nonagricultural use, or conversion of forestland to nonforest 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 nonagricultural use?*

No Impact. The Project site is developed and does not include land identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on maps prepared pursuant to Farmland Mapping and Monitoring Programs of the California Department of Conservation (2018).⁷ The Project would not result in the conversion of any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural use. Therefore, no impact would occur and no mitigation is required.

⁷ California Department of Conservation, (2018). Farmland Mapping and Monitoring Program. California Important Farmland Finder. <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed in June 2021.

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

No Impact. According to the City Zoning Designation, the City does not contain any land zoned for agricultural use.⁸ The Project would not affect any properties that are zoned for agricultural use or currently under a Williamson Act contract, per the California Department of Conservation (2016). Furthermore, while the project will include redesignation and rezoning in certain areas, no areas will be designated or zoned for agricultural use. As such, no impacts would occur, and no mitigation is required.

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

No Impact. The City is located in an urban setting and does not contain any areas zoned for forestland or timberland.⁹ The Project would not cause rezoning of forest land, timberland, or zoned Timberland Production. Therefore, no significant impacts would occur.

d. Result in the loss of forestland or conversion of forestland to nonforest use?

No Impact. As mentioned above, the area within the City limits is fully urbanized with no existing forest land. The City does not contain land areas which is managed as timberland or managed to produce forest products. There would be no loss of forestland or conversion of forestland; therefore, no impact would occur.

e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to nonagricultural use, or conversion of forestland to nonforest use?

No Impact. There are currently no agricultural operations being conducted on or surrounding the proposed Project area. No areas within or surrounding the City limits are zoned for agricultural uses, and the redesignation and rezoning occurring as part of the Project would not change this. In addition, no forestland is located within the City limits or in the vicinity of the City limits. Thus, no farmland or forestland would be converted to other uses under the proposed Project, and no impact would occur.

8 City of Alhambra. City of Alhambra Zoning Designation January 2020. Accessed June 2021. <https://www.Cityofalhambra.org/resources/alhambra-zoning-map>.

9 City of Alhambra. City of Alhambra Zoning Designation January 2020. Accessed June 2021. <https://www.Cityofalhambra.org/resources/alhambra-zoning-map>.

2.3 Air Quality

	Potentially Significant Impact	Less than Significant with Project Mitigation	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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is nonattainment under an applicable federal or State ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant Impact. The South Coast Air Quality Management District (SCAQMD) adopted an updated air quality management plan (AQMP) in March 2017.¹⁰ The Final 2016 AQMP was prepared to comply with the federal and State Clean Air Acts and amendments; accommodate growth; reduce pollutants in the Basin; meet federal and State air quality standards; and minimize the fiscal impact of pollution control measures on the local economy. It builds on approaches in the previous AQMP to achieve attainment of the federal ozone air quality standard. These planning efforts have substantially decreased exposure to unhealthy levels of pollutants, even while substantial population growth has occurred within the Basin. Projects that are considered to be consistent with the AQMP would not interfere with attainment because this growth is included in the projections utilized in the formulation of the AQMP. Therefore, projects, uses, and activities that are consistent with the applicable assumption used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD's recommended daily emissions thresholds.

SCAG has the responsibility for preparing and approving the portions of the AQMP relating to regional demographic projections and integrated regional land use, housing, employment, and transportation programs, measures, and strategies. With respect to the determination of consistency with AQMP growth assumptions, the projections in the AQMP for achieving air quality goals are based on assumptions in SCAG's 2016-2040 RTP/SCS regarding population, housing, and growth trends. With regard to air quality planning, SCAG has prepared and adopted the 2020-2045 RTP/SCS,¹¹ which includes a Sustainable Communities Strategy that addresses regional development and growth forecasts. Determining whether

¹⁰ South Coast Air Quality Management District, Final 2016 Air Quality Management Plan, March 2017.

¹¹ Southern California Association of Governments (SCAG), Connect SoCal: 2020-2045 Regional Transportation Plan/Sustainable Communities Strategies Draft, "Chapter 1," <https://www.connectsocial.org/Pages/Connect-SoCal-Draft-Plan.aspx>, Accessed August 2021.

or not a project exceeds SCAG's growth forecasts involves the evaluation of the following: (1) consistency with applicable population, housing, and employment growth projections; (2) project mitigation measures; and (3) appropriate incorporation of AQMP land use planning strategies.

As discussed in *Section 2.11- Land Use and Planning*, the comprehensive update to the Zoning Code would require updates to land use plans including updates to the General Plan Land Use Element and the existing zoning map. However, any changes and updates to the General Plan elements and zoning map would be consistent with existing Land Use goals outlined in the General Plan. Any and all changes to existing land use plan, policy, or regulation adopted would be for the purpose of ensuring consistency throughout the General Plan document and with the Zoning Code. The General Plan includes land use planning objectives to improve regional air quality that minimizes vehicle emissions and exposures to the associated air pollutants.¹² The City is highly urbanized with accessible public transit services including the Alhambra Community Transit, the Montebello Bus line, Metro buses, the Metrolink, and the Metro L Line. As such, accessible mass transit services and opportunities for walking and biking would be available to residents and visitors, thus reducing vehicle trips and vehicles miles traveled.

A project is consistent with the AQMP, in part, if it is consistent with the population, housing, and employment assumptions that were used in the development of the AQMP. The 2020-2045 RTP/SCS provides socioeconomic forecast projections of regional population growth. These growth forecasts are based on local plans and policies applicable to the specific area. As discussed in *Section 2.14- Population, Employment, and Housing*, the Zoning Code is a policy document identifying the processes and standards for development consistent with the goals and policies of the General Plan. The adoption of the comprehensive update to the Zoning Code would not result in approval of development projects or specific physical alterations. However, the adopted Zoning Code update would allow for future developments, including development of housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels, in alignment with the housing development goals outlined in the 2021-2029 Housing Element and mandated by the 6th Cycle RHNA assigned by SCAG and HCD. As such, the comprehensive update to the Zoning Code is consistent with the growth assumptions in the regional air plan. Impacts would be less than significant.

Mitigation Measures: No Mitigation Measures are required.

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is nonattainment under an applicable federal or State ambient air quality standard?

Less than Significant Impact. In regard to determining the significance of a project's contribution to cumulative air quality impacts, the SCAQMD neither recommends quantified analyses of construction and/or operational emissions from multiple related projects nor provides methodologies or thresholds of significance to be used to assess the cumulative emissions generated by multiple cumulative projects. Instead, the SCAQMD recommends that a project's potential contribution to cumulative impacts be

¹² City of Alhambra, Final General Plan, August 2019.

assessed utilizing the same significance criteria as those for project-specific impacts. Furthermore, SCAQMD states that “projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant.”¹³ Therefore, if a project generates less than significant construction or operational emissions, then the Project would not generate a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment.

The comprehensive Zoning Code update would not conflict with or obstruct implementation of the State Implementation Plan and the AQMP because it would not approve any development projects; however, it commits the City to redesignate and rezone certain areas, including areas to allow for future housing, and could therefore have indirect impacts. Although the Zoning Code update would allow for new development to occur in alignment with the goals and policies of the General Plan, including the 2021-2029 Housing Element, no development is proposed. As such, impacts would be less than significant because adoption of the Zoning Code update would not result in a cumulatively considerable net increase of any criteria pollutant for which the region is in nonattainment under an applicable federal or state ambient air quality standard. For any specific future development projects, SCAQMD consistency and other issues related to potential long- and short-term impacts to air quality would be assessed at the time the projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. As such, adoption of the Zoning Code update would result in a less than significant impact relative to regional air quality.

Mitigation Measures: No Mitigation Measures are required.

c. Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact. The SCAQMD considers a sensitive receptor to be a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant. Sensitive receptors are identified near sources of air pollution to determine the potential for health hazards. Individuals who are sensitive to air pollution include children, the elderly, and persons with preexisting respiratory or cardiovascular illness. Some individuals are considered more sensitive to air pollutants than others because of preexisting health problems, proximity to the emission sources, or duration of exposure to air pollutants. Land uses such as primary and secondary schools, hospitals, and convalescent homes are considered to be relatively sensitive to poor air quality because the very young, the old, and the infirm are more susceptible to respiratory infections and other air quality-related health problems than the general public. Residential areas are also considered sensitive to poor air quality because people in residential areas are often at home for extended periods. Recreational land uses are moderately sensitive to air pollution because the vigorous exercise associated with recreation facilities put a high demand on respiratory system function.

As discussed previously, adoption of the comprehensive update to the Zoning Code would not approve any physical alterations or development projects; however, it commits the City to redesignate and rezone certain areas, including areas to allow for future housing, and could therefore have indirect

13 South Coast Air Quality Management District (SCAQMD), White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution (2003), Appendix A.

impacts. Although the Zoning Code update would allow for new development to occur in alignment with the goals and policies of the General Plan, including the 2021-2029 Housing Element, impacts would be less than significant because the Zoning Code update does not allow new uses that would generate substantial pollutant concentrations to be located near sensitive receptors without a discretionary approval that provides the City the opportunity to condition the project to mitigate any impacts. As such, no pollutants would be emitted and no sensitive receptors would be impacted and impacts would be less than significant. Specific future development projects in the City would be subjected to environmental review and the City's entitlement process to assess impacts on localized air quality emissions and impacts to sensitive receptors. For any specific future development projects, SCAQMD consistency and other issues related to potential long- and short-term impacts to air quality would be assessed at the time the projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. As such, the Zoning Code update would result in a less than significant impact relative to localized air quality.

Mitigation Measures: No Mitigation Measures are required.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact. According to the SCAQMD, "while almost any source may emit objectionable odors, some land uses would be more likely to produce odors...because of their operation."¹⁴ Land uses that are more likely to produce objectionable odors include agriculture, chemical plants, composting operations, dairies, fiberglass molding, landfills, refineries, rendering plants, rail yards, and wastewater treatment plants.

Construction

Construction of any future developments, activities associated with the operation of construction equipment, the application of asphalt, and the application of architectural coatings and other interior and exterior finishes may produce discernible odors typical of most construction sites. Although these odors could be a source of nuisance to adjacent properties, they are temporary and intermittent in nature. As construction-related emissions dissipate, the odors associated with these emissions would also decrease, dilute, and become unnoticeable. Moreover, any future developments would be required to implement additional mitigation if project-specific analysis identifies potential nuisances related to emissions. As such, construction impacts would be less than significant.

Operation

Operation of any future developments would require compliance with the City's Municipal Code regulations, which prohibit public nuisance conditions such as offensive odors and require maintenance of refuse and waste storage. Good housekeeping practices, such as the use of trash receptacles, would be sufficient to

¹⁴ South Coast Air Quality Management District (SCAQMD), Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning, May 2005, 2-2.

prevent nuisance odors. Therefore, operational impacts would be less than significant.

Mitigation Measures: No Mitigation Measures are required.

2.4 Biological Resources

	Potentially Significant Impact	Less than Significant with Project Mitigation	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 US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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 US Fish and Wildlife Service?*

Less than Significant Impact. The comprehensive Zoning Code update is a policy document which consists of development standards and review processes. Adoption of the comprehensive update to the City of Alhambra Zoning Code would not result in the approval of physical developments; however, it commits the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels. As such, the Zoning Code update could have indirect impacts, but would not approve any physical alterations to the land and would not result in physical environmental impacts. Furthermore, impacts would be less than significant because of the reasons discussed below.

The City General Plan: Resources Element (2019) states that while wildlife inhabits urban areas, no rare or endangered plant or animal species permanently reside within the City limits. Occasionally, migratory birds may stop in Alhambra’s parks and green spaces, including the Alhambra Golf Course. Compliance with the Migratory Bird Treaty Act would reduce impacts to migratory birds to a less than significant level. Therefore, future development projects are not anticipated to eliminate any native

wildlife habitat or sensitive plant communities and would not affect any important habitat linkages that could support sensitive species, and as such, the Project would not result in a substantial adverse effect on any candidate, sensitive, or special-status species.

Adoption of the comprehensive update to the Zoning Code would not approve any developments, and any future development projects would be required to comply with CEQA and conduct necessary biological studies as part of its entitlement process. Mitigation measures would be adopted as necessary, in conformance with CEQA. Therefore, there would be a less than significant impact to candidate, sensitive, or special status species.

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?

No Impact. The comprehensive Zoning Code update does not approve specific development designs or proposals; however, it commits the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels. The Project does not propose policies or programs that would conflict with the existing policies regarding the protection of biological resources in the General Plan. The General Plan: Resources Element (2019) does not identify any sensitive or natural communities on or within the City limits. There are no rivers or streams and no riparian habitat, or any other kind of sensitive natural community identified in local or regional plans such as the SCAG Natural Community Conservation Plan (NCCP).¹⁵ The City is characterized by urban and built-up land with designated open space. Although the Zoning Code update would redesignate and rezone certain areas to allow for development, there would not be a substantial adverse effect on any riparian habitat because future development projects would be required to analyze environmental impacts and comply with the environmental reporting requirements pursuant to CEQA, on a case-by-case basis. For these reasons, adoption of the comprehensive Zoning Code update would have no substantial adverse effect on any riparian habitat or sensitive natural community.

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?

No Impact. Wetlands are defined by Section 404 of the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs. The nearest wetland habitats that run through the City are the Alhambra Wash and two freshwater ponds at the Alhambra Golf Course.¹⁶ The Zoning Code update would not redesignate and rezone these areas from their existing designation and zoning; nonetheless,

15 Southern California Association of Governments (SCAG). Natural Community Conservation Plan (NCCP). Accessed June 2021. Southern California Association of Governments: Natural Community Conservation Plan (NCCP): Natural Community Conservation Plan (NCCP) (arcgis.com)

16 US Fish and Wildlife Service, National Wetland Inventory, <https://www.fws.gov/wetlands/data/mapper.html>. Accessed November 2021.

any future development proposals within the vicinity of these wetland habitats would require their own project-specific biological assessments in conformance with CEQA. As the proposed Zoning Code update is a policy-level document and would not approve any development projects, the Zoning Code update adoption impacts would be less than significant.

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?

Less than Significant Impact. The areas within and surrounding the City limits is fully urbanized, dominated by buildings and other structures, pavement, and ornamental vegetation such as turf grass, trees, and shrubs. There are no forms of natural wildlife habitat, no rivers, lakes or streams, and no native wildlife nursery sites within the City limits. The highly disturbed local landscape does not provide suitable habitat to support native resident or migratory fish or wildlife movement. Future land developments would be required to conduct biological assessments in accordance with CEQA requirements. Potential impacts to various biological resources of any specific future development projects would be assessed at the time of development project proposal. Therefore, impacts would be less than significant.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less than Significant Impact. The Project site is completely developed, and vegetation on-site is limited to trees and landscaped areas between buildings, along walkways, and around the perimeter of parking areas. Any future development projects requiring tree removal would be required to comply with local ordinances protecting biological resources including the City's Tree Preservation Ordinance, codified in Section 23.87 of the AMC. As previously mentioned, the Project would not approve or propose any physical developments. The Zoning Code update does not propose policies or programs that would conflict with the existing policies regarding the protection of biological resources in the General Plan or existing ordinances. The Project site includes the entire City. Future development would be required to be consistent with federal, State, and local policies regarding biological resources. Impacts would be less than significant.

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?

No Impact. The Project site includes the entire City limit which is not located in or adjacent to an existing County Significant Ecological Area.¹⁷ Additionally, there is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan that applies to the City. As such, future housing development would not conflict with any habitat conservation plans. Therefore, no impact would occur.

17 County of Los Angeles, Department of Regional Planning, Significant Ecological Areas and Coastal

2.5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

Less than Significant Impact. The comprehensive Zoning Code update is a policy document which consists of development standards and review processes. Adoption of the comprehensive update to the City of Alhambra Zoning Code would not result in the approval of physical developments; however, it commits the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels. As such, the Zoning Code update could have indirect impacts, but would not approve any physical alterations to the land and would not result in physical environmental impacts. Depending on the location, future development in the City has the potential to cause changes to historical resources. The General Plan contains policies for the protection of historic and cultural resources, including policies R-6E and R- 6F, and all new development would be required to be consistent with these policies.

Although the City has never developed an official inventory of historic resources in the City, various private citizens and groups have performed surveys of portions of the City in the past. Some of these surveys have identified potential historic resources, but no buildings in the City have been included in the National Register of Historic Places (NRHP) or California Register of Historic Resources (CRHR) and, to date, the City has not adopted any specific criteria for consideration at the local level.¹⁸ The Zoning Code update would not change or alter policies to protect cultural resources. The potential impacts to historical resources of any specific future residential projects would be assessed at the time the projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. Based on the above, the comprehensive Zoning Code update would result in less than significant impacts to historical resources.

¹⁸ City of Alhambra. General Plan: "Resources." <https://www.Cityofalhambra.org/resources/general-plan-update>. Accessed July 2021.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less than Significant Impact. As mentioned previously, the General Plan contains policies for the protection of historic and cultural resources (i.e., archaeological and paleontological), including policies R-6E and R-6F, and all new developments would be required to be consistent with existing federal, State, and local policies. The project also assesses for tribal cultural resource impacts which are discussed in 2.18 Tribal Cultural Resources.

The Zoning Code update would not change or alter policies to protect cultural resources. The potential impacts to cultural resources of any future development projects would be assessed at the time the projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. Based on the above, the Zoning Code update would result in less than significant impacts to cultural resources.

c. Disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact. As mentioned previously, adoption of the Zoning Code update would not approve land developments of any kind. Therefore, no human remains would be disturbed from the adoption of the comprehensive Zoning Code update. Although the City is built out and no development would occur in previously-undisturbed areas, the potential to encounter previously- undiscovered human remains cannot be entirely ruled out during construction of future development. Excavation activities facilitated by future construction may therefore have the potential to disturb human remains. Future developments would be required to follow State Health and Safety Code Section 7050.5 which requires that no further disturbance shall occur in the event any human remains is encountered during construction until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. Further, future development would be required to conduct assessments pertaining to the existence of human remains in conformance with CEQA requirements. Additionally, AB 52 consultation with local tribes would also be required for future development projects which would further minimize potential impacts to human remains. The potential impacts related to human remains for any future development projects would be assessed at the time the projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. Based on the above, the Zoning Code update would result in less than significant impacts to human remains, including those interred outside of formal cemeteries.

2.6. Energy

	Potentially Significant Impact	Less than Significant with Project Mitigation	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than Significant Impact. The City is within the Southern California Edison (SCE) service area. The SCE service area covers 50,000 square miles and includes 15 counties, which serve approximately 15 million people in central, coastal, and Southern California.¹⁹ SCE generates electricity from a variety of sources including hydropower, coal, nuclear sources, and renewable sources.

Natural gas service to the City is provided by the Southern California Gas Company (SoCalGas). The SoCalGas service area reaches 21.8 million consumers through 5.9 million meters in more than 500 communities, covering an area of approximately 24,000 square miles throughout Central and Southern California.²⁰

According to the California Energy Commission (CEC), transportation accounts for nearly 40% of California’s total energy consumption. In 2018, the most recent year of publicly available data, California consumed approximately 681,272,000 barrels (28,613,424,000 gallons, or 42 gallons per barrel) of petroleum for transportation.²¹ Incentive programs, such as the CEC’s Alternative and Renewable Fuel and Vehicle Technology Program (ARFVTP), are helping the State to reduce its dependency on gasoline. Several regulations adopted by California to reduce greenhouse gas (GHG) emissions, such as SB 375, have the added benefit of reducing the State’s demand on petroleum-based fuels by requiring reductions in vehicle miles traveled (VMT) and by reducing the carbon intensity of transportation fuels. The CEC predicts that the demand for gasoline would continue to decline over the upcoming years, and there would be an increase in the use of alternative fuels.²²

19 Southern California Edison, “Southern California Edison’s Service Area,” <https://www.sce.com/about-us/who-we-are/leadership/our-service-territory>. Accessed August 2021.

20 SCG, “Company Profile,” <https://www.socalgas.com/about-us/company-profile>. Accessed August 2021.

21 US Energy Information Administration, Independent Statistics & Analysis, Table F16: Total Petroleum Consumption Estimates, 2019, https://www.eia.gov/state/seds/data.php?incfile=/state/seds/sep_fuel/html/fuel_use_pa.html&sid=US. Accessed August 2021.

22 CEC, Final 2019 Integrated Energy Policy Report, <https://www.energy.ca.gov/data-reports/reports/integrated-energy-policy-report/2019-integrated-energy-policy-report>. Accessed August 2021.

New residential uses would be required to comply with Title 24, Part 6 of the California Code of Regulations (CCR), also known as Building Energy Efficiency Standards, which regulates the design of building shells and building components. The Title 24 standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. The CEC adopted the 2019 Building Energy Efficiency Standards (2019 Building Standards), effective January 1, 2020.²³

In addition to the CEC's efforts, in 2008, the California Building Standards Commission adopted the nation's first green building standards. The California Green Building Standards Code (Part 11 of Title 24), commonly referred to as CALGreen, establishes voluntary and mandatory standards pertaining to the planning and design of sustainable site development, energy efficiency, water conservation, material conservation, and interior air quality. CALGreen is periodically amended. Chapter 24.04.020 of the AMC encourages and promotes developments to install solar energy devices, such as solar panels to generate electricity.²⁴ Future developments would have the opportunity to conserve energy using solar panels and would be consistent with the Alhambra's commitment to the 2013 Energy Efficient Climate Action Plan to pursue energy efficient appliances and devices. Compliance with these State and local codes and commitments to voluntary measures such as the commitment for future developments to meet energy efficiency standard comparable to Leadership in Energy and Environmental Design (LEED) Silver, and measures identified in the approved Water Supply Assessment including the use of high efficiency toilets and showerheads, Energy Star washers, water-saving pool features, and drought tolerant landscaping would ensure the efficient use of energy resources during construction and operation.

Construction

During construction, energy is directly consumed on a limited basis to power lights, and electronic equipment, and indirectly for the conveyance of water used for dust control during grading. As discussed previously, adoption of the Zoning Code update would not approve any development projects and therefore, would not result in any construction energy consumption impacts; however, it commits the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels. Therefore, the Zoning Code update could have indirect impacts. Although the Zoning Code update could lead to new development, impacts would be less than significant because all future developments would be required to conduct construction energy use analysis in conformance with CEQA and are required to comply with Sections 2485 in Title 13 of the California Code of Regulations, which requires the idling of all diesel-fueled, commercial vehicles be limited to five minutes at any location. As a result, the Zoning Code update would not result in inefficient, or unnecessary consumption of transportation resources during construction of future development. Impacts would be less than significant.

Operation

As mentioned above, adoption of the Zoning Code update would not approve any development projects and therefore, would not result in any operational energy consumption impacts; however, it commits the

23 CEC, 2019 Building Energy Efficiency Standards, <https://www.energy.ca.gov/title24/2019standards/>. Accessed August 2021.

