



City of San Gabriel Housing Element Update

Initial Study – Negative Declaration

prepared by

City of San Gabriel
Planning Division
425 South Mission Drive
San Gabriel, California 91776
Contact: Samantha Tewasart, Planning Manager

prepared with the assistance of

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

November 2021



RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers

rinconconsultants.com

City of San Gabriel Housing Element Update

Initial Study – Negative Declaration

prepared by

City of San Gabriel
Planning Division
425 South Mission Drive
San Gabriel, California 91776
Contact: Samantha Tewasart, Planning Manager

prepared with the assistance of

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

November 2021



RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers

rinconconsultants.com

This report prepared on 50% recycled paper with 50% post-consumer content.

Table of Contents

Initial Study	1
1. Project Title	1
2. Lead Agency Name and Address	1
3. Contact Person and Phone Number	1
4. Project Location	1
5. Project Sponsor's Name and Address	1
6. Project Description	3
7. Environmental Review	6
8. Discretionary Action	6
9. Other Public Agencies Whose Approval is Required	6
10. Location of Documents	6
11. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?	7
Environmental Factors Potentially Affected	8
Determination	8
Environmental Checklist	11
1 Aesthetics	11
2 Agriculture and Forestry Resources	17
3 Air Quality	19
4 Biological Resources	23
5 Cultural Resources	27
6 Energy	31
7 Geology and Soils	33
8 Greenhouse Gas Emissions	39
9 Hazards and Hazardous Materials	43
10 Hydrology and Water Quality	49
11 Land Use and Planning	55
12 Mineral Resources	59
13 Noise	61
14 Population and Housing	65
15 Public Services	67
16 Recreation	71
17 Transportation	75
18 Tribal Cultural Resources	79
19 Utilities and Service Systems	83
20 Wildfire	87
21 Mandatory Findings of Significance	89
References	91
Bibliography	91
List of Preparers	94

Tables

Table 1 Draft Housing Element Update Projections by Development Opportunity6

Table 2 SCAQMD Thresholds of Significance 20

Figures

Figure 1 Regional Project Location2

Initial Study

1. Project Title

City of San Gabriel Housing Element Update 6th Cycle (2021-2029)

2. Lead Agency Name and Address

City of San Gabriel
Planning Division
425 South Mission Drive
San Gabriel, California 91776