24 City of Alhambra, Alhambra Municipal Code, "Chapter 24: Solar Energy."

City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels. Therefore, the Zoning Code update could have indirect impacts. Although the Zoning Code update could lead to new development, impacts would be less than significant because all new developments would be required to conduct operational energy use analysis in conformance with CEQA. The operation of new developments would consume energy for multiple purposes including, but not limited to, heating/ventilating/air conditioning (HVAC); refrigeration; lighting; and the use of electronics, equipment, and machinery. Energy would also be consumed during the operations of new developments in the form of water usage, solid waste disposal, and vehicle trips, among others. New developments would be required to comply with Title 24 of the California Building Energy Efficiency Standards and adhere to State regulations. Therefore, impacts to operational energy use would be less than significant.

Mitigation Measures: No Mitigation Measures are required.

b. Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

Less than Significant Impact. As discussed previously, the Zoning Code update is a policy document which consists of development standards and review processes intended to encourage and streamline development, though it would not approve any individual development projects or result in the approval of physical developments. The comprehensive Zoning Code update also would not suggest any changes or policies which would conflict with or obstruct a State or local plan for renewable energy or energy efficiency. All new developments would be required to comply with Title 24 of the California Building Energy Efficiency Standards to ensure future developments meet State and local plan on energy standards. Moreover, Chapter 24.04.020 of the AMC encourages and promotes the installation and use of solar energy devices to generate electricity, heat or cool building structures, provide process heat or mechanical energy, or provide hot water for domestic purposes. As such, future developments would meet renewable energy and energy efficient standards, including Title 24 of the California Building Energy Efficiency Standards.

Additionally, new development would be assessed for its consistency with regional planning strategies that address energy conservation in conformity with CEQA. SCAG's 2020-2045 RTP/SCS focuses on creating viable communities with an emphasis on sustainability and integrated planning, and identifies mobility, economy, and sustainability as the three principles most crucial to the future of the region. The 2020-2045 RTP/SCS focuses on reducing fossil fuel use by decreasing VMT, reducing building energy use, and increasing use of renewable sources. Future developments would be served by existing community and public transit including the Alhambra Community Transit, the Montebello Bus line, Metro buses, the Metrolink, and the Metro L Line.

Vehicles used during construction activities would be required to comply with California Air Resources Board (CARB) anti-idling regulations and the In-Use Off-Road Diesel Fleet regulations which indirectly reduces the consumption of petroleum based fuels. During the operational lifetime of a project, newer vehicles sold on the market would be required to comply with Corporate Average Fuel Economy (CAFE) fuel economy standards expected to incrementally take effect. Accordingly, fuel consumption is anticipated to decrease each year through implementation of regulation that require higher energy efficiencies and higher efficient and alternative fueled vehicles. Therefore, adoption of the Zoning Code update would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

Impacts would be less than significant.

Mitigation Measures: No Mitigation Measures are required.

2.7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative 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 checked="" type="checkbox"/>	<input type="checkbox"/>

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less than Significant Impact. The State Mining and Geology Board defines an active fault as one that has had surface displacement within the Holocene Epoch (roughly the last 11,000 years) and defines a

potentially active fault as any fault that has been active during the Quaternary Period (approximately the last 1,600,000 years). These definitions are used in delineating Earthquake Fault Zones as mandated by the Alquist-Priolo Geologic Hazard Zones Act of 1972 and as subsequently revised in 1994 as the Alquist-Priolo Geologic Hazard Zoning Act and Earthquake Fault Zones Act.

The City lies on the western edge of the San Gabriel Valley, which is an alluvial plain created by the weathering of the San Gabriel Mountains.²⁵ No active faults are known or suspected to traverse Alhambra and the City is not included in a special seismic zone established by the Alquist-Priolo Special Studies Zones Act of 1972.²⁶ The Montebello fault does cross into and end in the City but is not considered an active fault in Alhambra. Therefore, surface rupture in the City is unlikely. Nevertheless, seismic activity from nearby faults, including those that form the Sierra Madre fault zone, the Whittier, East Montebello, Raymond Hill, and San Rafael faults, could cause damage to structures from ground shaking in the event of a major earthquake. Several major faults in the southern California region, including the San Andreas fault approximately 25 miles north of the City and the Newport-Inglewood fault to the southeast, would have the potential to cause substantial damage in the event of a major earthquake.

As previously mentioned, the adoption of the Zoning Code update would not approve any development projects; however, it commits the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels. Therefore, the Zoning Code update could have indirect impacts. Nothing can ensure that future developments do not fail under seismic stress, but proper engineering, including compliance with the Los Angeles County Building Code, with City of Alhambra amendments, the City of Alhambra Municipal Code, geotechnical recommendations conducted on per-project bases, and the policies described in the Health and Safety chapter of the City's General Plan would minimize the risk to life and property, resulting in a less than significant impact from ground shaking caused by fault rupture. Adoption of the Zoning Code update would have a less than significant impact.

ii. Strong seismic ground shaking?

Less than Significant Impact. Although the City does not contain areas within an Alquist-Priolo Zone, the southern California region in general is seismically active. As such, the City is susceptible to ground shaking during a seismic event. The main seismic hazard affecting the Project site is moderate to strong ground shaking on one of the local regional faults. As the Project site is located in a seismically active region, all future construction projects would be required to conform to all applicable provisions of the Alhambra Building Code (ABC) and California Building Code (CBC) with respect to new construction. A geotechnical report would also be required prior to approval of proposed development projects. The

25 City of Alhambra. General Plan: "Health and Safety." Accessed June 2021. <https://www.Cityofalhambra.org/resources/general-plan-update>.

26 City of Alhambra. General Plan: "Health and Safety." Accessed June 2021. <https://www.Cityofalhambra.org/resources/general-plan-update>.

adoption of the Zoning Code update would not approve any development projects. Therefore, the adoption of the comprehensive Zoning Code update would not exacerbate the risk of built structures and human safety related to strong seismic ground shaking. As such, impacts would be less than significant.

iii. Seismic-related ground failure, including liquefaction?

Less than Significant Impact. Liquefaction is a seismic phenomenon in which loose, saturated, fine-grained granular soils behave similarly to fluid when subjected to high-intensity ground shaking. Liquefaction occurs when there is the presence of shallow groundwater, low-density fine, clean, sandy soils, and high-intensity ground motion. Effects of liquefaction can include sand boils, settlement, and load-bearing capacity failures below foundations.

According to the City's General Plan, Alhambra is not located in an area with high liquefaction potential.²⁷ Additionally, the Project does not approve any physical alteration of land or development. Future development in the City would have a less than significant impact on liquefaction because all development would be subject to compliance with applicable building codes and there are no liquefaction zones near the City of Alhambra.²⁸ As such, the impact of the Project on liquefaction is less than significant.

iv. Landslides?

Less than Significant Impact. Most of Alhambra is flat and not subject to landslides.²⁹ However, some small hillside areas in the western and southwestern portions of the City are potentially subject to landslides. Because of the City's relatively level topography, the potential for seismic-induced landsliding in the City is limited. *Figure 6-Landslide Potential Map* shows the small area in the western portion of the City that is identified as being in a landslide hazard zone.³⁰ However, impacts would be less than significant because future developments would be required to conduct geotechnical investigations to determine risks in regard to landslide potential during the City entitlement process. Thus, given the adoption of the Zoning Code update does not approve any physical alteration of the environment and the relatively low potential of landslides in Alhambra, the impact of the Project is less than significant.

b. Result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. According to the City's General Plan, the City Public Works Department, in conjunction with the Los Angeles County Flood Control District, the California Department of Water Resources, and the U.S. Army Corps of Engineers, maintains programs designed to monitor soil erosion in

27 City of Alhambra. General Plan: "Health and Safety." Accessed June 2021. <https://www.Cityofalhambra.org/resources/general-plan-update>.

28 City of Alhambra, Alhambra General Plan EIR, January 2019

29 City of Alhambra. General Plan: "Health and Safety." Accessed June 2021. <https://www.Cityofalhambra.org/resources/general-plan-update>.

30 City of Alhambra. General Plan: "Health and Safety." Figure 22: Landslide Potential. Accessed June 2021. <https://www.Cityofalhambra.org/resources/general-plan-update>.

areas of the City experiencing problems of this type.¹ The City also has a grading ordinance to control erosion resulting from man-made soil disturbances under Section 6.62.030 of the Code of Ordinances which prohibits public nuisance conditions of which maintenance of adverse topography is listed. The absence of significant slopes and the developed nature of the City reduces the potential for erosion within the City limits. Due to the urbanized nature of the City and the fairly level topography, soil erosion generally is not an issue in Alhambra.³² As a result, no significant soil erosion or subsidence problems are evident in Alhambra. The Project would not approve of any physical alteration of land and would have a less than significant impact on soil erosion.

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?

Less than Significant Impact. The adoption of the comprehensive Zoning Code update would not approve any development projects and would not result in structures located on a geologic unit or soil that is unstable. Moreover, the absence of significant slopes and the developed nature of the City help to mitigate erosion. As a result, no significant soil erosion or subsidence impacts are evident in Alhambra.³³ The Project would have a less than significant impact on landslide, lateral spreading, subsidence, liquefaction, or collapse with no proposed developments.

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?

Less than Significant Impact. Collapsible soils are those unsaturated soils that can withstand relatively high pressure without showing significant change in volume, but upon wetting become susceptible to a large and sudden reduction in volume. Expansive soils are fine-grained and have variable amounts of clay that can undergo volumetric shifts as a result of changes in moisture content. The upward pressures induced by the swelling can have harmful effects upon structures and other surface improvements. Soils in the San Gabriel Valley consist of alluvial debris deposited from the weathering of the San Gabriel Mountains and generally consist of sand, gravel, and clay deposited in successive layers by runoff from the nearby mountains and hills. The major soil types in the City include gravelly loams, sandy loams, and clays. These soil types do not have a high potential for collapse or expansion.³⁴ Though the adoption of the Zoning Code update would not approve any development projects, it commits the City to

31 City of Alhambra. General Plan: "Health and Safety." Accessed June 2021. <https://www.Cityofalhambra.org/resources/general-plan-update>.

32 City of Alhambra. General Plan: "Resources." Accessed June 2021. <https://www.Cityofalhambra.org/resources/general-plan-update>.

33 City of Alhambra. General Plan: "Health and Safety." Accessed June 2021. <https://www.Cityofalhambra.org/resources/general-plan-update>.

34 City of Alhambra. General Plan: "Health and Safety." Accessed June 2021. <https://www.Cityofalhambra.org/resources/general-plan-update>.

redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels. Although the Zoning Code update could lead to new development, impacts would be less than significant because future structures would be required to comply with the CBC, which includes requirements to address soil-related hazards. As such, adoption of the Zoning Code update would not result in structures located on expansive soil that would create substantial direct or indirect risks to life or property. Therefore, impacts would be less than significant.

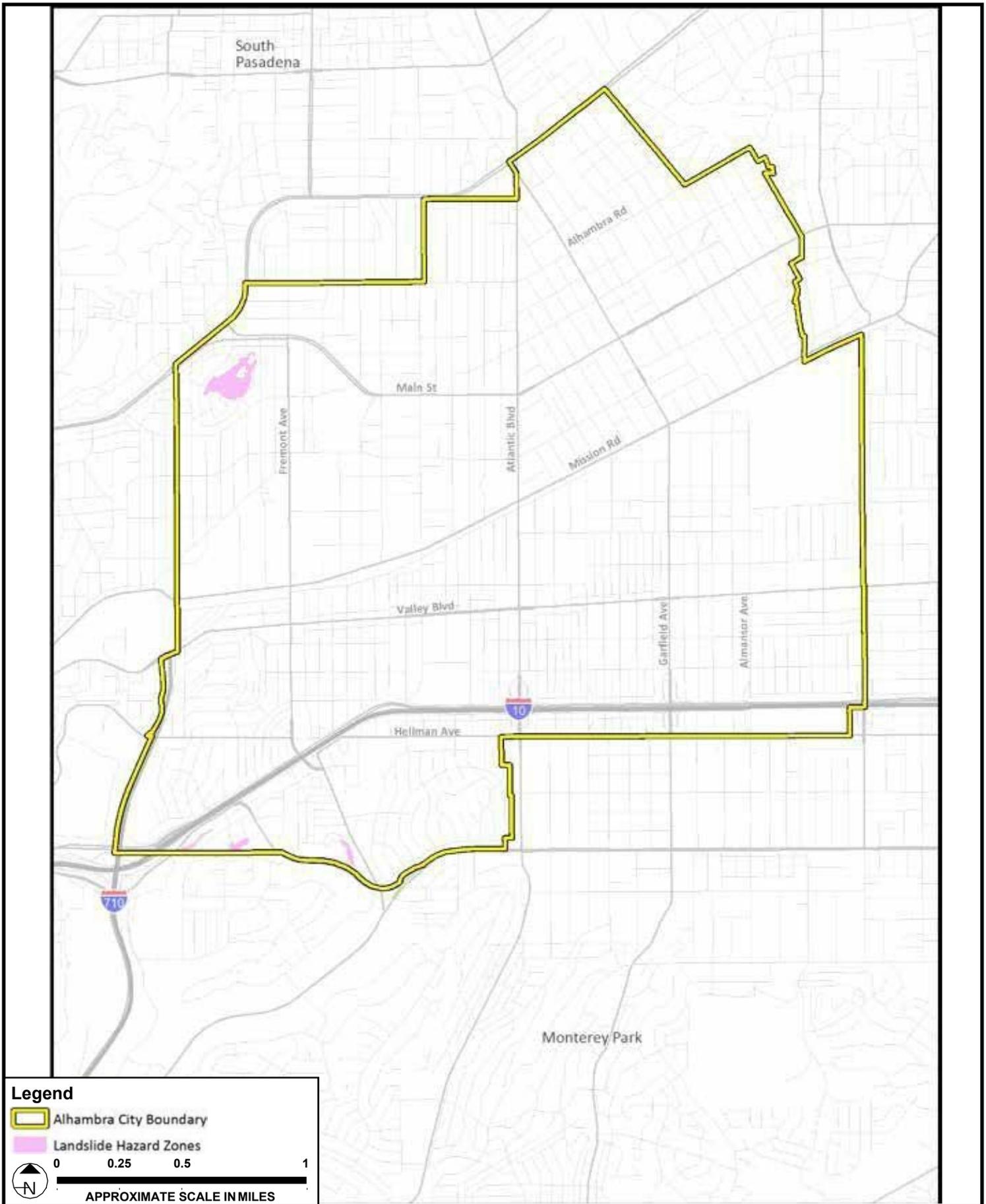
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The Project site is served by a wastewater collection, conveyance, and treatment system operated by the City. No septic tanks or alternative disposal systems would be necessary within the City limits.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant Impact. The City's General Plan does not identify paleontological resources within the City limits; however, sub-surface paleontological resources have been found throughout Southern California, and therefore, such resources may exist within the City. As previously mentioned, the City is built out with only 5.5 acres of combined vacant land spread throughout the City. The City is composed largely of developed, previously developed, and highly disturbed areas.

The adoption of the Zoning Code update would not approve any development projects. Though the adoption of the Zoning Code update would not approve any development projects, it commits the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels. Although the Zoning Code update could lead to new development, impacts would be less than significant because future development projects are required to conduct paleontological assessments in accordance with the requirements of CEQA and implement mitigation measures such as monitoring of earthwork as appropriate to offset any potential impacts to paleontological resources. As such, impacts to paleontological resources is considered low and would be less than significant.



SOURCE: Basemap ESRI - 2018; Department of Conservation - 2016

FIGURE 6

Landslide Potential Map

2.8 Greenhouse Gas Emissions

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

a. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less than Significant Impact. Construction activity impacts are relatively short in duration, and they contribute a relatively small portion of the total lifetime GHG emissions of a project. Due to the complex physical, chemical, and atmospheric mechanisms involved in global climate change, no basis exists for concluding that a very small and essentially temporary (primarily from construction) increase in emissions could cause a measurable increase in global GHG emissions necessary to force global climate change.

Though the adoption of the Zoning Code update would not approve any development projects, it commits the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels. Operation of new developments, including residential uses, have the potential to generate greenhouse gas emissions through vehicle trips. In addition, emissions would result from area sources on site at various types of developments, such as natural gas combustion, landscaping equipment, and use of consumer products. Emissions from mobile and area sources and indirect emissions from energy and water use, wastewater, as well as waste management would occur every year after full development. Operational emissions from area sources, energy sources, mobile sources, solid waste, and water and wastewater conveyance are discussed in more detail below.

Area Sources

Area source GHG emissions at various types of developments frequently result from natural gas fireplaces with additional emissions from landscaping-related fuel combustion sources, such as lawnmowers. Consumer products are various solvents used in nonindustrial applications which emit Reactive Organic Gases (ROGs) during their product use. Consumer products include cleaning supplies, kitchen aerosols, cosmetics, and toiletries.

Energy Sources

GHGs are emitted as a result of activities in buildings when electricity and natural gas are used as energy sources. Combustion of any type of fuel emits CO₂ and other GHGs directly into the atmosphere; when this occurs in a building, it is a direct emission source associated with that building. GHGs are also emitted during the generation of electricity from fossil fuels. When electricity is used in a building, the

electricity generation typically takes place off-site at the power plant; electricity use in a building generally causes emission in an indirect manner.

Mobile Sources

Vehicle trips generated by growth within the City would result in operational emissions through the combustion of fossil fuels. The Zoning Code Update is a policy document and the adoption of it would not generate VMT. The City includes various goals and policies in its General Plan to reduce GHG emissions using alternative transportation and increasing the accessibility of public transit. Accessible public transit would reduce VMT as it encourages commuters and residents to ride buses and commuter rails as opposed to driving their private vehicles that contribute to fuel gas emissions. The City is highly urbanized with accessible public transit services including the Alhambra Community Transit, the Montebello Bus line, Metro buses, the Metrolink, and the Metro L Line.

Solid Waste Emissions

Disposal of organic waste in landfills can lead to the generation of CH₄, a potent GHG. Residential and non-residential developments typically contribute to the emission of fugitive CH₄ from landfills, as well as CO₂ and NO₂ from the operation of trash collection vehicles.

Water Consumption and Wastewater Emissions

California's water conveyance system is energy intensive, with electricity used to pump and treat water. New residential and non-residential developments would result in indirect GHG emissions due to water consumption and wastewater generation. Per CALGreen standards, new developments are required to include high efficiency water fixtures.

Conclusion

As discussed previously, the Zoning Code update is a policy document which consists of development standards and review processes. Adoption of the comprehensive update to the City of Alhambra Zoning Code would not result in the approval of any individual development projects; however, it commits the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels, and could therefore have indirect impacts. Therefore, the adoption of the Zoning Code update would not result in the emissions of greenhouse gases. Although the Zoning Code update could lead to new developments, impacts would be less than significant because the developments would be subject to a number of regulations that directly or indirectly reduce climate change-related emissions and project specific greenhouse gas emission impacts would be required in compliance with CEQA. The adoption of the Zoning Code update would have a less than significant impact on greenhouse gas emissions and its impact on the environment.

Mitigation Measures: No Mitigation Measures are required.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact. Below is a discussion of the Zoning Code update's consistency with relevant plans and policies that govern climate change. Adoption of the Zoning Code update would not approve any developments or suggest any modifications to existing plans, policies, or regulations regarding the emissions of greenhouse gases including California Title 24, the Energy Efficiency Climate Action Plan, SCAG's 2020-2045 RTP/SCS, and others. Consistency analysis of new developments with applicable greenhouse gas emissions' plans, policies, or regulations will be required at development project proposal, in conformity with CEQA. Additionally, the analysis below demonstrates how the new developments in the future would not conflict with any applicable plans, policies, or regulations to further reduce GHG.

Consistency with California Title 24

New developments are required to comply with Title 24 of the California Building Efficiency Standards. Through this compliance, GHG emissions would be reduced by increasing energy efficiency, reducing indoor and outdoor water demand, and installing energy-efficient equipment. New developments are required to meet the 2019 mandatory measures of the CALGreen Code by incorporating strategies such as low-flow toilets, low-flow faucets, low-flow showers, and other energy and resource conservation measures. HVAC systems would be sized and designed in compliance with the CALGreen Code to maximize energy efficiency caused by heat loss and heat gain. CALGreen incorporates and overlap with many LEED strategies, with several applicable LEED v4 credits satisfying the requirements for CALGreen mandatory requirements.

Consistency with the Energy Efficiency Climate Action Plan (EECAP)

The Energy Efficiency Climate Action Plan (EECAP) is a long-term vision and the City's commitment to reduce energy use, reduce fossil fuel emissions, and achieve energy efficiency, with a goal to achieve a 15% reduction in GHG emissions by the year 2020.³⁵ In addition to demonstrating the City's ability to reduce GHG emission levels, the EECAP provides a series of goals and policies to meet energy efficiency, such as achieving maximum energy efficiency of existing housing, optimize nonresidential energy use, integrate energy-efficient features into new buildings and remodels that are compatible with existing community character, enhance the City's development framework to provide ongoing support for energy efficiency, align planning efforts with energy efficiency and conservation, maximize the use of shading and cooling, and achieve the 2020 water targets set in 2010 urban water management plan. The successful implementation of the EECAP would result in more energy efficient housing and buildings, while reducing GHG emissions. Foreseeable future developments would be consistent with EECAP's goals to integrate energy-efficient appliances in existing and new developments.

35 City of Alhambra, Alhambra General Plan EIR, January 2019.

Consistency with SCAG's RTP/SCS

SCAG's 2020-2045 RTP/SCS is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals, with a specific goal of achieving an 8% reduction in passenger vehicle GHG emissions on a per capita basis by 2020, 19% reduction by 2035, and 21% reduction by 2040 compared to the 2005 level. In addition to demonstrating the region's ability to attain and exceed the GHG emission-reduction targets set forth by CARB, the 2020-2045 RTP/SCS outlines a series of actions and strategies for integrating the transportation network with an overall land use pattern that responds to projected growth, housing needs, changing demographics, and transportation demands. Thus, successful implementation of the 2020-2045 RTP/SCS would result in more complete communities with a variety of transportation and housing choices, while reducing automobile use. Strategies and policies set forth in the 2020-2045 RTP/SCS can be grouped into the following two categories: (1) integrated growth forecast; and (2) reduction of vehicle trips and VMT.

Integrated Growth Forecast

As discussed in *Section 2.14*, the Zoning Code update is a policy document which consists of development standards and review processes. The adoption of the comprehensive Zoning Code update would not result in physical alterations or approval of development projects. However, it commits the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels in alignment with the housing development goals outlined in the 2021-2029 Housing Element and mandated by the 6th Cycle RHNA assigned by SCAG and HCD. As such, the adoption of the comprehensive Zoning Code update is consistent with the growth assumptions in the regional air plan.

Consistency with VMT Reduction Strategies and Policies

The SCS's goals and policies to reduce VMT focus on transportation and land use planning that include building mixed-use projects, locating residents closer to where they work and play, and designing communities so there is access to high quality mass transit service. The SCS identifies transportation network actions and strategies that are outside the City's jurisdiction and control, such as expanding the use of transit modes in sub-regions (e.g., bus rapid transit [BRT], rail, limited-stop service, and point-to-point express service utilizing the high-occupancy vehicle [HOV], and high-occupancy toll [HOT] lane networks). In areas without quality mass transit, the SCS identifies land use strategies to promote development patterns that result in fewer vehicles miles traveled and thus lower GHG emissions. Such land use strategies include local government adoption of updated zoning codes, General Plans, and other regulatory policies that promote neighborhood-oriented development, suburban villages, and revitalized main streets consistent with the 2020-2045 RTP/SCS.