3. Contact Person and Phone Number

Samantha Tewasart, Planning Manager
626-308-2806 ext. 4623

4. Project Location

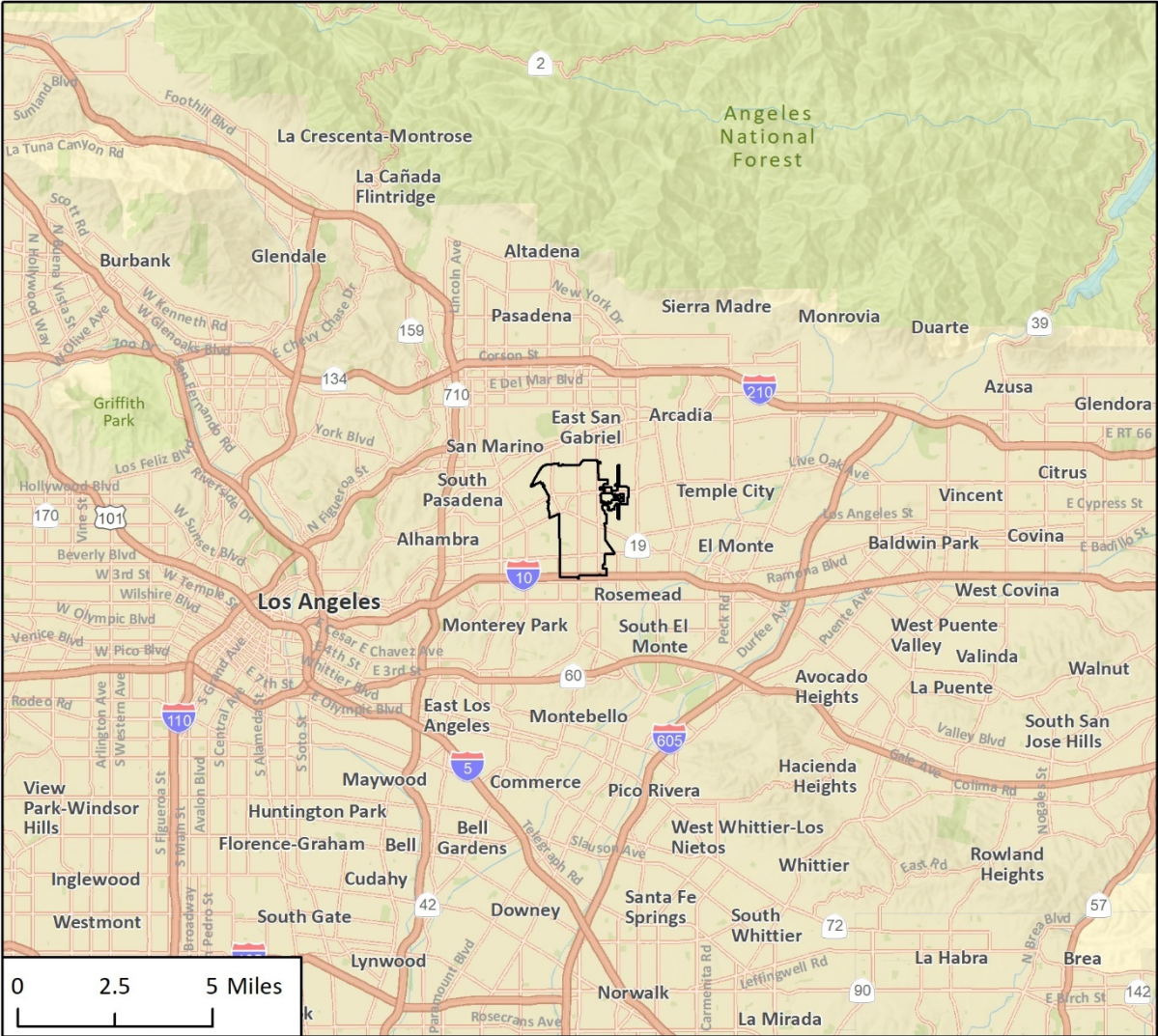
The City of San Gabriel encompasses a little more than four-square miles and is located in the San Gabriel Valley in central-east Los Angeles County. U.S. Interstate-10 (I-10) corridor runs east-west at the southern border of the city. San Gabriel is surrounded by San Marino to the north, Temple City to the east, Rosemead and Monterey Park to the south, and Alhambra to the west.

The City of San Gabriel is a suburban community with mostly single-family residential uses, and also consists of commercial districts lining San Gabriel Boulevard, Las Tunas Drive, and Valley Boulevard. There are a number of unincorporated areas under the jurisdiction of Los Angeles County east of San Gabriel Boulevard, consisting primarily of residential development (City of San Gabriel 2004). The Housing Element update's planning boundaries coincide with San Gabriel's city limits, both of which are depicted in Figure 1 below.

5. Project Sponsor's Name and Address

City of San Gabriel
Planning Division
425 South Mission Drive
San Gabriel, California 91776

Figure 1 Regional Project Location



Imagery provided by Esri and its licensors © 2021.