The City's General Plan outlines goals and policies to reduce VMT and focus on transportation and land use planning that include the construction of compact developments, increasing accessibility to public transit, and facilitating walking and transit use. The City is highly urbanized with accessible public transit services including the Alhambra Community Transit, the Montebello Bus line, Metro buses, the Metrolink, and the Metro L Line. Public Transit would reduce VMT and GHG emissions as it would encourage residents and visitors to drive less and utilize community and public transit through buses, bicycles, and the Metrolink. The successful implementation of multimodal transportation and public transit is consistent with VMT reduction strategies and policies. The Zoning Code update would be consistent with the goals and policies in the City's General Plan regarding reducing VMT and GHG emissions since no development

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project is approved and no changes to existing General Plan regarding VMT and GHG is suggested. Future developments in the City would be required to conduct a consistency analysis with SCAG's RTP/SCS in conformance with CEQA and evaluation of VMT.

Based on the discussion above, the adoption of the comprehensive Zoning Code update would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Impacts would be less than significant.

Mitigation Measures: No Mitigation Measures are required.

2.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Project Mitigation	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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such plan has not been adopted, within 2 miles of a public airport or public use airport, Would the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact. Hazardous materials are defined by the California Health and Safety Code 25501 as any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

The Zoning Code Update is a policy document consisting of development standards and review processes. Therefore, the adoption of the Zoning Code update would not result in physical environmental impacts including routine transport, use, or disposal of hazardous materials. Therefore, its adoption would not result in potential impacts from hazards and hazardous material that may endanger residents or the environment. The potential impacts related to hazards and hazardous materials

for any specific future development projects would be assessed at the time of development proposal. Therefore, the Project would result in no impact.

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?

No Impact. The Project would not 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 since the adoption of the Zoning Code update would not result in any physical development or changes. Potential impacts related to hazards and hazardous materials for any specific future development projects would be assessed at the time of the development project proposal. Mitigation measures would then be adopted as necessary, in conformance with CEQA. Therefore, adoption of the comprehensive Zoning Code update would result in no impact.

c Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The City is a part of the Alhambra Unified School District (AUSD). There are a total of 18 schools within the City: 13 schools are kindergarten through middle school (K-8) and 5 high schools (9-12).³⁶ As previously mentioned, adoption of the Zoning Code update would not result in physical changes including emitting hazardous emissions or requiring the handling of hazardous or acutely hazardous materials within one-quarter mile of any existing or proposed schools. The potential impacts related to hazards and hazardous materials for any specific future developments would be assessed at the time the projects are proposed. Therefore, adoption of the comprehensive Zoning Code update would result in no impact.

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?

Less than Significant Impact. The Zoning Code update is a policy document, consisting of development standards and review processes intended to facilitate and streamline development. No development is proposed or approved with the adoption of the Zoning Code update; however, it commits the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels, and could therefore have indirect impacts. Although the Zoning Code Update could lead to new development, impacts would be less than significant because the sites of proposed future development projects would be evaluated against lists of hazardous materials sites compiled by databases including the California Department of Toxic Substances Control EnviroStor database which, pursuant to Government Code Section 65962.5, lists Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Hazardous Waste Permit, and Hazardous Waste Corrective Action site. The potential impacts related to any listed hazardous materials sites associated with any specific future

³⁶ Alhambra Unified School District. Accessed June 2021. <https://www.ausd.us/>.

development projects would be assessed at the time such projects are proposed. Therefore, impacts to hazardous material sites would be less than significant.

e For a project located within an airport land use plan or, where such plan has not been adopted, within 2 miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?

No Impact. Airport-related hazards are generally associated with aircraft accidents, particularly during takeoffs and landings. Airport operation hazards include incompatible land uses, power transmission lines, wildlife hazards (e.g., bird strikes), and tall structures that penetrate the imaginary surfaces surrounding an airport. Additionally, there are no airports within the City or within 2 miles of the City limits.^{37,38} The adoption of the Zoning Code update does not include site-specific design or development proposals. Therefore, the implementation of the Project would result in no impacts associated with airport-related hazards.

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

Less than Significant Impact. The Zoning Code update would not impair the implementation or physically interfere with the City's emergency response plans. The Zoning Code update does not include proposals or plans to alter existing and adopted emergency response plan or emergency evacuation plans, nor would it approve physical changes or development of any kind. Additionally, all real estate development are anticipated to develop within existing parcels and would not significantly encroach upon public rights-of-way. Therefore, future developments are not anticipated to impair implementation of or physically interfere with emergency travel routes. While the Zoning Code update would facilitate and streamline future development, all future development would be reviewed to ensure the projects are consistent with and would not impair the implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, the Zoning Code update would result in a less than significant impact regarding emergency or evacuation plans.

g Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Less than Significant Impact. The Zoning Code update will not expose people to wildfire hazards since no development is proposed or would be approved. Future development would be consistent with the City's regulations related to fire safety and would not interfere with emergency response plans related to risk from fire (see also *Section 2.20* of this study). Therefore, the adoption of the Zoning Code update would result in a less than significant impact relative to wildland fires.

37 City of Alhambra. General Plan: "Health and Safety." Accessed June 2021. <https://www.Cityofalhambra.org/resources/general-plan-update>.

38 Google Maps. July 2021.

2.10 Hydrology and Water Quality

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

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less than Significant Impact. The Zoning Code update is a policy document, consisting of development standards and review processes. Therefore, the adoption of the Zoning Code update would not create discharges of any kind or change water quality standards such that surface or groundwater quality is substantially degraded. Future development projects completed under the updated Zoning Code are expected to be located on highly disturbed sites in urbanized areas or within nonvacant underutilized sites, and the City has procedures and regulations in place to ensure there would be no significant impacts associated with water quality as it relates to real estate developments. Future development projects would adhere to all applicable City regulations including the City’s Storm Water Management and Discharge Control Ordinance which requires projects to incorporate construction and post construction Best Management Practices (BMPs). BMPs to ensure storm water runoff is controlled in a manner that would minimize water quality degradation and would minimize future development projects’ impacts on

connecting water bodies. Additionally, all future development projects are required to conduct water quality impact assessments in compliance with CEQA guidelines where mitigation measures would be implemented as necessary to minimize potential project impacts. Project-specific effects would be assessed and determined during development project proposal. Therefore, the adoption of the Zoning Code update would have a less than significant impact on water quality and water quality standards.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. The City is a member of the San Gabriel Valley Municipal Water District (SGVMWD) and has the right to pump groundwater from the Main San Gabriel Basin and the Raymond Basin.³⁹ About 80% of the City's water comes from nine active wells drawn from the Main San Gabriel Basin. While Alhambra is not a member agency of the Upper San Gabriel Valley Municipal Water District (Upper District), it can purchase treated imported water from the Upper District and does so to obtain the remaining 20% of its supply. Adoption of the Zoning Code Update would not require the withdrawal of groundwater supplies or increase water use in general since no physical changes are proposed. The Zoning Code update would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The Zoning Code update would facilitate and streamline future development and all future proposed developments would be required to conduct water usage assessments and the project's impacts to groundwater supplies in accordance with CEQA requirements. Mitigation measures would be implemented if necessary. Therefore, the adoption of the Zoning Code update would have a less than significant impact on decreased groundwater supplies and groundwater recharge.

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;

Less than Significant Impact. Adoption of the Zoning Code update would not alter the existing drainage pattern of the site or area. As previously mentioned, the adoption of Zoning Code update would not result in any physical changes. Future development projects would be required to conduct erosion assessments and assess for impacts to streams and rivers in compliance with CEQA. Construction and operational BMPs to control potential erosion and siltation, and control flows and associated velocities to prevent erosion and impacts to the downstream drainage system would also be required on a typical development project. As such, the Project's impacts on substantial erosion or siltation would be less than significant.

39 City of Alhambra. General Plan: "Health and Safety." Accessed June 2021. <https://www.Cityofalhambra.org/resources/general-plan-update>.

- ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;*

Less than Significant Impact. The Zoning Code update would not alter the existing drainage pattern of the site or area. Future development projects would be assessed for Project-specific effects during project proposal in compliance with CEQA and mitigation measures will be adopted as appropriate. Therefore, impacts to the amount of surface runoff would be less than significant.

- 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*

Less than Significant Impact. As required by State law, all new development projects within the City would be subject to the City's National Pollutant Discharge Elimination System (NPDES) Stormwater Permit (No. CA-0047881) enforced by the Los Angeles Regional Water Quality Control Board (RWQCB). The NPDES Stormwater Permit requires that the City impose water quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality or from resulting in conditions that create a nuisance or water quality impairments in receiving waters. All future development proposed would adhere to all applicable City regulations including the City's Storm Water Management and Discharge Control Ordinance which requires projects to incorporate construction and postconstruction BMPs to ensure storm water runoff is controlled in a manner that would minimize water quality degradation. Since adoption of the Zoning Code update would not generate any runoff water and future development projects are required to comply with existing regulations, plans and programs, in addition to conducting site specific assessments in compliance with CEQA, Project impacts related to generating runoff water is less than significant.

- iv. impede or redirect flood flows?*

Less than Significant Impact. As previously mentioned, the Project does not include and would not approve any physical developments. Therefore, the Zoning Code update would not alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner, which would impede or redirect flood flows. Future development projects would be assessed for Project-specific effects to flood flows during project proposal in compliance with CEQA. Mitigation measures would be adopted as appropriate. Therefore, Project impacts to flood flows would be less than significant.

- d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

Less than Significant Impact. Potential localized flooding can occur due to ponding caused by intense rainstorms and spillover from nearby flood control channels. However, flood control improvements locally

and in the surrounding region have removed Alhambra from the 100-year flood zone. The City would not be directly affected by dam failure from any of the dams located in the area, such as Devil's Gate Reservoir on the Arroyo Seco six miles north of Alhambra, or the Eaton Wash Reservoir on Eaton Wash four miles north of Alhambra.⁴⁰ Tsunamis and seiches are not a threat because Alhambra is not near the ocean or any other large body of water. Flooding problems in the City are limited to localized problem areas where drainage systems lack capacity to handle intense rainfall events. Additionally, potential impacts related to flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation, would be assessed at the time future development projects are proposed. Mitigation measures would be adopted as necessary, in conformance with CEQA. Therefore, impacts related to the Project would be less than significant.

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

Less Than Significant Impact. As previously mentioned, the Project does not include and would not approve any physical developments or change any water quality control plans or sustainable groundwater management plans. Therefore, the Zoning Code update would not conflict with such plans. Future development projects would be required to comply with NPDES and the implementation of BMPs such as erosion, runoff, and sediment control. Assessment regarding impacts to water quality and ground water would also be required in compliance with CEQA. The NPDES requirements are determined at the time of building permit issuance. Since no physical alteration is proposed by the Project, no alterations are proposed for existing water quality and management plans, and future development projects are required to conduct individual assessments on a project-by-project basis, less than significant impacts would occur.

40 City of Alhambra. General Plan: "Health and Safety." Accessed June 2021.
<https://www.Cityofalhambra.org/resources/general-plan-update>.

2.11 Land Use and Planning

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

a. *Physically divide an established community?*

No Impact. The Zoning Code update does not include and would not approve any physical developments; however, it commits the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels, in alignment with the housing development goals outlined in the 2021-2029 Housing Element and mandated by the 6th Cycle RHNA assigned by SCAG and HCD. Future development completed under the Zoning Code update would likely take place on existing parcels identified for development within the 2021-2029 Housing Element without interfering with established travel connections and roadways, or physically dividing an established community. Furthermore, future development that occurs under the Zoning Code update would retain, continue, and enhance the City's existing pattern of established communities. Although the Zoning Code update could lead to new development, impacts would be less than significant because each individual development project is expected to conduct an individual assessment regarding land use impacts in accordance with CEQA. As such, no impact is anticipated by the adoption of the Zoning Code update.

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?*

Less than Significant Impact. The Zoning Code update would require updates to land use plans including updates to the Land Use Map in the General Plan Land Use Element and elimination of the Valley Boulevard Corridor Specific Plan and Downtown Revitalization District. Any and all changes to existing land use plan, policy, or regulation adopted would be for the purpose of ensuring consistency between the Zoning Code and the General Plan document, including the 2021-2029 Housing Element, and for carrying out the goals stated within such documents.

2.12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Project Mitigation	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 future 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. *Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?*

No Impact. The City’s mineral resources are described in the San Gabriel Valley P-C Region Showing Mineral Resource Zones-2 Areas and Active Mine Operations, on behalf of the California Department of Conservation. The City does not contain any areas classified by the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources as a Mineral Resource Area.⁴¹ Soil types found in the City, such as gravely loams, sandy loams, and clays, do not contain any significant number of mineral resources. Moreover, the adoption of the Zoning Code update would not approve any development projects and would not result in loss of availability of a known mineral that would be of future value. Therefore, there would be no impacts to mineral resources.

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?*

No Impact. As previously mentioned, the City does not contain areas that are classified by the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources as a Mineral Resource Area.⁴² No potential impacts to known local, regional, or State mineral resources of value would occur because the adoption of the Zoning Code update would not approve any development projects and/or result in any physical alterations and future development would not be located within an area containing significant mineral resources. Therefore, the Project would have no impacts to mineral resources.

41 California Department of Conservation, California Geological Survey (CGS). 2010. San Gabriel Region showing MRZ-2. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/. Accessed June 2021.

42 California Department of Conservation, California Geological Survey (CGS). 2010. San Gabriel Region showing MRZ-2. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/. Accessed June 2021.

2.13 Noise and Vibration

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 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"/>

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

Less than Significant Impact. As discussed previously, the Zoning Code update is a policy document which consists of development standards and review processes. Furthermore, the Zoning Code update would not approve any individual development projects. Therefore, the adoption of the Zoning Code update would not result in any substantial temporary or permanent increase in ambient noise levels within the vicinity of the Project. It should be noted that new developments would either directly or indirectly generate temporary or permanent increase in ambient noise levels and assessments would be required at a project specific level in compliance with CEQA. The adoption of the Zoning Code update would have a less than significant impact on greenhouse gas emissions and its impact on the environment. Below is a general description of the existing environmental and regulatory setting within the City.

Environmental Setting

Human response to noise varies widely depending on the type of noise, time of day, and sensitivity of the receptor. The effects of noise on humans can range from temporary or permanent hearing loss to mild stress and annoyance due to such things as speech interference and sleep deprivation. Prolonged stress, regardless of the cause, is known to contribute to a variety of health disorders. Noise, or the lack thereof, is a factor in the aesthetic perception of some settings, particularly those with religious or cultural significance. Certain land uses are particularly sensitive to noise, including schools, hospitals, rest homes, long-term medical and mental care facilities, and parks and recreation areas. Residential areas are also considered noise sensitive, especially during the nighttime hours.

Local Regulatory Setting

The Noise Ordinance for the City establishes noise standards to control unnecessary, excessive, and annoying noise and vibration in the City. Chapter 18.02.060 of the AMC exempts noise and vibration activities due to operation of any tools or equipment for construction or repair work, provided the activities do not take place outside the hours of 7:00 AM and 7:00 PM at any time on weekdays, including Saturdays, Sundays, or holidays.⁴³ The City has not established quantitative construction equipment noise level standards.

Chapter 18.02.050 of the AMC establishes allowable noise levels by time and land use, as shown in *Table 4-City Noise Standards (dBA)*.

TABLE 4 CITY NOISE STANDARDS (dBA)	
Noise Zone	Allowable Noise Level (dBA)
Residential	55
Commercial	70
Mixed-Use	60

Source: Alhambra Municipal Code (AMC), Chapter 18.02.050.

Noise Sensitive Receptors

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Additional land uses such as parks, historic sites, cemeteries, and recreation areas are considered sensitive to increases in exterior noise levels. Schools, churches, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses.

Future Housing Development

Construction activities during project development would generate both steady-state and episodic noise that would be heard both on and off a project site. Each construction phase would involve the use of different types of construction equipment and, therefore, have its own distinct noise characteristics. To reduce maximum construction noise levels, it is assumed future development would implement typical BMPs, such as optimal muffler systems for all equipment. If mitigation measures are deemed necessary during individual development assessments, then mitigation measures would be incorporated

⁴³ City of Alhambra Municipal Code, "Chapter 18.02: Noise Standards."

in conformance with CEQA requirements which would further mitigate construction noise impacts from individual development projects.

New developments would introduce various stationary noise sources, including HVAC systems. All mechanical equipment would be required to be designed with appropriate noise-control devices, such as sound attenuators, acoustics louvers, or sound screens/parapet walls, to comply with noise-limitation requirements provided in Chapter 18.02.050 of the AMC. The City's existing General Plan policies, such as Policy HS-6A and 6B would protect residents from excessive stationary noise sources and ensure new land uses meet the AMC's noise standards through evaluation and design considerations. Thus, stationary and other sources of noise would be controlled by General Plan goals and policies, and the AMC, which limit allowable noise levels at adjacent properties. Therefore, through compliance with the requirements in Chapter 18.02 of the AMC and building permit approval subsequent to the City's development review process, operation of mechanical equipment for future developments would be designed to not exceed the City's threshold of significance and impacts would be less than significant.

The adoption of the Zoning Code update would have a less than significant impact on greenhouse gas emissions and its impact on the environment.

Mitigation Measures: No Mitigation Measures are required.

b Generation of excessive ground-borne vibration or ground-borne noise levels?

Less than Significant Impact. Construction machinery and operations can generate varying degrees of ground vibration, depending on the construction procedures and the construction equipment used. The operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located in the vicinity of a construction site often varies depending on soil type, ground strata, and construction characteristics of the receptor buildings. The results from vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at its highest levels. Ground-borne vibration from construction activities rarely reaches the levels that damage structures. Potential building damage occurs when construction activities cause ground-borne vibration levels to exceed 0.2 inches-per second peak particle velocity (PPV) at the nearest off-site sensitive receptors.

Regarding vibration, Chapter 18.02.100 of the AMC states that no person or use create, maintain, or cause any ground vibration which is perceptible without instruments at any point on any affected property adjoining the property on which the vibration source is located. The City identifies a perception threshold of more than 0.05 inches per root-mean square (RMS) vertical velocity. As discussed previously, Chapter 18.02.060 of the AMC exempts noise and vibration activities from construction if construction activities do not occur outside the hours of 7:00 AM to 7:00 PM on weekday hours, including Saturdays, Sundays, and holidays.

The Zoning Code update does not propose or approve a specific development. All future developments would be subjected to environmental review for vibration impacts and all construction vibrations would be exempt if the developments comply with AMC regulations. Vibration impacts would be less than significant.

Mitigation Measures: No Mitigation Measures are required.

- 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 2 miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?*

No Impact. The City is not within the vicinity of a private airstrip or an airport land use plan. The closest airport to the City is the San Gabriel Valley Airport located approximately 5.45 miles northeast of the City. Therefore, no impacts would occur.

Mitigation Measures: No Mitigation Measures are required.

2.14 Population, Employment and Housing

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

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

Less than Significant Impact. The Zoning Code update is a policy document, consisting of development standards and review processes to facilitate and streamline development. The adoption of the Zoning Code update would not result in physical alterations or approval of development projects; however, it commits the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels, in alignment with the housing development goals outlined in the 2021-2029 Housing Element and mandated by the 6th Cycle RHNA assigned by SCAG and HCD. The Zoning Code update would further the City’s goal to achieve the development of approximately 6,825 new housing units by the year 2029, as required by the 6th Cycle RHNA assigned by SCAG and HCD. The average household size in Alhambra is 2.82 people per household. In the event the City fulfills the development of 6,825 units assigned by the 6th Cycle RHNA, the developments would generate approximately 19,246 people in the City. SCAG estimates the 2016 population in Alhambra is approximately 86,600 and would increase to 91,200 in 2045, a 4,600 increase. Additionally, the number of households in the City is estimated to increase from 29,900 in 2016 to 32,000 in 2045, a 2,100-household increase. Based on the types of housing proposed, the population generated by individual developments would vary and the overall population generated by housing developments would vary accordingly.

In conjunction with implementation of the programs contained in the 2021-2029 Housing Element document, the Zoning Code update would accommodate development required to meet the City’s RHNA allocation and future development would occur on vacant or underutilized sites with existing connections to utilities and be serviced by existing public services. A portion of the future development would also result in the accommodation of existing housing need and reduce the amount of population generated by the estimate. It is anticipated the population generated to comply with the 6th Cycle RHNA would be properly accommodated with the adoption of the Zoning Code update along with the implementation of additional programs in the 2021-2029 Housing Element. Additionally, each individual development proposal would be required to conduct population growth impact analysis during its project entitlement phase as

required by CEQA. As the adoption of the Zoning Code update would not result in physical alterations of land or approve specific development projects, and since all future developments are required to conduct individual population growth analysis as required by CEQA, the adoption of the Zoning Code update would not induce substantial population growth in the City.

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less than Significant Impact. The proposed Zoning Code update is a policy-level document that commits the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels, in alignment with the housing development goals outlined in the 2021-2029 Housing Element and mandated by the 6th Cycle RHNA assigned by SCAG and HCD. The proposed Zoning Code update does not approve any physical developments and would not displace any persons from existing land uses. Development projects with any proposed removal or displacement of people would be required to conduct displacement studies in accordance with CEQA and incorporate mitigation measures as appropriate. Adoption of the Zoning Code update would not result in the displacement of any people or group of people, impacts are less than significant.

2.15 Public Services

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

i. Fire protection?

Less than Significant Impact. The Alhambra Fire Department (AFD) responds to all types of emergency situations involving fires, explosions, rescues, medical emergencies, hazardous conditions, natural disasters, and false alarms. The AFD also responds to nonemergency service calls and good intent calls. The AFD’s firefighters and paramedics are therefore trained and prepared to respond to a wide variety of situations. In 2016, The AFD responded to 5,069 calls. Only 15 percent of runs made by the AFD actually involved fire. Calls for EMS and rescue, good intent, false alarm, and service call incident type categories accounted for 85 percent of all reported runs. 64 percent of all AFD incidents are categorized as EMS and rescue. Good intent calls (11 percent), false alarms and false calls (9 percent), and service calls (3 percent) were the next most prevalent incident type categories, followed by actual fire incidents. Within the major incident type categories, EMS calls, medical assists, and dispatched and cancelled en route are the leading specific types of AFD calls. EMS calls accounted for 42 percent of all AFD runs. Medical assists accounted for 10.2 percent of all runs, and the AFD was dispatched and cancelled en route in 6 percent of calls (Tom Phelps, Fire Chief, personal communication, 2017).⁴⁴

Alhambra is not located in a very high fire hazard severity zone (California Department of Forestry and Fire Protection [CAL FIRE] 2017).⁴⁵

44 City of Alhambra, Alhambra General Plan EIR, January 2019.

45 City of Alhambra, Alhambra General Plan EIR, January 2019.

Adoption of the Zoning Code update would not expand Alhambra's City limits or extend development into undeveloped areas, but development could occur in the City that would increase the City's population. While fire and emergency medical service capacity is primarily based on service area, an increase in population could incrementally increase the number of service calls and could eventually necessitate the need for additional staff and possibly facilities. Adoption of the Zoning Code update would not approve any development projects and would not require fire protection services for new developments. Therefore, service ratios and response times would not be affected. Due to the nature of the Project, no additional fire protection facilities or expansion of existing facilities would need to be constructed. However, the Zoning Code commits the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels, in alignment with the housing development goals outlined in the 2021-2029 Housing Element and mandated by the 6th Cycle RHNA assigned by SCAG and HCD. Therefore, the Zoning Code update could have indirect impacts. Although the Zoning Code update could lead to new development, impacts would be less than significant because future developments would be required to go through the entitlement process and conduct the necessary studies for impacts to public services, including fire protection. Therefore, no significant impact would occur, and no mitigation is required.

iii. Police protection?

Less than Significant Impact. Information on current service demands and available staff and equipment was provided by Assistant Chief Elliot Kase, Support Services Division, APD (August 2017). This information was compared to the projected service demands that could be expected as a result of development facilitated by the General Plan. For the APD, the ideal ratio of police officers to citizens is 1.8 officers per 1,000 residents. The City of Alhambra does not have specific significance thresholds for police protection services. Therefore, impacts would be potentially significant if development facilitated by the Project would result in unacceptable police to citizen ratios, thus creating the need for new police protection facilities, the construction of which may create significant secondary environmental effects.⁴⁶

Adoption of the Zoning Code update, however, would not approve any development projects and would not require police protection services for new developers. Therefore, service ratios and response times would not be affected. Due to the nature of the Project, no additional police protection facilities or expansion of existing facilities would need to be constructed. However, the Zoning Code commits the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels, in alignment with the housing development goals outlined in the 2021-2029 Housing Element and mandated by the 6th Cycle RHNA assigned by SCAG and HCD. Therefore, the Zoning Code update could have indirect impacts. Although Zoning Code update could lead to new development, impacts would be less than significant because future developments would be required to go through the entitlement process and conduct the necessary studies for impacts to public services, including police protection. Therefore, no significant impact would occur, and no mitigation is required.

46 City of Alhambra, Alhambra General Plan EIR, January 2019.

iii. Schools?

Less Than Significant Impact. Adoption of the Zoning Code update would not approve any development projects. Alhambra is served by the Alhambra Unified School District (AUSD). The AUSD's educational facilities in Alhambra include nine grade K-8 elementary schools (Martha Baldwin, Emery Park, Fremont, Garfield, Granada, Marguerita, Northrup, Park, Ramona), three traditional grade 9-12 high schools (Alhambra, San Gabriel, Mark Keppel), two nontraditional high schools (Independence and Century), and one adult school. An additional four elementary schools in the AUSD are located in the City of Monterey Park. Total student enrollment in the AUSD is more than 17,000 students (Education Data Partnership 2017). Furthermore, adoption of the Zoning Code update would not build housing and would not bring youth to the area, resulting in no increase in enrollment at nearby schools. Therefore, it would not increase the need for public education services in the area and no significant impacts would occur. However, the Zoning Code commits the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels, in alignment with the housing development goals outlined in the 2021-2029 Housing Element and mandated by the 6th Cycle RHNA assigned by SCAG and HCD. Therefore, the Zoning Code update could have indirect impacts. Although the Zoning Code update could lead to new development, impacts would be less than significant because future developments would be required to go through the entitlement process and conduct the necessary studies for impacts to public services, including schools. New residential developments would also be subject to an impact fee that is collected by the Alhambra Unified School District (AUSD) at the time of permit issuance. Fees collected by AUSD are used for the provision of additional and reconstructed or modernized school facilities. Pursuant to Government Code §65995(3)(h), payment of statutory fees is deemed to be full and complete mitigation of impacts.

Impacts would be less than significant.

i. Parks?

Less Than Significant Impact. There would be no impact to park facilities within the Project site. Provided below is a list of parks within the City:

- Alhambra Park (12.63 acres) Open grass area, picnic tables, Covered picnic shelters, barbecues, playground, restrooms, tennis courts, exercise equipment, swimming pool, splash pad, outdoor bandshell, and basketball court.
Almanson Park (22.7 acres) Open grass area, picnic tables, covered picnic shelters, barbecues, playground equipment, restrooms, gymnasium, ballfields, soccer fields, tennis courts, exercise course, outdoor basketball courts, and walking/jogging trail.
- Granada Park (16.1 acres) Open grass area, picnic tables, covered picnic shelters, barbecues, playground equipment, restrooms, tennis courts, ballfields, swimming pool, and gymnasium.
- Story Park (7.47 acres) Open grass area, picnic tables, barbecues, playground equipment, volleyball court, tennis courts, ballfield, and restrooms.
- Emery Park (.86 acre) Open grass area, playground, picnic tables, and restrooms.
- Burke Park (1 acre) Open Grass area, Xeriscape Garden, and Historical Museum.
- Moor Field (17.79 acres) Ballfields, and open grass area.

All the parks in the City operate Monday through Sunday from 5:00 AM to 10:30 PM. Currently, Alhambra Park has 1.17 park acres per 1,000 residents, Almansor Park has 3.05 park acres per 1,000 residents, Burke Park has 0.12 park acres per 1,000 residents, Emery Park has 0.17 park acres per person, Granada Park has 1.37 park acres per 1,000 residents, Moor Park has 0.79 park acres per 1,000 residents, and Story Park has 0.69 park acres per 1,000 residents.⁴⁷

The adoption of the Zoning Code update would not approve any physical developments and would not physically affect the use of parks in the area. Therefore, the adoption of the Zoning Code update would not result in the need for new park facilities. However, the Zoning Code commits the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels, in alignment with the housing development goals outlined in the 2021-2029 Housing Element and mandated by the 6th Cycle RHNA assigned by SCAG and HCD. Therefore, the Zoning Code update could have indirect impacts. Although the Zoning Code update could lead to new development, impacts would be less than significant because future developments would be required to conduct recreational services capacity analysis in accordance with CEQA. Additionally, all new residential development (except housing for seniors or disabled persons that are owned and operated by nonprofit foundations for corporations) is subject to an impact fee, new construction tax, calculated on a per-unit basis and collected by the City at the time of permit issuance. Currently this is established by ordinance at \$2,000 per unit.⁴⁸ The tax is applied to the planning, improvement, and expansion of public parks, playgrounds, and recreation facilities to serve the increasing population of the City and the means of providing additional revenues with which to finance such public facilities. Mitigation measures would be adopted, as necessary. Based on the analysis provided, there would be a less than significant impact to recreational resources.

v. Other public services?

Less Than Significant Impact. There would be no impacts to library facilities with the adoption of the Zoning Code update.

The Alhambra Civic Center Library is located on 101 S. First Street and it is approximately 45,000 square feet. The library's current budget provides funding for 39 employees in the facility. The inventory includes 105,370 volumes for the physical library and 2,500 books for mobile library services.⁴⁹ The physical library is a 2-story facility, offering a community meeting room (Reese Hall), and several study rooms. On the first floor, there is a copy center, discovery center (makerspace) and also a small office currently used by the Housing Rights Center (on Fridays). The 2nd floor features a small outside terrace and a library foundation bookstore. All of these spaces are accessible to the public. According to written correspondence from the

47 Parks and Recreation Information Request Letter Response from Michael Macias, Director of Parks and Recreation for the City of Alhambra, *Appendix B-Responses for Information Request Letters*, Initial Study & Negative Declaration for the Alhambra Housing Element Project, December 2021.

48 City of Alhambra Municipal Code, "Chapter 5.06: New Construction Tax."

49 Libraries Information Request Letter Response from Hilda LohGuan, Library Director for the City of Alhambra, *Appendix B-Responses for Information Request Letters*, Initial Study & Negative Declaration for the Alhambra Housing

Library Director, Hilda LohGuan, the library team has observed the current facilities are adequate in meeting in-person service demands. Further, in June 2021, the library launched the mobile library, allowing the Library to enhance their capacity and ability to connect and provide service to members in different parts of the City. There are no current plans to build additional library facilities or expanding the existing building.⁵⁰

Adoption of the Zoning Code update would not approve any development projects. The Project would not include construction of new private housing or buildings that would result in increased demand in public facilities. However, it commits the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels, in alignment with the housing development goals outlined in the 2021-2029 Housing Element and mandated by the 6th Cycle RHNA assigned by SCAG and HCD. Therefore, the Zoning Code update could have indirect impacts. As noted in the written correspondence of the Library Director, as residential developments are proposed and activity and service demands increase, additional supports to the library's facilities maintenance increases as well—for example, elevator maintenance (there are several inside and also outside to the parking garage), and the flooring of the outside terrace areas.⁵¹ Although the Zoning Code update could lead to new development, impacts would be less than significant because future developments would be required to go through the entitlement process and conduct the necessary studies for the impacts to public services as required by CEQA. Therefore, impacts would be less than significant.

50 Libraries Information Request Letter Response from Hilda LohGuan, Library Director for the City of Alhambra, *Appendix B-Responses for Information Request Letters*, Initial Study & Negative Declaration for the Alhambra Housing Element Project, December 2021.

51 Libraries Information Request Letter Response from Hilda LohGuan, Library Director for the City of Alhambra *Appendix B-Responses for Information Request Letters*, Initial Study & Negative Declaration for the Alhambra Housing Element Project, December 2021.

2.16 Recreation

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

a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. As mentioned in *Section 2.15.iv- Public Services*, the following parks are located within the City:

- Alhambra Park (12.63 acres) Open grass area, picnic tables, Covered picnic shelters, barbeques, playground, restrooms, tennis courts, exercise equipment, swimming pool, splash pad, outdoor bandshell, and basketball court.
- Almansor Park (22.7 acres) Open grass area, picnic tables, covered picnic shelters, barbeques, playground equipment, restrooms, gymnasium, ballfields, soccer fields, tennis courts, exercise course, outdoor basketball courts, and walking/jogging trail.
- Granada Park (16.1 acres) Open grass area, picnic tables, covered picnic shelters, barbeques, playground equipment, restrooms, tennis courts, ballfields, swimming pool, and gymnasium.
- Story Park (7.47 acres) Open grass area, picnic tables, barbeques, playground equipment, volleyball court, tennis courts, ballfield, and restrooms.
- Emery Park (.86 acre) Open grass area, playground, picnic tables, and restrooms.
- Burke Park (1 acre) Open Grass area, Xeriscape Garden, and Historical Museum.
- Moor Field (17.79 acres) Ballfields, and open grass area.

The Zoning Code update is a policy document, consisting of development standards and review processes intended to facilitate and streamline development. Therefore, its adoption would not create increased population or usage of existing neighborhood and regional parks or other recreational facilities. However, the Zoning Code update commits the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels, in alignment with the housing development goals outlined in the 2021-2029 Housing Element and mandated by the 6th Cycle

RHNA assigned by SCAG and HCD. The Project does not propose or approve development projects of any kind, including those that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity. All future development projects are required to conduct assessments on increased recreational facility usage in conformance with CEQA. Assessments of increased neighborhood and regional parks' usage would be conducted when a development project is proposed. All new residential development (except housing for seniors or disabled persons that are owned and operated by nonprofit foundations for corporations) is subject to an impact fee, new construction tax, calculated on a per-unit basis and collected by the City at the time of permit issuance. Currently this is established by ordinance at \$2,000 per unit.⁵² The tax is applied to the planning, improvement, and expansion of public parks, playgrounds, and recreation facilities to serve the increasing population of the City and the means of providing additional revenues with which to finance such public facilities. Adoption of the Zoning Code update would have a less than significant impact on existing recreational facilities.

b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Less Than Significant Impact. Additional development may result in the increased use of existing recreational facilities or the need for construction or expansion of recreational facilities to meet the needs of any growth in the community. According to written correspondence from the Director of Parks and Recreation for the City, the Parks and Recreation Department is actively pursuing grant funding to enhance and expand park offerings.⁵³ The availability, maintenance, and management of park and recreation facilities are covered under the General Plan and the City's Parks and Recreation Facilities. All new residential development (except housing for seniors or disabled persons that are owned and operated by nonprofit foundations for corporations) is subject to an impact fee, new construction tax, calculated on a per-unit basis and collected by the City at the time of permit issuance. Currently this is established by ordinance at \$2,000 per unit.⁵⁴ The tax is applied to the planning, improvement, and expansion of public parks, playgrounds, and recreation facilities to serve the increasing population of the City and the means of providing additional revenues with which to finance such public facilities. The potential impacts related to recreation for any specific future development projects would be assessed at the time the projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. Based on the above, adoption of the Zoning Code update would have a less than significant impact on recreational facilities.

52 City of Alhambra Municipal Code, "Chapter 5.06: New Construction Tax."

53 Parks and Recreation Information Request Letter Response from Michael Macias, Director of Parks and Recreation for the City of Alhambra, *Appendix A-Information Request Letters and Appendix B-Responses for Information Request Letters*, Initial Study & Negative Declaration for the Alhambra Housing Element Project, December 2021.

54 City of Alhambra Municipal Code, "Chapter 5.06: New Construction Tax."

2.17 Transportation and Circulation

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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. Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

No Impact. Adoption of the Zoning Code update would not approve any physical alterations or approve any physical developments. The Zoning Code update would also not suggest changes to any existing program plans, ordinances, or policy addressing the circulation system. However, the Zoning Code update would commit the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels, in alignment with the housing development goals outlined in the 2021-2029 Housing Element and mandated by the 6th Cycle RHNA assigned by SCAG and HCD. Therefore, the Zoning Code update could have indirect impacts. Although the Zoning Code update could lead to new development, impacts would be less than significant because all development proposals are required to conduct CEQA analysis pertaining to its project conflicts with an existing program plan, ordinance, or policy addressing the circulation system as required by CEQA. Prior to issuance of any building permit, all project applicants are required to pay development impact fees that would address potential traffic impacts. Therefore, the adoption of the Zoning Code update would not conflict with any program, plan, ordinance, or policy addressing the circulation system; no impact would occur.

a. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less than Significant Impact. Adoption of the Zoning Code update would not approve any physical alterations or approve any physical developments. As such, the Project would not induce any additional VMT above the existing level. The Zoning Code update would commit the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels, in alignment with the housing development goals outlined in the 2021-2029 Housing Element and mandated by the 6th Cycle RHNA assigned by SCAG and HCD. Therefore, the Zoning Code update could

have indirect impacts. Although the Zoning Code update could lead to new development, impacts would be less than significant because all development proposals are required to conduct site specific CEQA VMT analysis pertaining to its impacts and consistency with CEQA Guidelines section 15064.3 subdivision (b) as required by CEQA and mitigation measures would be implemented, as necessary. Therefore, the adoption of the Zoning Code update would not induce any additional VMT through physical development of projects and no conflicts would occur. Impacts would be less than significant.

b. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The Zoning Code update is a policy-level document that does not provide for specific development or design proposals such as emergency access, site design, or parking. Future development would be required to comply with General Plan policies and City Standards and Specifications related to traffic and circulation, as well as City development standards for roadway improvements and driveway design. Compliance with these requirements is verified at the time of development permit approval (i.e., grading, building) and would therefore remain unaffected by the Project. As a result, the Project would have no impact related to increasing hazards due to design features and incompatible uses or resulting in inadequate emergency access.

c. Result in inadequate emergency access?

No Impact. The proposed Zoning Code update is a policy-level document and does not include specific development or design proposals. No proposals for alteration of emergency access is proposed. Therefore, the proposed Project would not impact existing emergency service capacity, access routes, facilities, or plans in the City.

2.18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with the 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 PRC Section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1? In applying the criteria set forth in subdivision (d) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. 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)?*

Less than Significant Impact. In accordance with SB 18 which requires consultation with tribes included on the contact list maintained by the Native American Heritage Commission for long-range planning projects, including General Plan Element updates, tribal notification letters were mailed and emailed to seven tribal representatives on December 22nd, 2022 (see *Appendix A-Tribal Notification Letters*). The tribes contacted are as follows: Gabrieleno Band of Mission Indians-Kizh Nation, Gabrieleno/Tongva San Gabriel Band of Mission Indians, Gabrielino/Tongva Nation, Gabrielino Tongva Indians of California Tribal Council, Gabrielino-Tongva Tribe, Santa Rosa Band of Cahuilla Indians, and Soboba Band of Luiseno Indians. The 90-day notification period in accordance with SB 18 is due on March 22nd, 2023. To date, no request for consultation has been received.

The Zoning Code update is a policy document, consisting of development standards and review processes intended to facilitate and streamline development. As such, adoption of the Zoning Code update would not approve any physical alterations or approve any real estate developments. However, The Zoning Code update would commit the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels, in alignment with the housing development goals outlined in the 2021-2029 Housing Element and mandated by the 6th Cycle RHNA assigned by SCAG and HCD. As discussed under *Section 2.5- Cultural Resources*, future development in the City would be required to comply with the General Plan Resources Element containing policies for the protection of cultural resources, including Policies R- 6E and R-6F, and all new development would be

required to be consistent with these policies. Additionally, future development would be required to follow the protocol pursuant to Assembly Bill 52 regarding notification and consultation with Native American Tribes. Potential impacts to tribal cultural resources of any specific future development projects would be assessed at the time the developments are proposed. Mitigation measures would be adopted as necessary, in conformance with CEQA. Based on the above, the adoption of the Zoning Code update would result in less than significant impacts to tribal cultural and historical resources.

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 PRC Section 5024.1? In applying the criteria set forth in subdivision (d) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less than Significant Impact. As discussed previously, notification in compliance with SB 18 was initiated and tribal notification letters were sent to seven tribes. The 90-day notification period in accordance with SB 18 is due on March 22nd, 2023. To date, no request for consultation has been received.

The Zoning Code update is a policy document, consisting of development standards and review processes intended to facilitate and streamline development. As such, adoption of the Zoning Code update would not approve any physical alterations or approve any real estate developments. However, The Zoning Code update would commit the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels, in alignment with the housing development goals outlined in the 2021-2029 Housing Element and mandated by the 6th Cycle RHNA assigned by SCAG and HCD. As discussed under *Section 2.5*, future development in the City would be required to comply with the General Plan Resources Element containing policies for the protection of cultural resources, including Policies R-6E and R-6F, and all new development would be required to be consistent with these policies. Additionally, future development would be required to follow the protocol pursuant to Assembly Bill 52 regarding notification and consultation with Native American Tribes. Potential impacts to tribal cultural resources of any specific future residential projects would be assessed at the time the developments are proposed. Mitigation measures would be adopted as necessary, in conformance with CEQA. Based on the above, the adoption of the Zoning Code update would result in less than significant impacts to tribal cultural and historical resources.

2.19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Require or result in the relocation or construction of new or expanded water, or wastewater treatment or stormwater 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new and expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. Require or result in the relocation or construction of new or expanded water, or wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

Less Than Significant Impact. Adoption of the Zoning Code update would not approve any physical alterations or approve any physical developments. As such, no change in demand for utility services would result from the adoption of the Zoning Code update.

Future development within the City would alter the demand for utilities such as domestic water service, including water supplies, stormwater system, and wastewater treatment capacity, or individual wells and septic systems. Proposed development projects would be required to assess for project impacts on existing utilities during project approval and in accordance with CEQA requirements. All future development are expected to develop on sites with existing utility services as the City is built out and utility services, such as stormwater drainage, electric power, natural gas, and telecommunications facilities are widely available. Future developments would require the replacement of old and installation of new utility infrastructure to serve the proposed development. The installation of infrastructure would occur during site construction and the depths and locations would be considered in the grading plan. Impacts related to construction of on-site utilities infrastructure would not result in any unique or more

intensive types of impacts than the grading required to support development. All future development must comply with the California Building Code, City's Standard Specifications, and would be required to submit payment for development impact fees prior to connection. The fees are used to maintain and expand existing utility infrastructure as needed. Additionally, the City evaluates the capacity of utilities and service systems regularly and is required to publish reports to the public on water quality, and to the state on wastewater capacity. These reports would assist in future utility capacity determination to ensure there is enough service capacity for new developments. Since the future development would not require the relocation or upgrade of utility services off-site and the impacts associated with the installation and extension of infrastructure onsite as well as the off-site connections would be temporary and conducted in accordance with the routine construction control methods, future developments would result in less than significant impacts.

Based on the analysis provided, adoption of the Zoning Code update would not result in change in utility capacity and no relocation or construction of expanded utility facilities. Although the Zoning Code update could lead to new development, impacts would be less than significant because all future development projects would be required to conduct utility services assessments and submit development impact fees to help maintain or expand existing utility services. Impacts to utilities relocation and expansion would be less than significant.

b. Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new and expanded entitlements needed?

Less Than Significant Impact. Adoption of the Zoning Code update would not approve any physical alterations or approve any physical developments. As such, no change in demand for water supplies would result from the adoption of the Zoning Code update. Future development within the City would alter the demand for water supplies and impacts of such changes would need to be evaluated during individual development proposal. Although the Zoning Code update could lead to new development, impacts would be less than significant because proposed development projects would be required to assess for project impacts on water supply during project approval and in accordance with CEQA requirements. Mitigation measures would be implemented if necessary. All future development must comply with the California Building Code, City's Standard Specifications, and would be required to submit payment for development impact fees prior to connection. The fees are used to maintain and expand existing utility infrastructure as needed. Additionally, the City evaluates the capacity of utilities and service systems regularly and is required to publish reports to the public on available water supplies in the region. These reports would assist in future available water supply determination to ensure there is enough water available to service new developments.

Based on the analysis provided, adoption of the Zoning Code update would not result in changes to the availability of water supplies. Additionally, all future development projects would be required to conduct utility services assessments and submit development impact fees to help maintain or expand existing utility services. Impacts to available water supplies would be less than significant.

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?

Less Than Significant Impact. Adoption of the Zoning Code update would not approve any physical alterations or approve any physical developments. As such, no change in wastewater treatment capacity would result from the adoption of the Zoning Code update. The Zoning Code update commits the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels, in alignment with the housing development goals outlined in the 2021-2029 Housing Element and mandated by the 6th Cycle RHNA assigned by SCAG and HCD. Therefore, adoption of the Zoning Code update could have indirect impacts. Future development within the City would alter the demand for wastewater treatment capacity and impacts of such changes would need to be evaluated during individual development proposal. Although the Zoning Code update could lead to new development, impacts would be less than significant because the Los Angeles County Sanitation District (LACSD) indicates that presently no deficiencies exist in the LACSD facilities that serve the City.⁵⁵ Proposed development projects would be required to assess for project impacts on wastewater treatment capacity during project approval and in accordance with CEQA requirements. Mitigation measures would be implemented if necessary. All future development must comply with the California Building Code, City's Standard Specifications, and would be required to submit payment for development impact fees prior to connection. The fees are used to maintain and expand existing utility infrastructure as needed. Additionally, the City evaluates the capacity of utilities and service systems regularly and is required to publish reports to the public on the wastewater treatment capacity in the region. These reports would assist in determining the need for wastewater treatment capacity expansion to service new developments.