- ★ Project Location
- City of San Gabriel

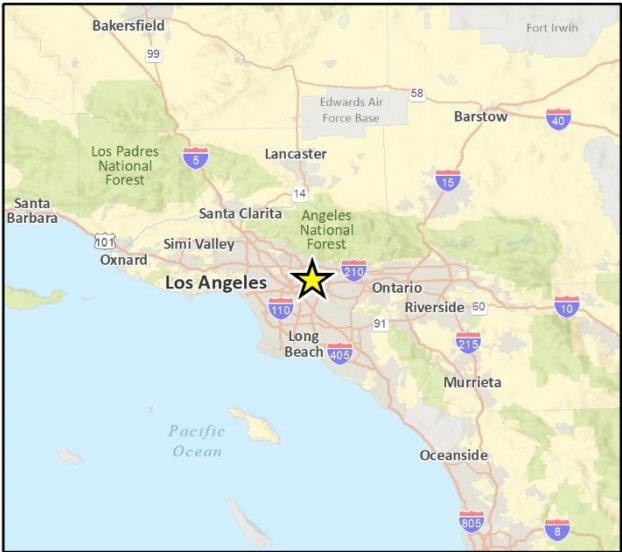


Fig 1 Regional Location - Black Outline

6. Project Description

This Initial Study-Negative Declaration (IS-ND) serves as the environmental review of the draft Housing Element Update, as required by the California Environmental Quality Act (CEQA), Public Resources Code (PRC) Section 21000 et seq., the CEQA Guidelines, and the City of San Gabriel Local Guidelines for Implementing CEQA.

The draft Housing Element Update consists of a comprehensive update to the Housing Element of the City of San Gabriel General Plan. State law requires that housing elements are updated every eight years (California Government Code Sections 65580 to 65589.11). The draft Housing Element Update identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups, defined under State law (California Government Code Section 65583). The draft Housing Element Update analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies and programs that promote housing opportunities for all persons. The City's existing 2013-2021 Housing Element was adopted in September 2013. The draft Housing Element Update would update the City's Housing Element as part of the 6th Cycle Regional Housing Needs Allocation (RHNA). For San Gabriel, the 6th Cycle planning period runs from October 15, 2021 through October 15, 2029.

The update to the Housing Element would bring the City's General Plan into compliance with State legislation passed since the adoption of the 2013-2021 Housing Element. There are multiple main components of the draft Housing Element Update that mirror those of the previous Housing Element, but that have been updated to reflect current conditions, including:

- An introduction and profile/analysis of the city's current demographics, housing characteristics, and existing and future housing needs.
- Review of resources available to facilitate and encourage the production and maintenance of housing.
- Analysis of market constraints on housing production and maintenance.
- An evaluation of accomplishments under the 2013-2021 Housing Element (5th Cycle).
- A statement of the Housing Plan to address the City's identified housing needs, including an assessment of past accomplishments, and a formulation of housing goals, policies, and programs to facilitate the 2021-2029 Housing Element Update (6th Cycle).
- An identification of the City's quantified objectives for the 6th Cycle RHNA planning period by income group based on growth estimates, past and anticipated development, and income data.

Changes unique to the draft Housing Element Update include the following components:

- A summary of the public outreach process undertaken by the City to inform the public about the impending draft Housing Element Update.
- Updated Demographic and Housing Analysis from the latest American Community Survey, and other demographic data sources for the City.
- Analysis for consistency with new State laws. Since the 2013-2021 Housing Element, the State enacted legislation to encourage housing development including, in some cases, requiring local jurisdictions to streamline project approvals for the purpose of expediting housing development. The project includes an analysis of these new regulations and as needed, programs to implement them.

- Updated Sites Inventory and Rezone Program. The draft Housing Element Update includes a citywide housing sites inventory (Appendix B of the draft Housing Element Update) which identifies properties with the potential for residential development. The sites inventory and rezone program would be implemented pursuant to allowances detailed in California Government Code 65583(c)(1)(A), which would rezone sites identified in the housing site inventory as determined by the City Council to achieve housing goals in accordance with the City's RHNA.

The draft Housing Element Update establishes objectives, policies, and programs to assist the City in achieving state-mandated housing goals. The City's implementation of these policies and programs includes future amendments to other elements of the General