Based on the analysis provided, adoption of the Zoning Code update would not result in changes to the wastewater treatment capacity. No deficiencies exist in the LACSD facilities that would serve future housing developments in the City. Additionally, all future development projects would be required to conduct utility services assessments and submit development impact fees to help maintain or expand existing utility services. Impacts to wastewater treatment capacity would be less than significant.

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?

Less than Significant Impact. The Zoning Code update is a policy-level document that encourages the development of a variety of housing types and affordability levels and does not include the approval of specific development proposals. As such, no solid waste would be generated and the adoption of the

⁵⁵ City of Alhambra, Alhambra General Plan EIR, January 2019

Zoning Code update would not otherwise impair the attainment of solid waste reduction goals. Future developments would be required to conduct solid waste generation assessments in compliance with CEQA and mitigation measures would be adopted, as necessary. Therefore, adoption of the Zoning Code update would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Adoption of the Zoning Code update would have a less than significant impact regarding solid waste.

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

Less than Significant Impact. The Zoning Code update is a policy-level document consisting of development standards and review processes intended to facilitate and streamline development. The Zoning Code update would not approve any physical alterations or approve any physical developments; however, it commits the City to redesignate and rezone certain areas to allow for development, including development of future housing, as well as increased residential densities to encourage the development of a range of housing types and affordability levels, in alignment with the housing development goals outlined in the 2021-2029 Housing Element and mandated by the 6th Cycle RHNA assigned by SCAG and HCD. Therefore, adoption of the Zoning Code update could have indirect impacts. No solid waste would be generated through the adoption of the Zoning Code update. Future developments would be required to conduct solid waste generation and consistency assessments in compliance with CEQA and mitigation measures would be adopted, as necessary. Therefore, the adoption of the Zoning Code update would not generate any solid waste and would comply with federal, State, and local management and reduction statutes and regulation related to solid waste. Impacts would be less than significant.

2.20 Wildfire

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. Wildland fire protection in California is the responsibility of either the local government, State, or the federal government. State Responsibility Areas (SRA) are the areas in the State where the State of California has the primary financial responsibility for the prevention and suppression of wildland fires. The SRA forms one large area over 31 million acres to which the Cal Fire provides a basic level of wildland fire prevention and protection services.

As a built-out community in an urbanized area, the City is not subject to substantial wildfire risk.⁵⁶ There are no wildlands located in the vicinity of the City limits. The City does not contain a Very High Fire Hazard Severity Zone, nor does it contain a fire buffer zone.⁵⁷ The City is not located in or near SRAs or lands classified as very high fire hazard severity zones. Future development would be reviewed for consistency with fire protection development standards and hazard abatement. Specifically, individual projects would be required to comply with existing policies and regulations to offset fire risks by incorporating project features such as weed abatement, adequate emergency vehicle access, use of noncombustible building materials, and adequate water pressure to ensure fire safety. The potential impacts related to wildland fire for any specific future development projects would be assessed at the

⁵⁶ City of Alhambra. General Plan: "Health and Safety." Accessed June 2021. <https://www.Cityofalhambra.org/resources/general-plan-update>.

⁵⁷ CALFIRE, FHSZ Viewer, <https://egis.fire.ca.gov/FHSZ/>, accessed June 2021.

time the developments are proposed. Future developments would be required to conduct wildfire impact assessments in accordance with CEQA and comply with existing wildfire plans, policies, and regulations. Therefore, impacts related to wildfire would be less than significant.

- 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?*

Less than Significant Impact. There are no wildlands located within or in the vicinity of the City limits. The City does not contain Very High Fire Hazard Severity Zone,⁵⁸ nor does it contain or is adjacent to a fire buffer zone. There are no appreciable slopes in the City. The City is not located in or near SRAs or lands classified as very high fire hazard severity zones. Future development would be reviewed for consistency with fire protection development standards and hazard abatement. Specifically, individual projects would be required to comply with existing policies and regulations to offset fire risks by incorporating project features such as weed abatement, adequate emergency vehicle access, use of noncombustible building materials, and adequate water pressure to ensure fire safety. The potential impacts related to wildland fire for any specific future development projects would be assessed at the time the developments are proposed. Future developments would be required to conduct wildfire impact assessments in accordance with CEQA and comply with existing wildfire plans, policies, and regulations. Therefore, impacts related to wildfire would be less than significant.

- 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?*

Less than Significant Impact. There are no wildlands located within or in the vicinity of the City limits. Thus, development projects would not require the installation of any wildland fire protection infrastructure beyond normal fire suppression requirements of the AMC. Future development would be reviewed for consistency with fire protection development standards and hazard abatement as required by CEQA and the project approval process. Specifically, individual projects would be required to comply with existing policies and regulations to offset fire risks by incorporating project features such as weed abatement, adequate emergency vehicle access, use of noncombustible building materials, and adequate water pressure to ensure fire safety. The potential impacts related to wildland fire for any specific future development projects would be assessed at the time the developments are proposed. Future developments would be required to conduct wildfire impact assessments in accordance with CEQA and comply with existing wildfire plans, policies, and regulations. Therefore, impacts related to wildfire would be less than significant.

⁵⁸ CALFIRE, FHSZ Viewer, <https://egis.fire.ca.gov/FHSZ/>, accessed June 2021.

- d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

Less than Significant Impact. There are no appreciable slopes within the City, nor would the adoption of the Zoning Code update result in any physical alterations or approval of any development projects. Additionally, there are no wildlands located within or in the vicinity of the City limits. Future development would be reviewed for consistency with fire protection development standards and hazard abatement as required by CEQA and the project approval process. Specifically, individual projects would be required to comply with existing policies and regulations to offset fire risks by incorporating project features such as weed abatement, adequate emergency vehicle access, use of noncombustible building materials, and adequate water pressure to ensure fire safety. The potential impacts related to wildland fire for any specific future development projects would be assessed at the time the developments are proposed. Future developments would be required to conduct wildfire impact assessments in accordance with CEQA and comply with existing wildfire plans, policies, and regulations. Therefore, impacts related to wildfire would be less than significant.

a. Mandatory Findings of Significance

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

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

Less Than Significant Impacts. The Zoning Code update is a policy document consisting of development standards and review processes intended to facilitate and streamline development. The adoption of the Zoning Code update would not approve any physical alterations to the land and would not result in physical environmental impacts. Although the Zoning Code update could lead to new development, impacts would be less than significant because of the reasons discussed below.

Additionally, as discussed in *Threshold 2.4-Biological Resources*, the City General Plan: Resources Element (2019) states that while wildlife inhabits urban areas, no rare or endangered plant or animal species permanently reside within the City limits. Occasionally, migratory birds may stop in Alhambra’s parks and green spaces, including the Alhambra Golf Course. Compliance with the Migratory Bird Treaty Act would reduce impacts to migratory birds to a less than significant level. Therefore, future development projects are not anticipated to eliminate any native wildlife habitat or sensitive plant communities and would not affect any important habitat linkages that could support sensitive species. As such, the developments would not result in a substantial adverse effect on any candidate, sensitive, or special status species.

Adoption of the Zoning Code update would not approve any developments. Depending on the location, future development in the City may have the potential to affect biological resources. Although the Zoning Code update could lead to new development, the future developments would not degrade the quality of the environment or substantially reduce the habitat of a fish or wildlife species because future development projects would be required to comply with CEQA and conduct necessary biological studies as part of its entitlement process. Mitigation measures would be adopted as necessary, in conformance with CEQA. Therefore, there would be a less than significant impact to candidate, sensitive, or special status species.

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.)

Less Than Significant Impacts. As mentioned previously, the Zoning Code update is a policy document and would not approve any physical alterations to the land and would not result in physical environmental impacts. Adoption of the Zoning Code update would, therefore, not create any physical individual or cumulative impacts. The Zoning Code update would encourage and streamline development in the City through its development standards and review processes; however, impacts would be less than significant because all development projects are required to perform cumulative impact analyses when proposed. Any significant cumulative impacts would be required to be offset by establishing mitigation measures as appropriate. Therefore, cumulative impacts for the adoption of the Zoning Code update would be less than significant.

c Does the Project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impacts. As mentioned previously, the Zoning Code update is a policy document consisting of development standards and review processes intended to facilitate and streamline development, and would not approve any physical alterations to the land and would not result in physical environmental impacts. As such, the adoption of the Zoning Code update would not alter the existing environmental conditions or create adverse effects on human beings. Although the Zoning Code update could lead to new development, there would be a less than significant adverse effect on human beings because future development would be required to conduct CEQA analysis to assess for adverse effects on human beings on an individual project level. If a substantial adverse effect on human beings is found, mitigation measures would be incorporated as necessary to mitigate the adverse effects in compliance with CEQA. Based on the discussion provided, the adoption of the Zoning Code update would have a less than significant adverse impact on human beings.

3.0 LIST OF PREPARERS

LEAD AGENCY

City

Community Development Department

Vanessa Reynoso, Deputy Director

Paul Lam, Principal Planner

ZONING CODE PREPARATION

Martha Miller Planning Associates

Martha Miller, Principal and Owner

INITIAL STUDY PREPARATION

City

Community Development Department

Paul Lam, Principal Planner

Maia McCurley, Senior Planner

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5.0 TERMS, DEFINITIONS, AND ACRONYMS

AB	Assembly Bill
ABC	Alhambra Building Code
AMC	Alhambra Municipal Code
AQMP	air quality management plan
ARFVTP	Alternative and Renewable Fuel and Vehicle Technology Program
AUSD	Alhambra Unified School District
BMP	best management practices
BRT	bus rapid transit
CAFE	Corporate Average Fuel Economy
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CGS	California Geological Survey
CPD	Commercial Planned Development
CRHR	California Register of Historic Resources
CTC	county transportation commissions
EECAP	Energy Efficiency Climate Action Plan
GHG	greenhouse gas emissions
HCD	California Department of Housing and Community Development
HOT	high-occupancy toll
HOV	high-occupancy vehicle
HVAC	heating/ventilating/air conditioning
LEED	Leadership in Energy and Environmental Design
MPO	Metropolitan Planning Organization

NCCP	Natural Community Conservation Plan
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
PPV	peak particle velocity
PRC	Public Resources Code
RHNA	Regional Housing Needs Assessment
RMS	root-mean square
ROG	reactive organic compounds
RPD	Residential Planned Development
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Los Angeles Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCE	Southern California Edison
SCAQMD	South Coast Air Quality Management District
SGVMWD	San Gabriel Valley Municipal Water District
SoCalGas	Southern California Gas Company
SRA	State Responsibility Area
VMT	vehicle miles travelled

APPENDIX A
Tribal Notification Letters

City of Alhambra
Community Development Department

December 22, 2022



Gateway
to the
San Gabriel Valley

111
South First Street
Alhambra
California
91801

Gabrieleno Band of Mission Indians – Kizh Nation
Attn: Andrew Salas, Chairperson
P.O. Box 393
Covina, CA 91723

SENT VIA U.S. MAIL CERTIFIED RETURN RECEIPT (#7020 3160 0001 6527 1197) AND E-MAIL TO ADMIN.GABRIELENOINDIANS.ORG

SUBJECT: Formal Notification of General Plan Map Amendment Pursuant to California Public Resources Code Section 21080.3

PROJECT: Alhambra Zoning Code Update

Dear Mr. Salas:

In accordance with Section 65092 and Section 65352.3 of the Government Code and CEQA Public Resources Code Section 21080.3, the City of Alhambra is providing a 90-day formal notice and information on a proposed CEQA project for which our City is the lead agency. We hereby designate the following person as the City's lead contact person for response to notice comments:

Paul Lam
Principal Planner
plam@cityofalhambra.org
(626) 570-5034

Project Description: The proposed project is a comprehensive update to the City of Alhambra Zoning Code. Alhambra's existing Zoning Code was adopted in 1986 and has been amended numerous times over the years in an attempt to keep up with various State law requirements. The existing Zoning Code contains 12 base zones, 2 overlay zones, and 10 specific plans. The state of the current Zoning Code is as follows:

- It has not been comprehensively updated for several decades;
- It is difficult to navigate as it is poorly organized and contains standards that are outdated, and difficult to administer;
- It does not fully reflect changes resulting from legal decisions and recent changes to State laws, which are administered via staff-level policy;
- It lacks the ability to address modern development trends and patterns;
- It has an antiquated list of permitted/prohibited uses;
- Some sections lack specificity or clarity, making enforcement difficult in some situations and;
- It lacks tables and graphics that would improve readability.

The updated Zoning Code will have a modern format to eliminate the need for cross-referencing between chapters to provide for easier document navigation and implementation. The Code will also standardize and simplify the development review

process by creating a transparent, predictable, and consistent process through implementation of objective design standards and streamlining of processes. Areas will be rezoned, maximum residential densities will be increased, and residential and residential mixed-uses will be allowed in zones where such uses have not been previously allowed, in order to promote infill and mixed-use projects accommodating housing and affordable housing consistent with State planning goals and policies. Off-street parking standards will also be updated for all zones to promote housing development and to be business friendly. The work effort also necessitates a number of Zone Changes and General Plan Amendments to the City's Zoning Map and General Plan Map.

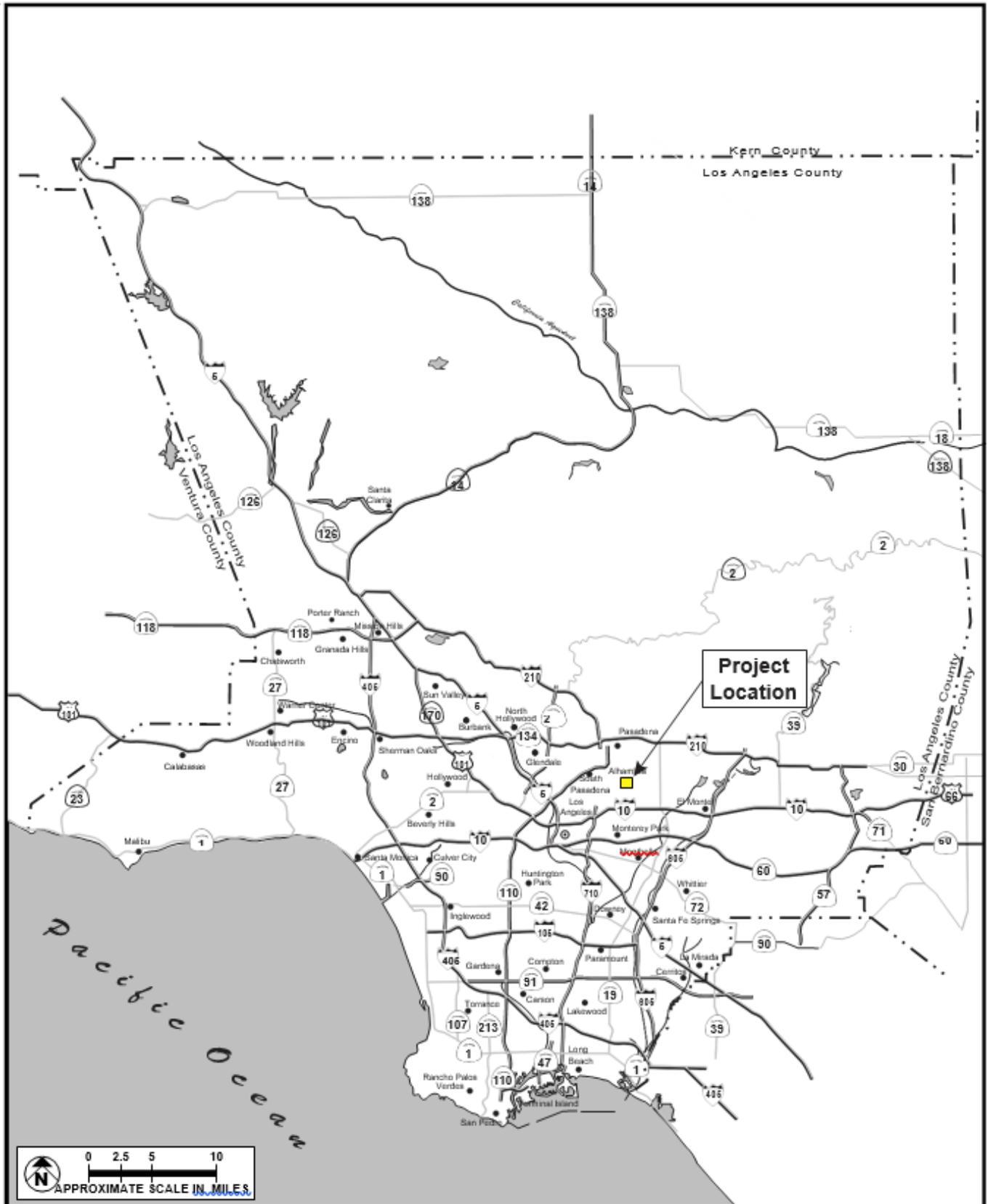
Sincerely,

A handwritten signature in blue ink that reads "Maia McCurley". The signature is written in a cursive, flowing style.

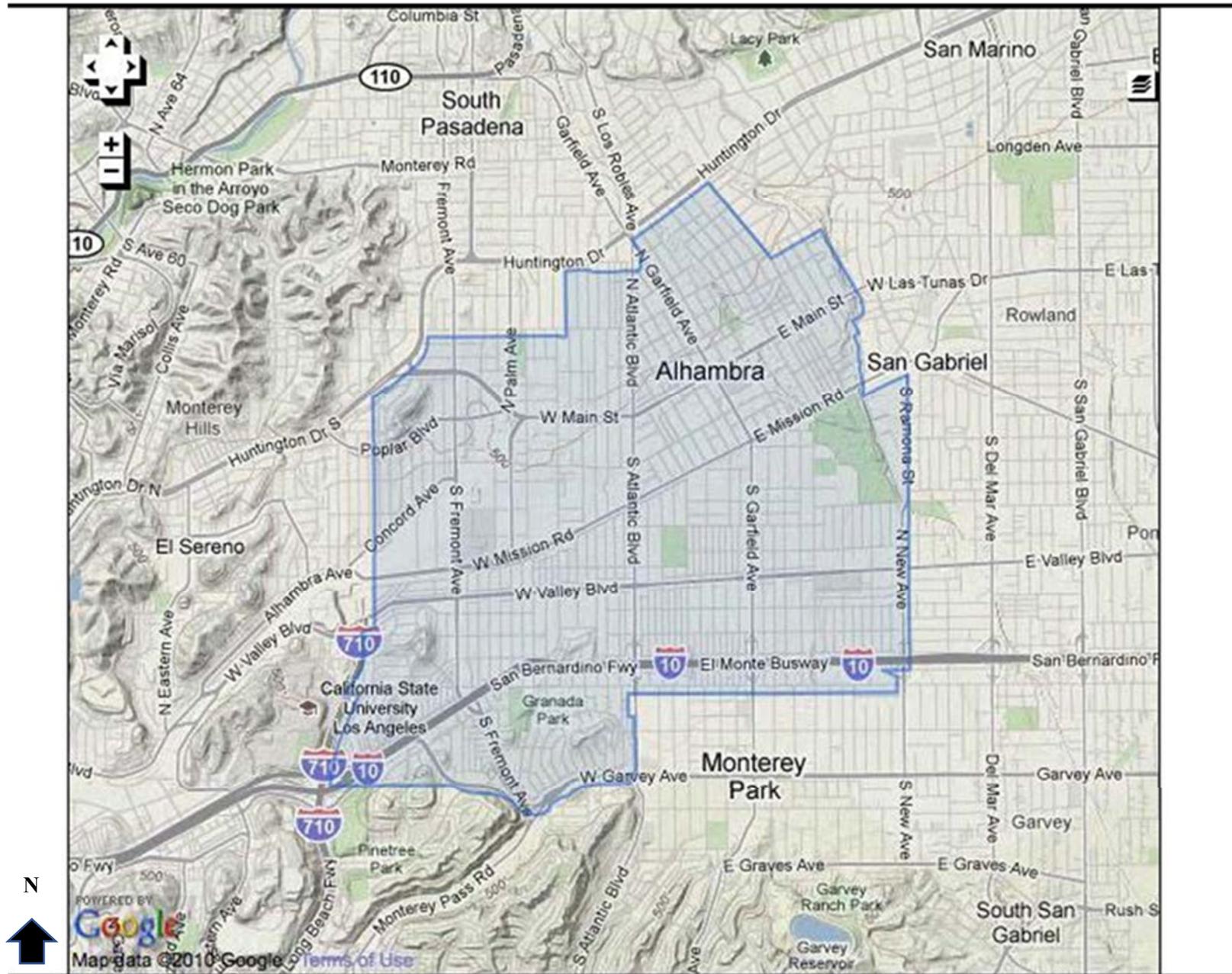
Maia McCurley
Senior Planner

Encl.: Regional Location Map
Project Location Map

Regional Location Map



Project Location Map



From: [McCurley, Maia](#)
To: ["admin@gabrielenoindians.org"](mailto:admin@gabrielenoindians.org)
Cc: [Lam, Paul](#)
Subject: General Plan Map Amendment - Alhambra Zoning Code Update
Date: Thursday, December 22, 2022 4:44:00 PM
Attachments: [image001.png](#)
[image005.png](#)
[1_Andrew Salas AC Update Tribal Consultation Letter SB 18-AB 52.pdf](#)

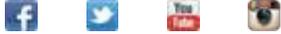
Good evening,

Please see the attached Formal Notification Letter for the City of Alhambra's proposed General Plan Map Amendment for the Zoning Code Update project.

Best regards,



Maia McCurley | Senior Planner
Community Development Department
111 S. First St. | Alhambra, CA 91801
T: 626-570-5034 | F: 626-458-4201
www.cityofalhambra.org



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Gabrielino Band of Mission Indians – Kizh

Sent

Nation

Street

Attn: Andrew Salas, Chairperson

City, State

P.O. Box 393

City, State

Covina, CA 91723

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

City of Alhambra
Community Development Department

December 22, 2022



Gateway
to the
San Gabriel Valley

111
South First Street
Alhambra
California
91801

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Attn: Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA 91778

SENT VIA U.S. MAIL CERTIFIED RETURN RECEIPT (#7020 3160 0001 6527 1203) AND E-MAIL TO GTTRIBALCOUNCIL@AOL.COM

SUBJECT: Formal Notification of General Plan Map Amendment Pursuant to California Public Resources Code Section 21080.3

PROJECT: Alhambra Zoning Code Update

Dear Mr. Morales:

In accordance with Section 65092 and Section 65352.3 of the Government Code and CEQA Public Resources Code Section 21080.3, the City of Alhambra is providing a 90-day formal notice and information on a proposed CEQA project for which our City is the lead agency. We hereby designate the following person as the City's lead contact person for response to notice comments:

Paul Lam
Principal Planner
plam@cityofalhambra.org
(626) 570-5034

Project Description: The proposed project is a comprehensive update to the City of Alhambra Zoning Code. Alhambra's existing Zoning Code was adopted in 1986 and has been amended numerous times over the years in an attempt to keep up with various State law requirements. The existing Zoning Code contains 12 base zones, 2 overlay zones, and 10 specific plans. The state of the current Zoning Code is as follows:

- It has not been comprehensively updated for several decades;
- It is difficult to navigate as it is poorly organized and contains standards that are outdated, and difficult to administer;
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- It lacks tables and graphics that would improve readability.

The updated Zoning Code will have a modern format to eliminate the need for cross-referencing between chapters to provide for easier document navigation and implementation. The Code will also standardize and simplify the development review

process by creating a transparent, predictable, and consistent process through implementation of objective design standards and streamlining of processes. Areas will be rezoned, maximum residential densities will be increased, and residential and residential mixed-uses will be allowed in zones where such uses have not been previously allowed, in order to promote infill and mixed-use projects accommodating housing and affordable housing consistent with State planning goals and policies. Off-street parking standards will also be updated for all zones to promote housing development and to be business friendly. The work effort also necessitates a number of Zone Changes and General Plan Amendments to the City's Zoning Map and General Plan Map.

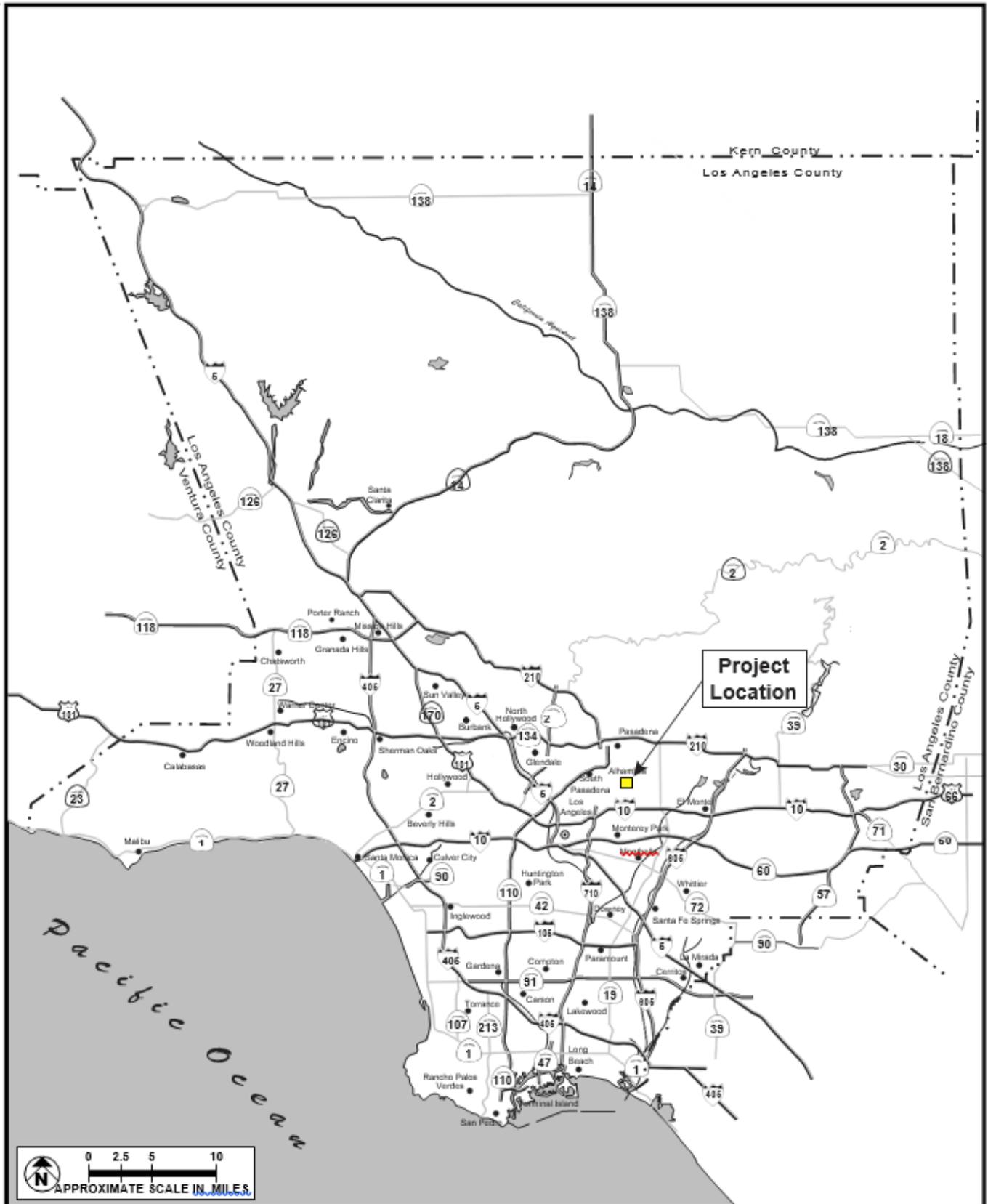
Sincerely,

A handwritten signature in blue ink that reads "Maia McCurley". The signature is written in a cursive, flowing style.

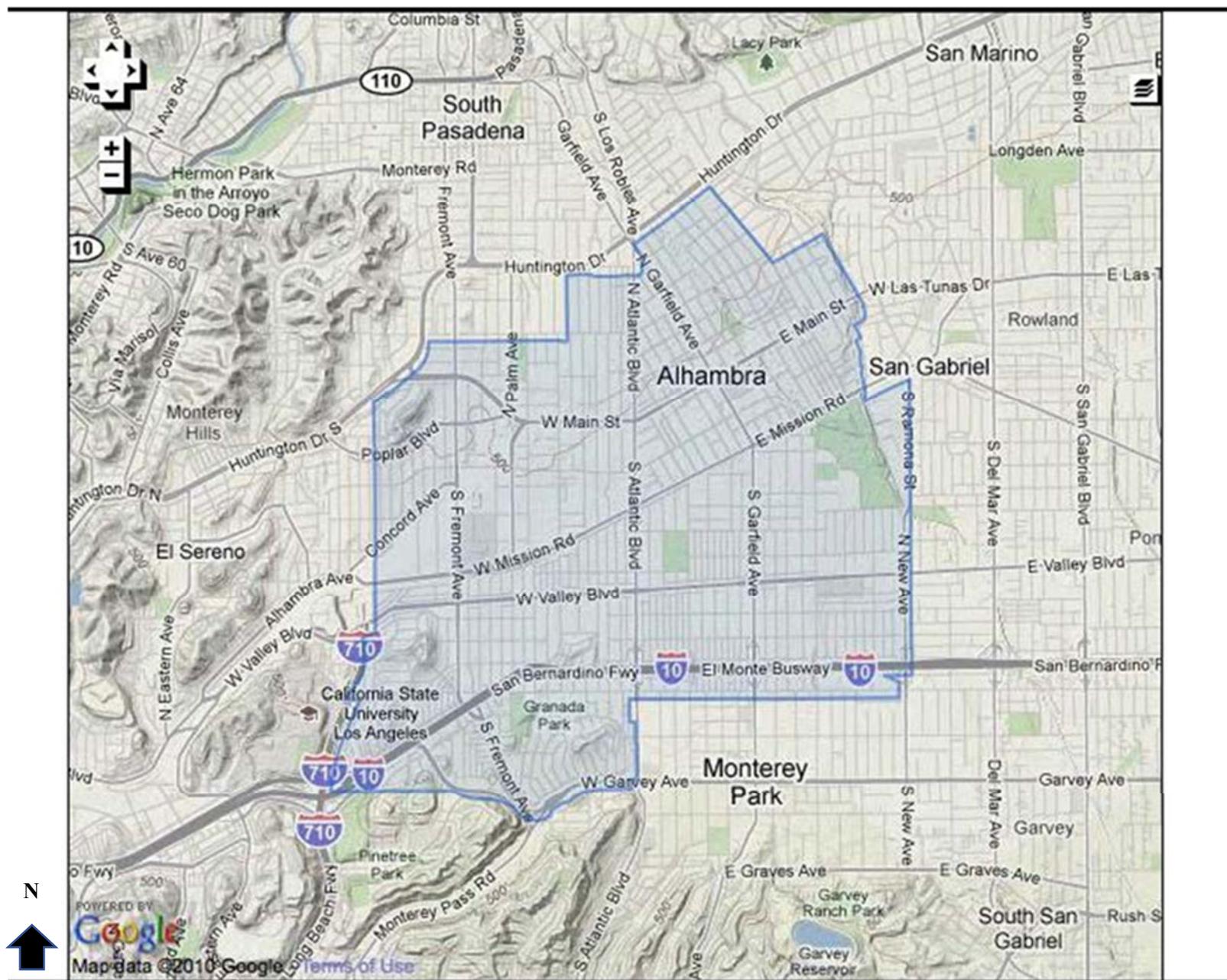
Maia McCurley
Senior Planner

Encl.: Regional Location Map
Project Location Map

Regional Location Map



Project Location Map



From: [McCurley, Maia](#)
To: ["GT Tribal Council@aol.com"](mailto:GT Tribal Council@aol.com)
Cc: [Lam, Paul](#)
Subject: General Plan Map Amendment - Alhambra Zoning Code Update
Date: Thursday, December 22, 2022 4:44:00 PM
Attachments: [image001.png](#)
[image005.png](#)
[2_Antony Morales AC Update Tribal Consultation Letter SB 18-AB 52.pdf](#)

Good evening,

Please see the attached Formal Notification Letter for the City of Alhambra's proposed General Plan Map Amendment for the Zoning Code Update project.

Best regards,



Maia McCurley | Senior Planner
Community Development Department
111 S. First St. | Alhambra, CA 91801
T: 626-570-5034 | F: 626-458-4201
www.cityofalhambra.org



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To

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

\$

Se

Attn: Anthony Morales, Chairperson

St

P.O. Box 693

City

San Gabriel, CA 91778

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 3160 0001 6527 1203 MW
E02T 1257 1203 MW
T000 09TE 0202

City of Alhambra
Community Development Department

December 22, 2022



Gateway
to the
San Gabriel Valley

111
South First Street
Alhambra
California
91801

Gabrielino/Tongva Nation
Attn: Sandonne Goad, Chairperson
106 ½ Judge John Aiso St., #231
Los Angeles, CA 90012

SENT VIA U.S. MAIL CERTIFIED RETURN RECEIPT (#7020 3160 0001 6527 1210) AND E-MAIL TO SGOAD@GABRIELINO-TONGVA.COM

SUBJECT: Formal Notification of General Plan Map Amendment Pursuant to California Public Resources Code Section 21080.3

PROJECT: Alhambra Zoning Code Update

Dear Mr. Goad:

In accordance with Section 65092 and Section 65352.3 of the Government Code and CEQA Public Resources Code Section 21080.3, the City of Alhambra is providing a 90-day formal notice and information on a proposed CEQA project for which our City is the lead agency. We hereby designate the following person as the City's lead contact person for response to notice comments:

Paul Lam
Principal Planner
plam@cityofalhambra.org
(626) 570-5034

Project Description: The proposed project is a comprehensive update to the City of Alhambra Zoning Code. Alhambra's existing Zoning Code was adopted in 1986 and has been amended numerous times over the years in an attempt to keep up with various State law requirements. The existing Zoning Code contains 12 base zones, 2 overlay zones, and 10 specific plans. The state of the current Zoning Code is as follows:

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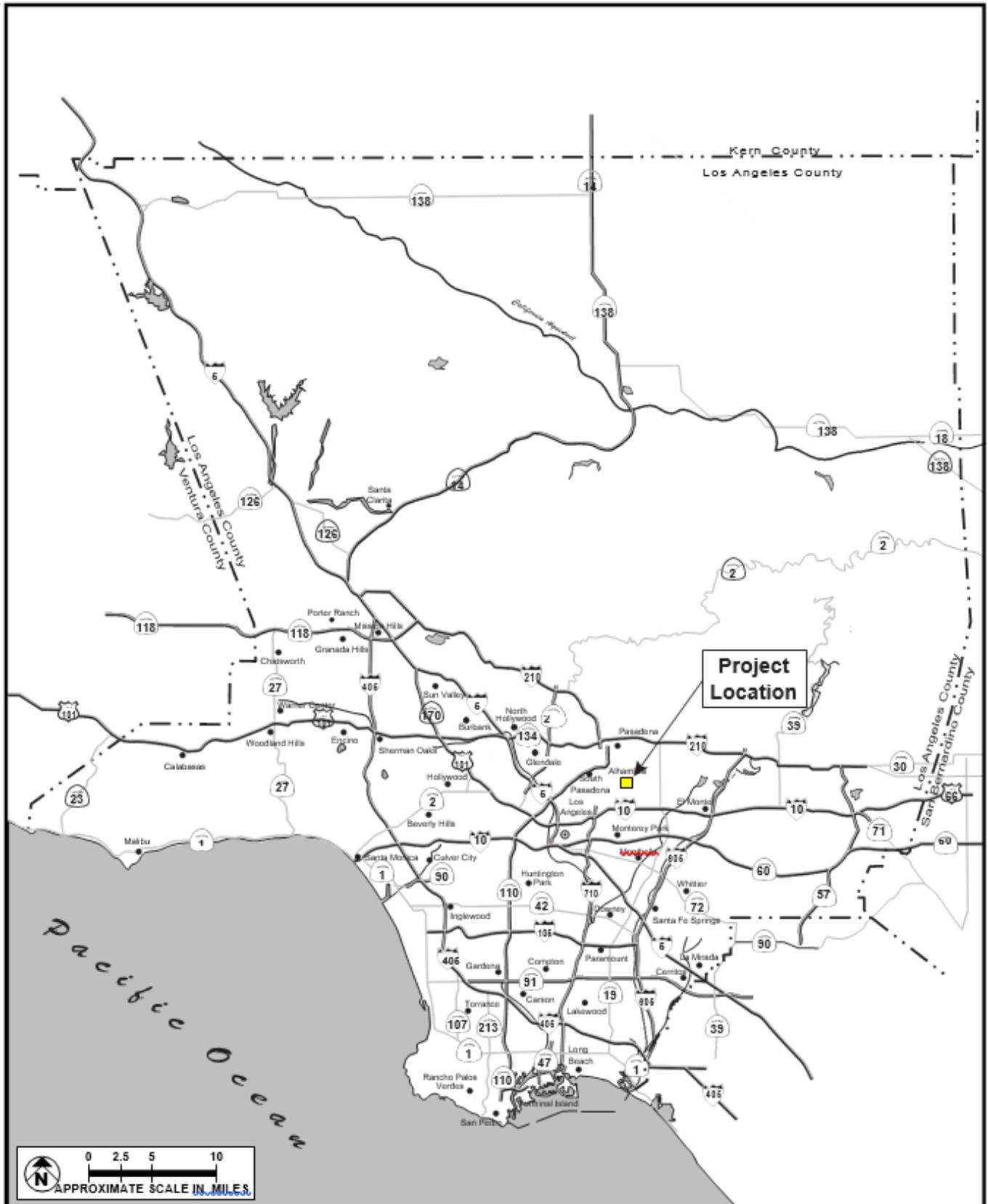
Sincerely,

A handwritten signature in blue ink that reads "Maia McCurley". The signature is written in a cursive, flowing style.

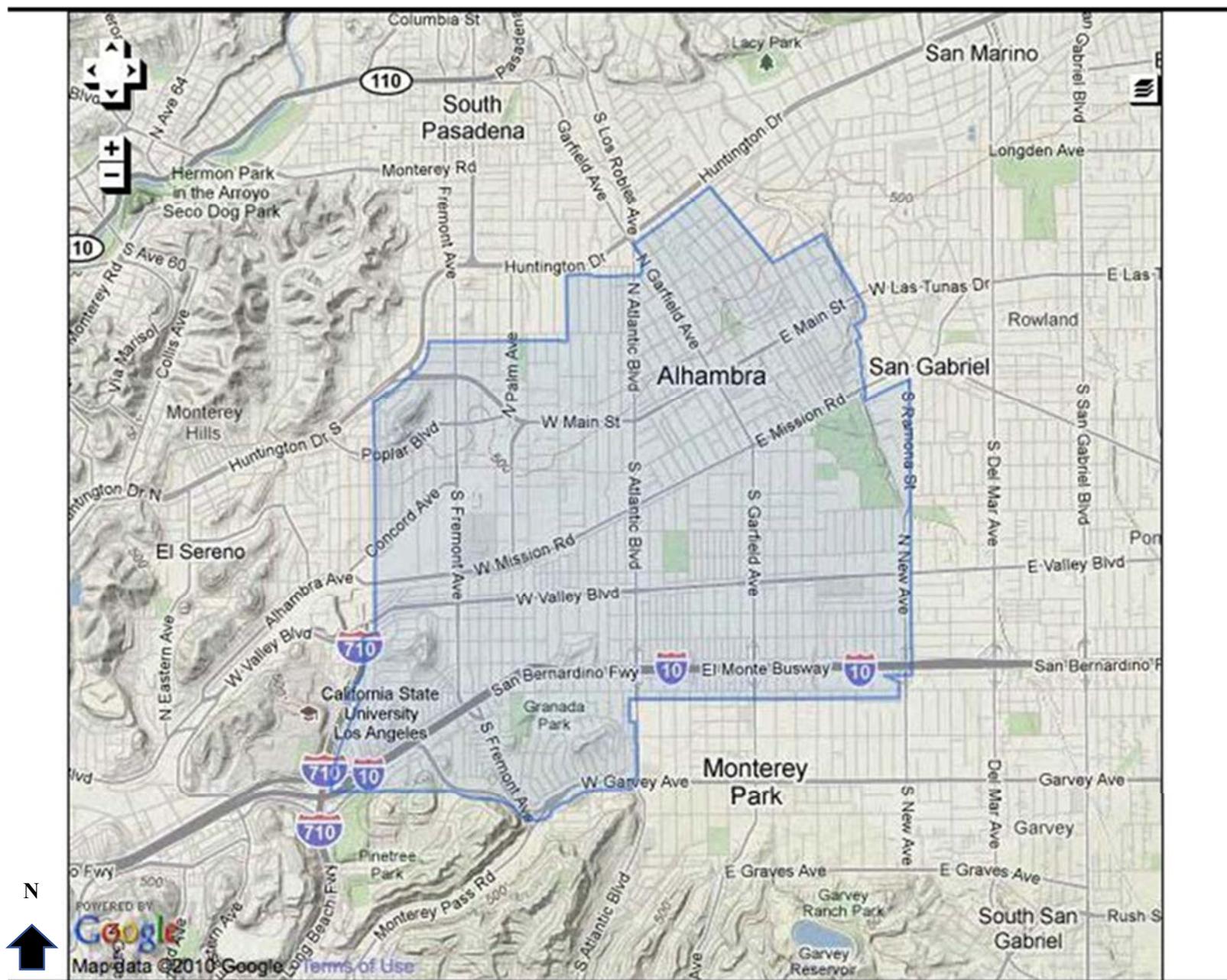
Maia McCurley
Senior Planner

Encl.: Regional Location Map
Project Location Map

Regional Location Map



Project Location Map



From: [McCurley, Maia](#)
To: sgoad@gabrielino-tongva.com
Cc: [Lam, Paul](#)
Subject: General Plan Map Amendment - Alhambra Zoning Code Update
Date: Thursday, December 22, 2022 4:43:00 PM
Attachments: [image001.png](#)
[image005.png](#)
[3_Sandonne Goad AC Update Tribal Consultation Letter SB 18-AB 52.pdf](#)

Good evening,

Please see the attached Formal Notification Letter for the City of Alhambra's proposed General Plan Map Amendment for the Zoning Code Update project.

Best regards,



Maia McCurley | Senior Planner
Community Development Department
111 S. First St. | Alhambra, CA 91801
T: 626-570-5034 | F: 626-458-4201
www.cityofalhambra.org



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\$	Tot	Gabrielino/Tongva Nation
\$	Str	Attn: Sandonne Goad, Chairperson
\$	City	106 ½ Judge John Aiso St., #231
		Los Angeles, CA 90012

City of Alhambra
Community Development Department

December 22, 2022



Gateway
to the
San Gabriel Valley

111
South First Street
Alhambra
California
91801

Gabrieleno Tongva Indians of California Tribal Council
Attn: Robert Dorame, Chairperson
P.O. Box 490
Bellflower, CA 90707

SENT VIA U.S. MAIL CERTIFIED RETURN RECEIPT (#7020 3160 0001 6527 1227) AND E-MAIL TO GTONGVA@GMAIL.COM

SUBJECT: Formal Notification of General Plan Map Amendment Pursuant to California Public Resources Code Section 21080.3

PROJECT: Alhambra Zoning Code Update

Dear Mr. Dorame:

In accordance with Section 65092 and Section 65352.3 of the Government Code and CEQA Public Resources Code Section 21080.3, the City of Alhambra is providing a 90-day formal notice and information on a proposed CEQA project for which our City is the lead agency. We hereby designate the following person as the City's lead contact person for response to notice comments:

Paul Lam
Principal Planner
plam@cityofalhambra.org
(626) 570-5034

Project Description: The proposed project is a comprehensive update to the City of Alhambra Zoning Code. Alhambra's existing Zoning Code was adopted in 1986 and has been amended numerous times over the years in an attempt to keep up with various State law requirements. The existing Zoning Code contains 12 base zones, 2 overlay zones, and 10 specific plans. The state of the current Zoning Code is as follows:

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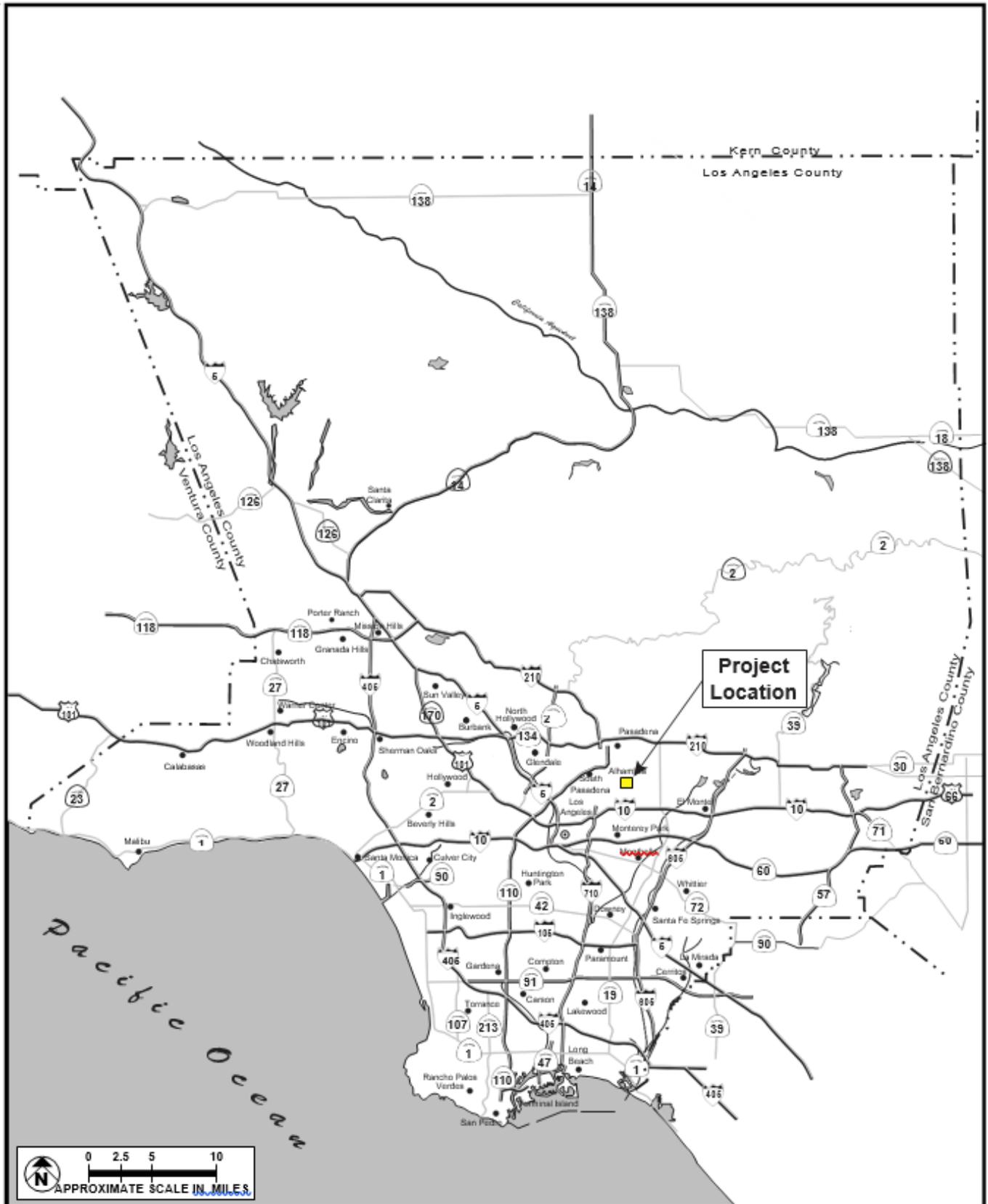
Sincerely,

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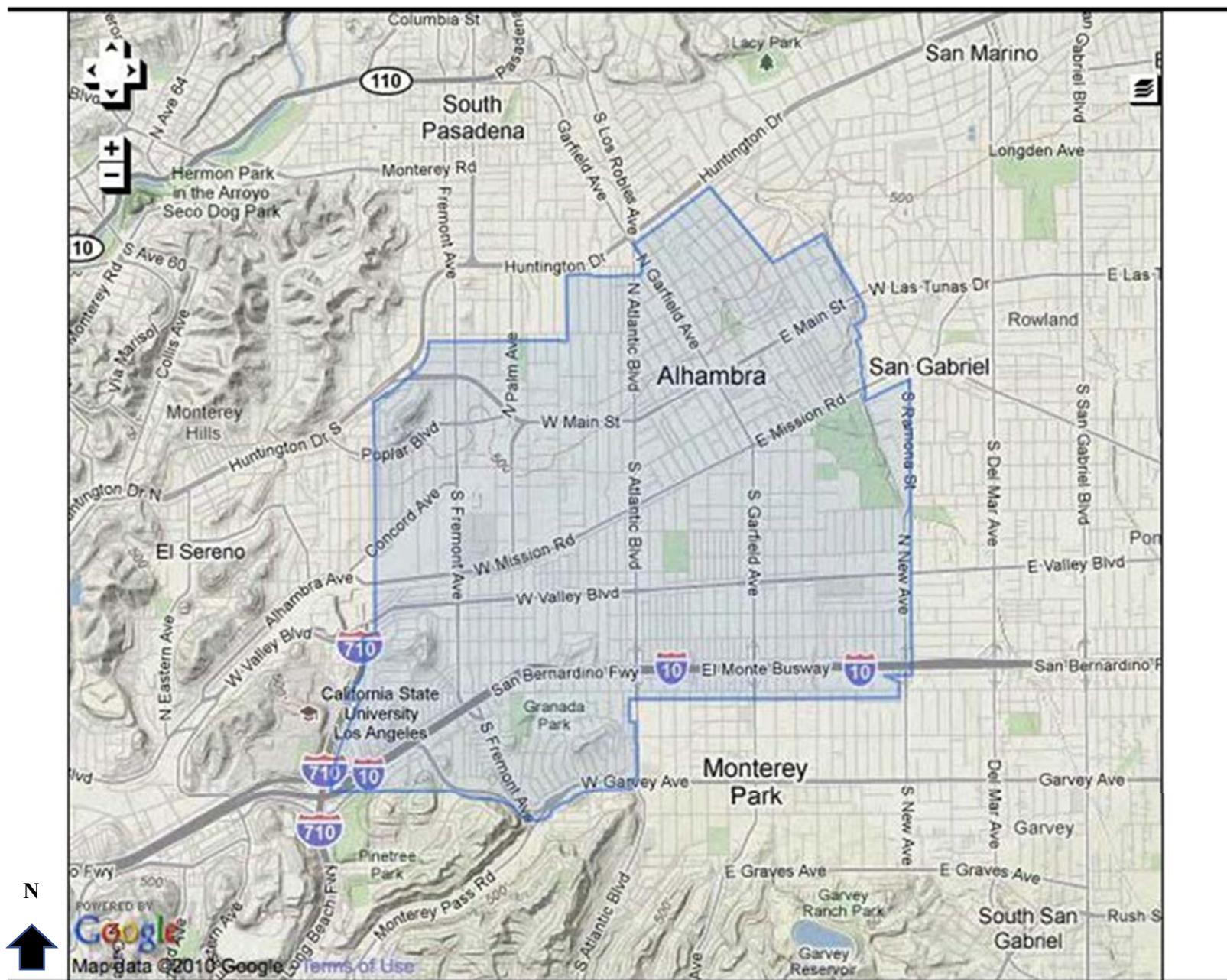
Maia McCurley
Senior Planner

Encl.: Regional Location Map
Project Location Map

Regional Location Map



Project Location Map



From: [McCurley, Maia](#)
To: gtongva@gmail.com
Cc: [Lam, Paul](#)
Subject: General Plan Map Amendment - Alhambra Zoning Code Update
Date: Thursday, December 22, 2022 4:43:00 PM
Attachments: [image001.png](#)
[image005.png](#)
[4 Robert Dorame AC Update Tribal Consultation Letter SB 18-AB 52.pdf](#)

Good evening,

Please see the attached Formal Notification Letter for the City of Alhambra's proposed General Plan Map Amendment for the Zoning Code Update project.

Best regards,



Maia McCurley | Senior Planner
Community Development Department
111 S. First St. | Alhambra, CA 91801
T: 626-570-5034 | F: 626-458-4201
www.cityofalhambra.org



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Sent To

**Gabrielino Tongva Indians of California
Tribal Council**

Street &

Attn: Robert Dorame, Chairperson

City, St

P.O. Box 490

Bellflower, CA 90707

PS Fo

ons

City of Alhambra
Community Development Department

December 22, 2022



Gateway
to the
San Gabriel Valley

111
South First Street
Alhambra
California
91801

Gabrielino-Tongva Tribe
Attn: Charles Alvarez
23454 Vanowen Street
West Hills, CA 91307

SENT VIA U.S. MAIL CERTIFIED RETURN RECEIPT (#7020 3160 0001 6527 1241) AND E-MAIL TO ROADKINGCHARLES@AOL.COM

SUBJECT: Formal Notification of General Plan Map Amendment Pursuant to California Public Resources Code Section 21080.3

PROJECT: Alhambra Zoning Code Update

Dear Mr. Alvarez:

In accordance with Section 65092 and Section 65352.3 of the Government Code and CEQA Public Resources Code Section 21080.3, the City of Alhambra is providing a 90-day formal notice and information on a proposed CEQA project for which our City is the lead agency. We hereby designate the following person as the City's lead contact person for response to notice comments:

Paul Lam
Principal Planner
plam@cityofalhambra.org
(626) 570-5034

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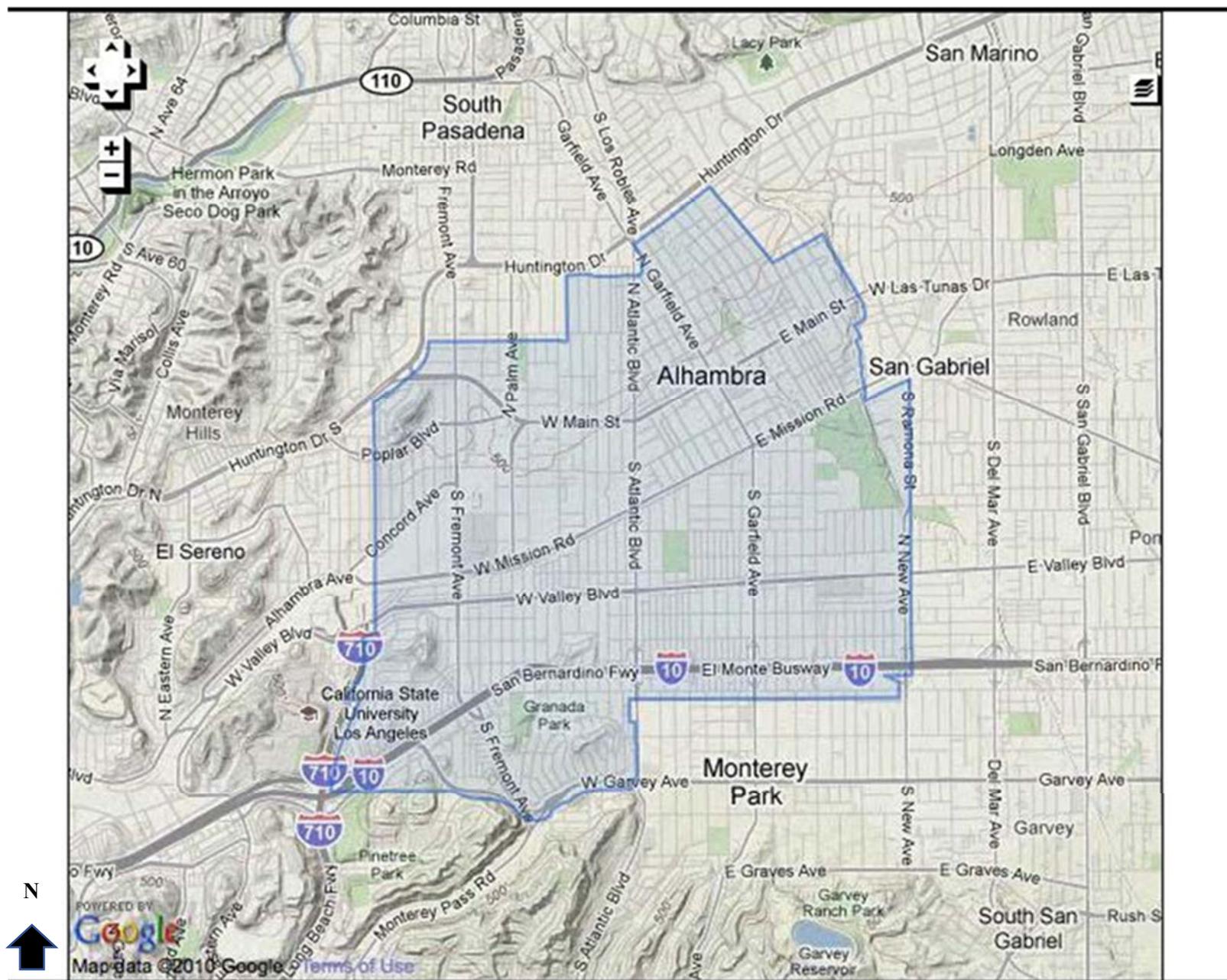
Sincerely,

A handwritten signature in blue ink that reads "Maia McCurley". The signature is written in a cursive, flowing style.

Maia McCurley
Senior Planner

Encl.: Regional Location Map
Project Location Map

Project Location Map



From: [McCurley, Maia](#)
To: roadkingcharles@aol.com
Cc: [Lam, Paul](#)
Subject: General Plan Map Amendment - Alhambra Zoning Code Update
Date: Thursday, December 22, 2022 4:43:00 PM
Attachments: [image001.png](#)
[image005.png](#)
[5 Charles Alvarez AC Update Tribal Consultation Letter SB 18-AB 52.pdf](#)

Good evening,

Please see the attached Formal Notification Letter for the City of Alhambra's proposed General Plan Map Amendment for the Zoning Code Update project.

Best regards,



Maia McCurley | Senior Planner
Community Development Department
111 S. First St. | Alhambra, CA 91801
T: 626-570-5034 | F: 626-458-4201
www.cityofalhambra.org



From: [McCurley, Maia](#)
To: roadkingcharles@aol.com
Cc: [Lam, Paul](#)
Subject: FW: General Plan Map Amendment - Alhambra Zoning Code Update
Date: Thursday, December 22, 2022 4:53:00 PM
Attachments: [image001.png](#)
[image005.png](#)
[5 Charles Alvarez AC Update Tribal Consultation Letter SB 18-AB 52.pdf](#)

Good evening Charles – I’m just resending this because I received a bounce back after I tried sending it the first time.

Best regards,



Maia McCurley | Senior Planner
Community Development Department
111 S. First St. | Alhambra, CA 91801
T: 626-570-5034 | F: 626-458-4201
www.cityofalhambra.org



From: McCurley, Maia
Sent: Thursday, December 22, 2022 4:44 PM
To: roadkingcharles@aol.com
Cc: Lam, Paul <PLAM@cityofalhambra.org>
Subject: General Plan Map Amendment - Alhambra Zoning Code Update

Good evening,

Please see the attached Formal Notification Letter for the City of Alhambra’s proposed General Plan Map Amendment for the Zoning Code Update project.

Best regards,



Maia McCurley | Senior Planner
Community Development Department
111 S. First St. | Alhambra, CA 91801
T: 626-570-5034 | F: 626-458-4201
www.cityofalhambra.org



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Sent **Gabrielino-Tongva Tribe**

Street Attn: Charles Alvarez

23454 Vanowen Street

City, State, ZIP+4® West Hills, CA 91307

PS Form 3800, April 2007 Edition PSN 7530-02-000-9047 See Reverse for Instructions

City of Alhambra
Community Development Department

December 22, 2022



Gateway
to the
San Gabriel Valley

111
South First Street
Alhambra
California
91801

Santa Rosa Band of Cahuilla Indians
Attn: Lovina Redner, Tribal Chair
P.O. Box 391820
Anza, CA 92539

SENT VIA U.S. MAIL CERTIFIED RETURN RECEIPT (#7020 3160 0001 6527 1258) AND E-MAIL TO LSAUL@SANTAROSA-NSN.GOV

SUBJECT: Formal Notification of General Plan Map Amendment Pursuant to California Public Resources Code Section 21080.3

PROJECT: Alhambra Zoning Code Update

Dear Ms. Redner:

In accordance with Section 65092 and Section 65352.3 of the Government Code and CEQA Public Resources Code Section 21080.3, the City of Alhambra is providing a 90-day formal notice and information on a proposed CEQA project for which our City is the lead agency. We hereby designate the following person as the City's lead contact person for response to notice comments:

Paul Lam
Principal Planner
plam@cityofalhambra.org
(626) 570-5034

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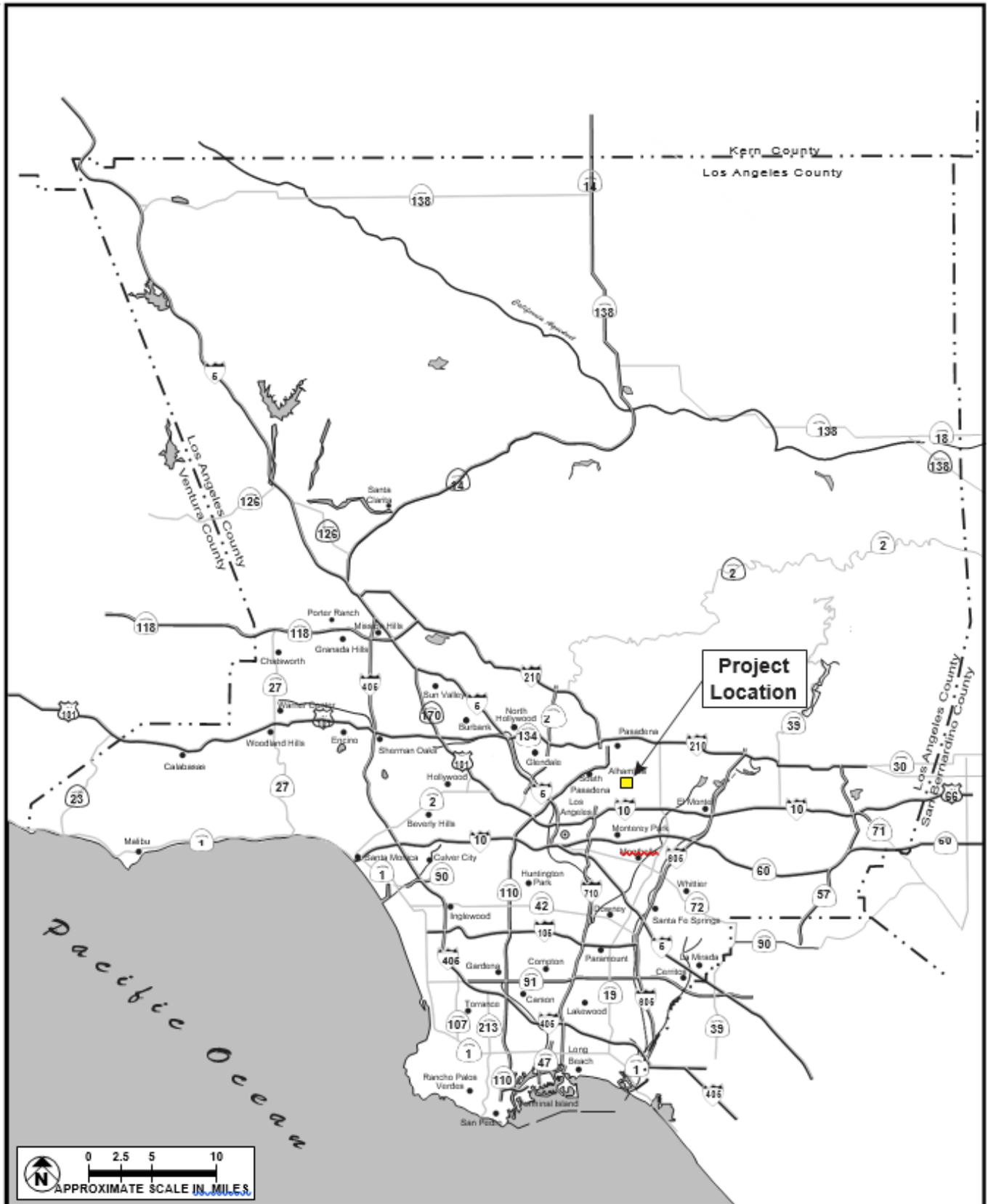
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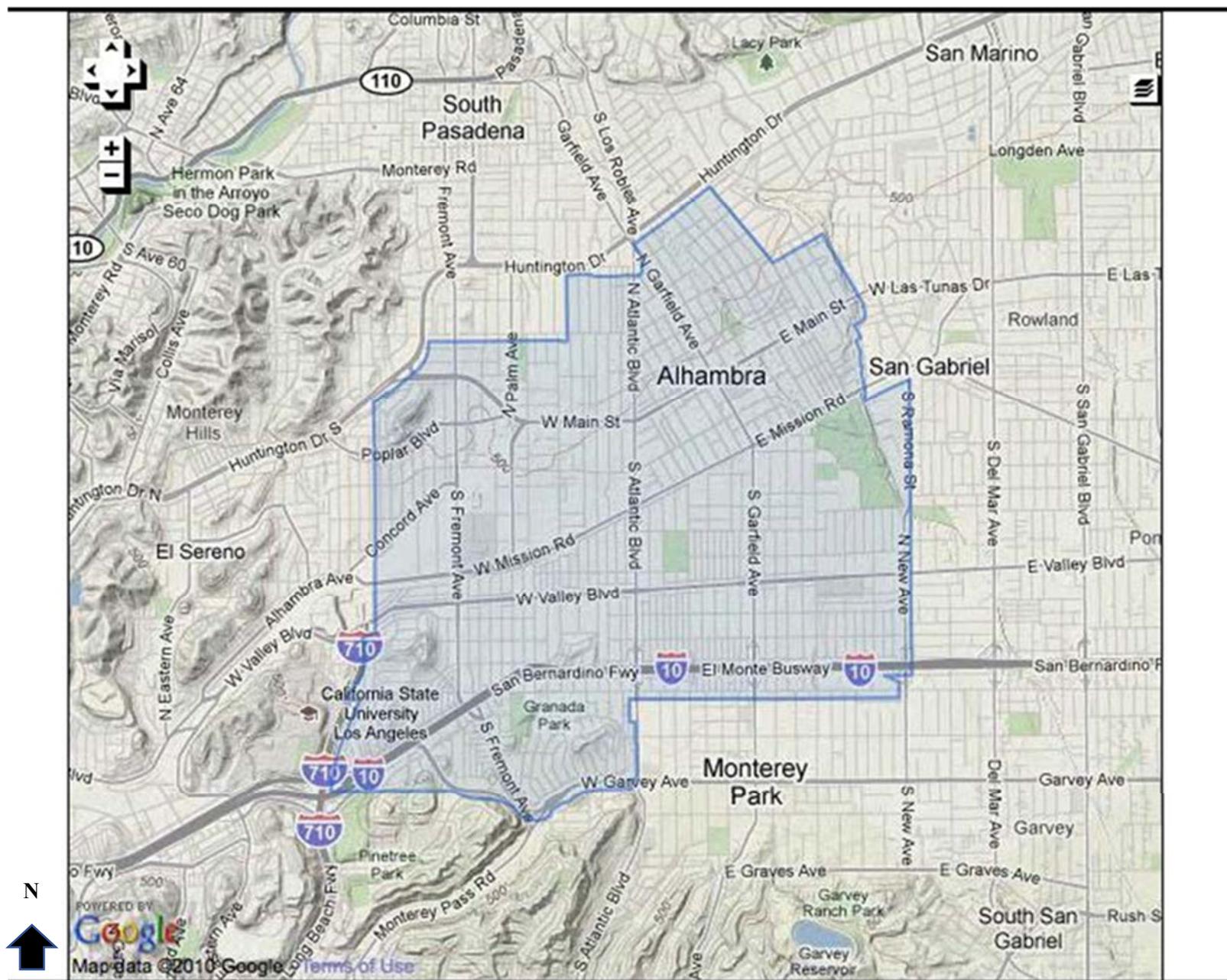
Maia McCurley
Senior Planner

Encl.: Regional Location Map
Project Location Map

Regional Location Map



Project Location Map



From: [McCurley, Maia](#)
To: lsaul@santarosa-nsn.gov
Cc: [Lam, Paul](#)
Subject: General Plan Map Amendment - Alhambra Zoning Code Update
Date: Thursday, December 22, 2022 4:43:00 PM
Attachments: [image001.png](#)
[image005.png](#)
[6 Lovina Redner AC Update Tribal Consultation Letter SB 18-AB 52.pdf](#)

Good evening,

Please see the attached Formal Notification Letter for the City of Alhambra's proposed General Plan Map Amendment for the Zoning Code Update project.

Best regards,



Maia McCurley | Senior Planner
Community Development Department
111 S. First St. | Alhambra, CA 91801
T: 626-570-5034 | F: 626-458-4201
www.cityofalhambra.org



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To: **Santa Rosa Band of Cahuilla Indians**
Attn: Lovina Redner, Tribal Chair
P.O. Box 391820
Anza, CA 92539

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Santa Rosa Band of Cahuilla Indians
Attn: Lovina Redner, Tribal Chair
P.O. Box 391820
Anza, CA 92539



2. Article Number (Transfer from service label)
7020 3160 0001 6527 1258

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Linda Fryboard Agent Addressee

B. Received by (Printed Name) _____ C. Date of Delivery **12/24/22**

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No



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 - Registered Mail
 - Registered Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

City of Alhambra
Community Development Department

December 22, 2022

Soboba Band of Luiseno Indians
Attn: Isaiah Vivanco, Chairperson
P.O. Box 487
San Jacinto, CA 92581

SENT VIA U.S. MAIL CERTIFIED RETURN RECEIPT (#7020 3160 0001 6527 1272) AND E-MAIL TO IVIVANCO@SOBOBA-NSN.GOV

SUBJECT: Formal Notification of General Plan Map Amendment Pursuant to California Public Resources Code Section 21080.3

PROJECT: Alhambra Zoning Code Update

Dear Mr. Vivanco:

In accordance with Section 65092 and Section 65352.3 of the Government Code and CEQA Public Resources Code Section 21080.3, the City of Alhambra is providing a 90-day formal notice and information on a proposed CEQA project for which our City is the lead agency. We hereby designate the following person as the City's lead contact person for response to notice comments:

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Principal Planner
plam@cityofalhambra.org
(626) 570-5034

Project Description: The proposed project is a comprehensive update to the City of Alhambra Zoning Code. Alhambra's existing Zoning Code was adopted in 1986 and has been amended numerous times over the years in an attempt to keep up with various State law requirements. The existing Zoning Code contains 12 base zones, 2 overlay zones, and 10 specific plans. The state of the current Zoning Code is as follows:

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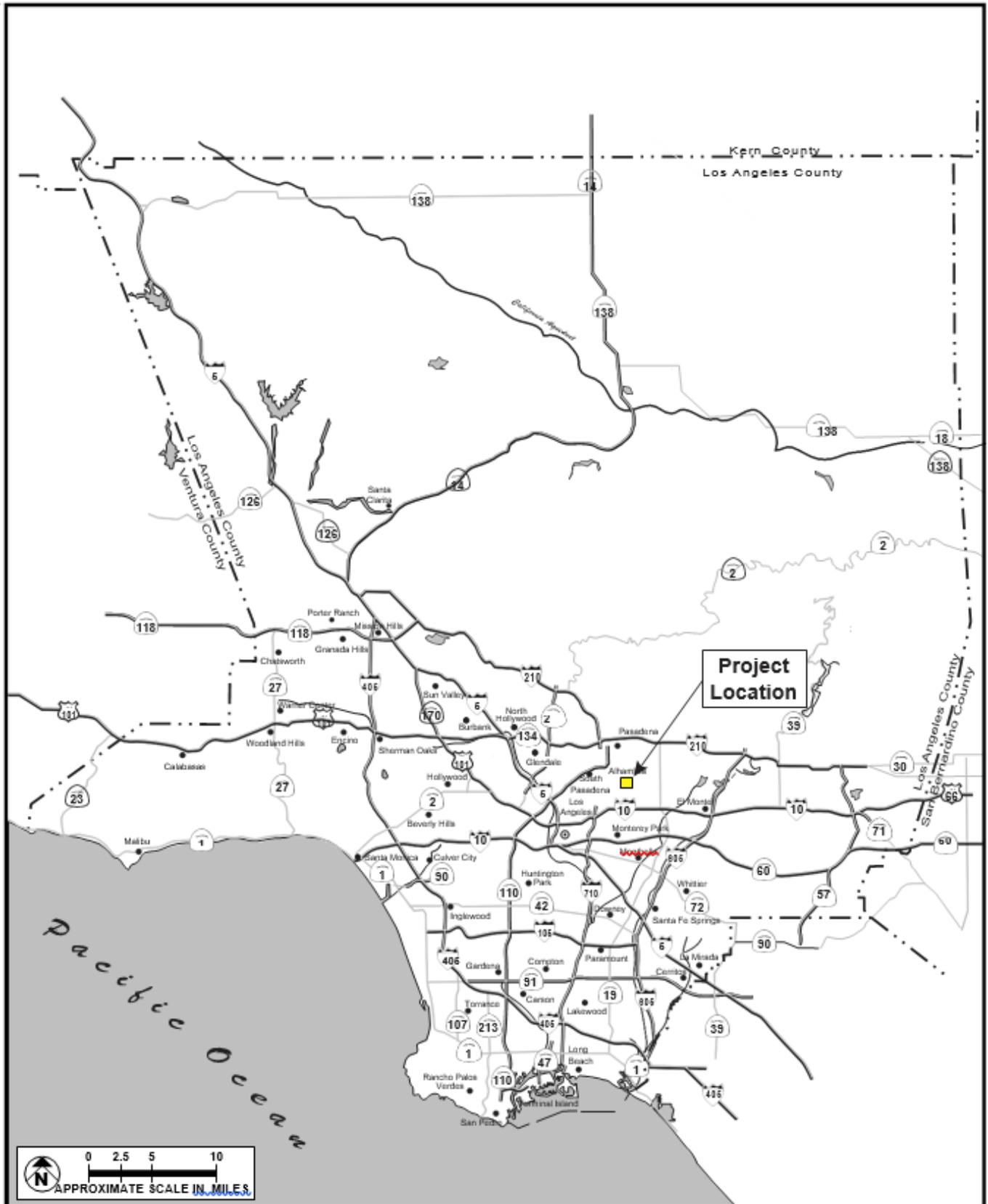
Sincerely,

A handwritten signature in blue ink that reads "Maia McCurley". The signature is written in a cursive, flowing style.

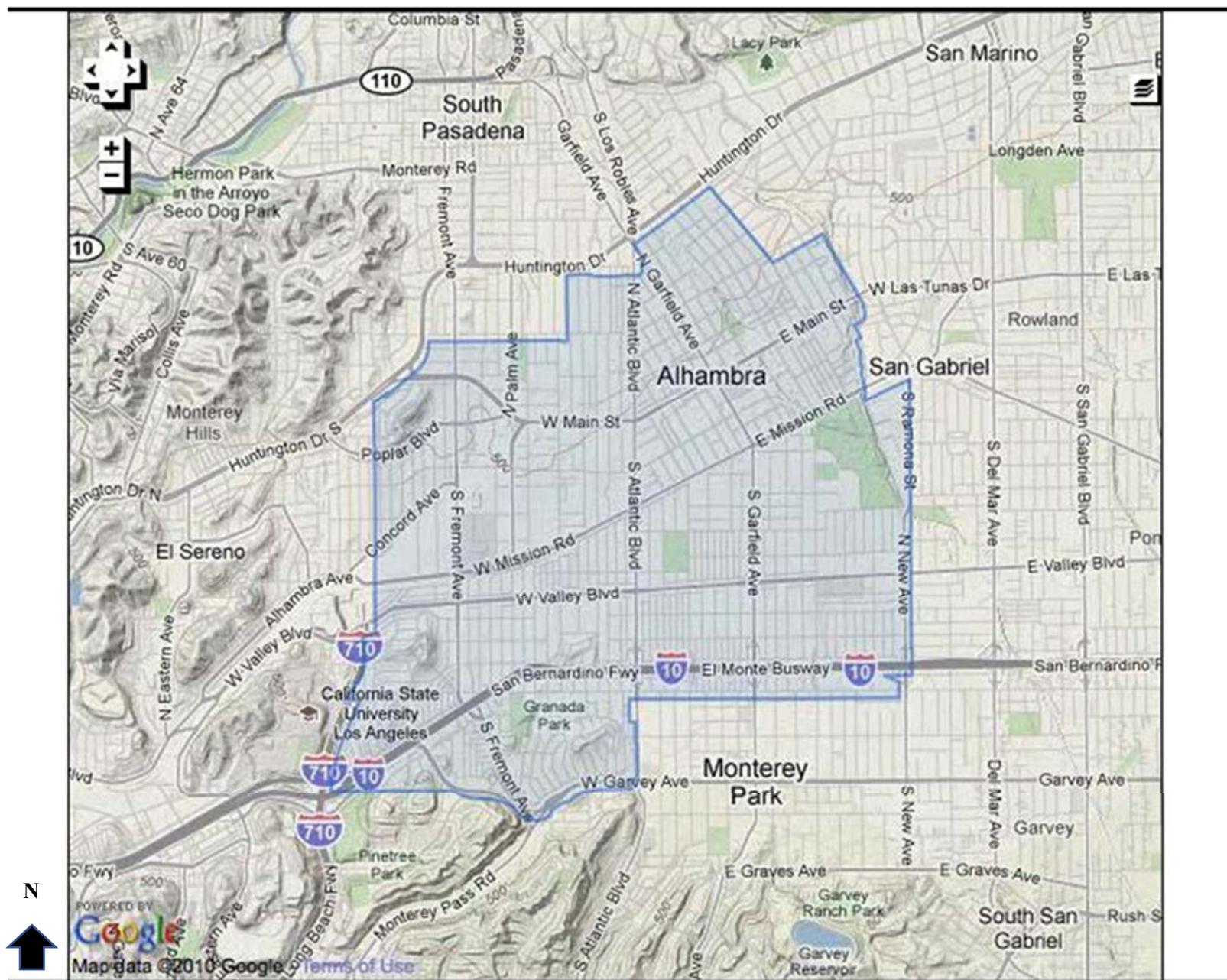
Maia McCurley
Senior Planner

Encl.: Regional Location Map
Project Location Map

Regional Location Map



Project Location Map



From: [McCurley, Maia](#)
To: ["ivivanco@soboba-nsn.gov"](mailto:ivivanco@soboba-nsn.gov)
Cc: [Lam, Paul](#)
Subject: General Plan Map Amendment - Alhambra Zoning Code Update
Date: Thursday, December 22, 2022 4:43:00 PM
Attachments: [image001.png](#)
[image005.png](#)
[7_Isaiah Vivanco AC Update Tribal Consultation Letter SB 18-AB 52.pdf](#)

Good evening,

Please see the attached Formal Notification Letter for the City of Alhambra's proposed General Plan Map Amendment for the Zoning Code Update project.

Best regards,



Maia McCurley | Senior Planner
Community Development Department
111 S. First St. | Alhambra, CA 91801
T: 626-570-5034 | F: 626-458-4201
www.cityofalhambra.org



From: [Isaiah Vivanco](#)
To: [McCurley, Maia](#)
Subject: Address Verified - Thank you!
Date: Thursday, December 22, 2022 4:43:54 PM
Attachments: [Original Message.msg](#)

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Attn: Isaiah Vivanco, Chairperson

P.O. Box 487

San Jacinto, CA 92581

City:

City of Alhambra
Community Development Department

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Soboba Band of Luiseno Indians
Attn: Joseph Ontiveros, Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581

SENT VIA U.S. MAIL CERTIFIED RETURN RECEIPT (#7020 3160 0001 6527 1265) AND E-MAIL TO JONTIVEROS@SOBOBA-NSN.GOV

SUBJECT: Formal Notification of General Plan Map Amendment Pursuant to California Public Resources Code Section 21080.3

PROJECT: Alhambra Zoning Code Update

Dear Mr. Ontiveros:

In accordance with Section 65092 and Section 65352.3 of the Government Code and CEQA Public Resources Code Section 21080.3, the City of Alhambra is providing a 90-day formal notice and information on a proposed CEQA project for which our City is the lead agency. We hereby designate the following person as the City's lead contact person for response to notice comments:

Paul Lam
Principal Planner
plam@cityofalhambra.org
(626) 570-5034

Project Description: The proposed project is a comprehensive update to the City of Alhambra Zoning Code. Alhambra's existing Zoning Code was adopted in 1986 and has been amended numerous times over the years in an attempt to keep up with various State law requirements. The existing Zoning Code contains 12 base zones, 2 overlay zones, and 10 specific plans. The state of the current Zoning Code is as follows:

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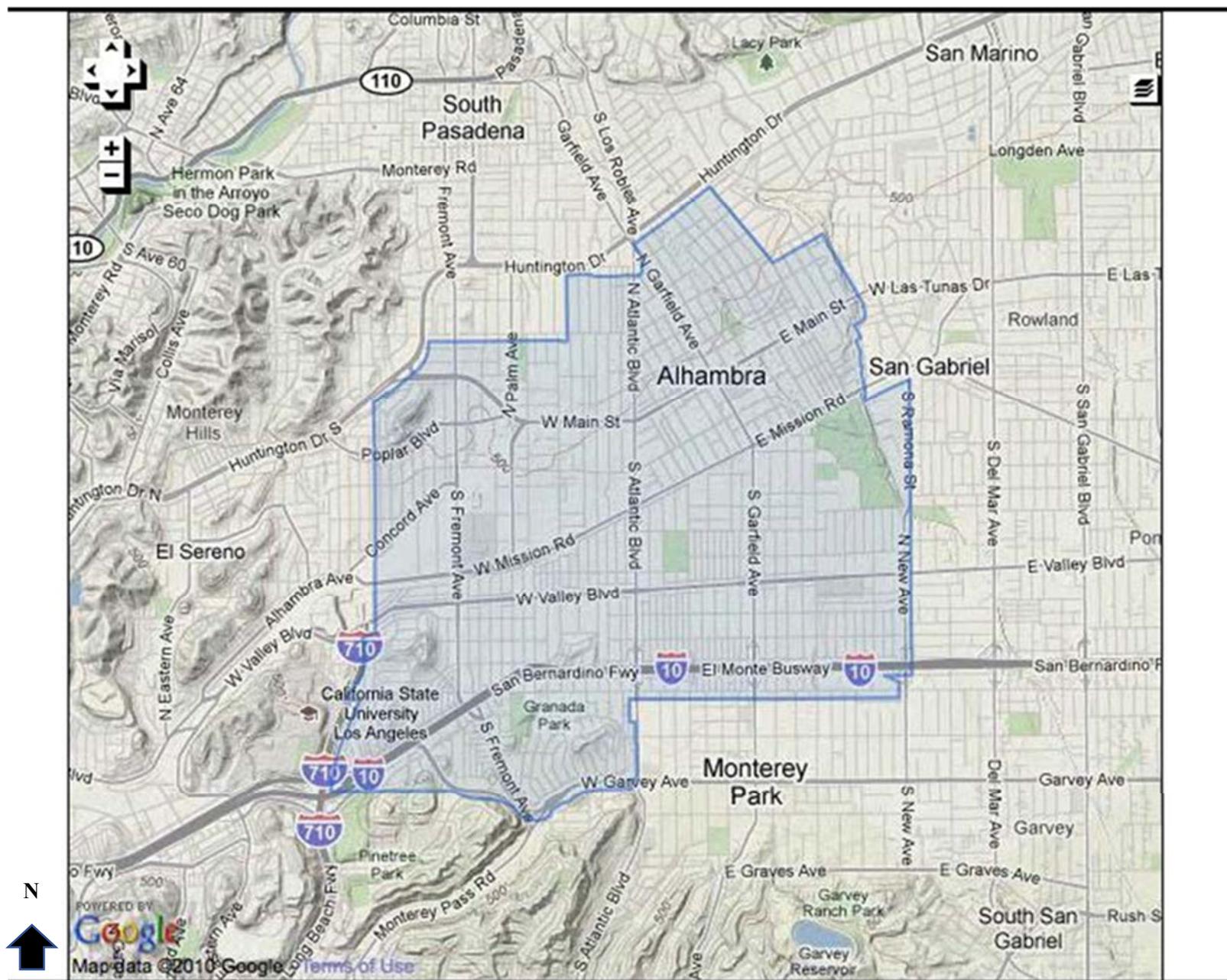
Sincerely,

A handwritten signature in blue ink that reads "Maia McCurley". The signature is written in a cursive style with a blue ink color.

Maia McCurley
Senior Planner

Encl.: Regional Location Map
Project Location Map

Project Location Map



From: [McCurley, Maia](#)
To: jontiveros@soboba-nsn.gov
Cc: [Lam, Paul](#)
Subject: General Plan Map Amendment - Alhambra Zoning Code Update
Date: Thursday, December 22, 2022 4:43:00 PM
Attachments: [image001.png](#)
[image005.png](#)
[8_Joseph Ontiveros AC Update Tribal Consultation Letter SB 18-AB 52.pdf](#)

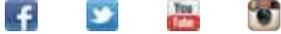
Good evening,

Please see the attached Formal Notification Letter for the City of Alhambra's proposed General Plan Map Amendment for the Zoning Code Update project.

Best regards,



Maia McCurley | Senior Planner
Community Development Department
111 S. First St. | Alhambra, CA 91801
T: 626-570-5034 | F: 626-458-4201
www.cityofalhambra.org



From: [Joseph Ontiveros](#)
To: [McCurley, Maia](#)
Subject: Address Verified - Thank you!
Date: Thursday, December 22, 2022 4:44:01 PM
Attachments: [Original Message.msg](#)

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\$	Attn: Joseph Ontiveros, Cultural Resource	
<i>Sent to</i>	Department	
<i>Street</i>	P.O. Box 487	
<i>City, State</i>	San Jacinto, CA 92581	
PS Form 3800, April 2015 PSN 7530-02-000-9047		See Reverse for Instructions

City of Alhambra
Community Development Department

December 22, 2022



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Gabrielino Tongva Indians of California Tribal Council
Attn: Christina Conley, Tribal Consultant and Administrator
P.O. Box 941078
Simi Valley, CA 93094

SENT VIA U.S. MAIL CERTIFIED RETURN RECEIPT (#7020 3160 0001 6527 1234) AND E-MAIL TO CHRISTINA.MARSDEN@ALUMNI.USC.EDU

SUBJECT: Formal Notification of General Plan Map Amendment Pursuant to California Public Resources Code Section 21080.3

PROJECT: Alhambra Zoning Code Update

Dear Ms. Conley:

In accordance with Section 65092 and Section 65352.3 of the Government Code and CEQA Public Resources Code Section 21080.3, the City of Alhambra is providing a 90-day formal notice and information on a proposed CEQA project for which our City is the lead agency. We hereby designate the following person as the City's lead contact person for response to notice comments:

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plam@cityofalhambra.org
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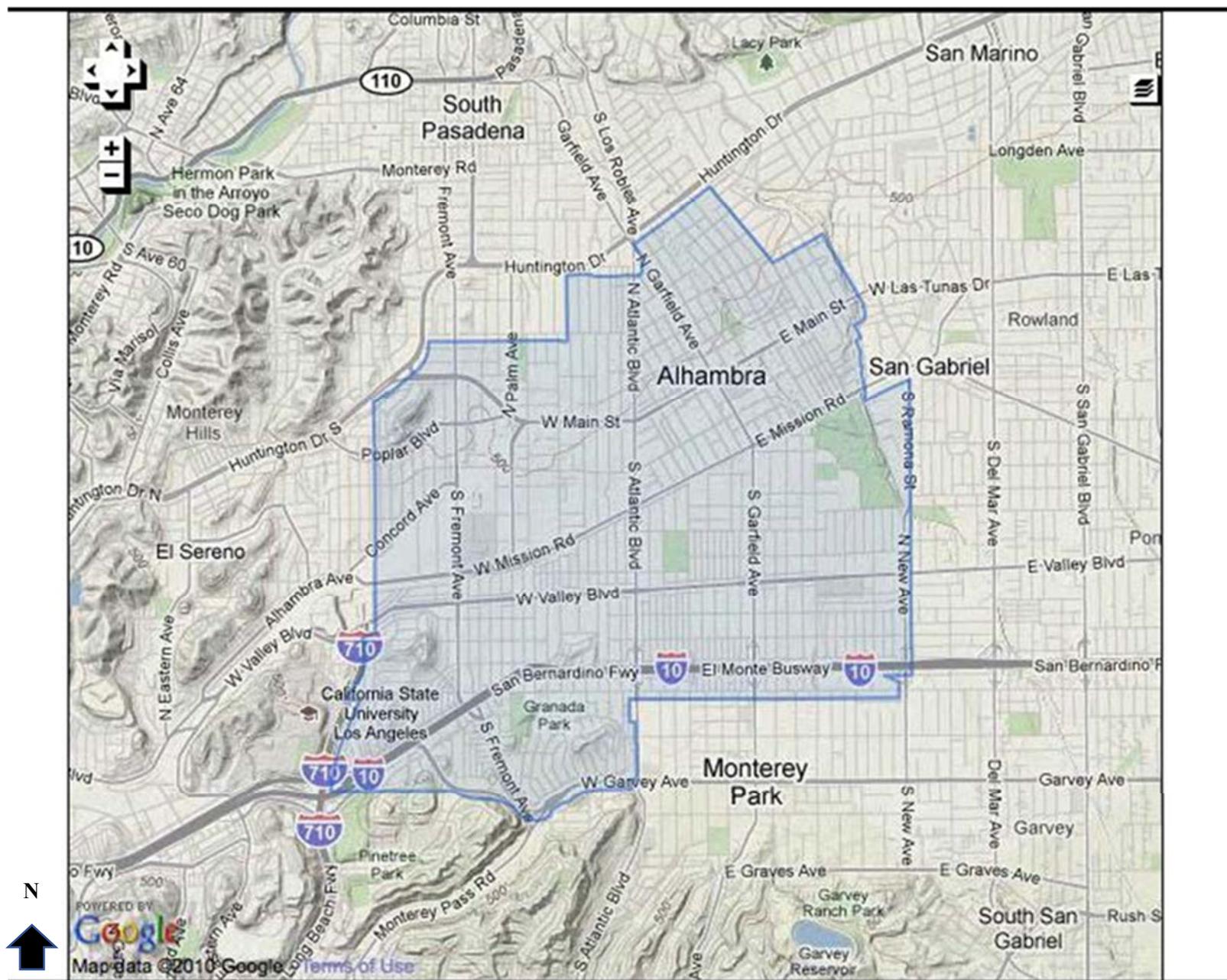
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Maia McCurley
Senior Planner

Encl.: Regional Location Map
Project Location Map

Project Location Map



From: [McCurley, Maia](#)
To: christina.marsden@alumni.usc.edu
Cc: [Lam, Paul](#)
Subject: General Plan Map Amendment - Alhambra Zoning Code Update
Date: Thursday, December 22, 2022 4:43:00 PM
Attachments: [image001.png](#)
[image005.png](#)
[9_Christina Conley_AC Update_Tribal Consultation Letter SB 18-AB 52.pdf](#)

Good evening,

Please see the attached Formal Notification Letter for the City of Alhambra's proposed General Plan Map Amendment for the Zoning Code Update project.

Best regards,



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T: 626-570-5034 | F: 626-458-4201
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Sent to Attn: Christina Conley, Tribal

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P.O. Box 941078

Simi Valley, CA 93094

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions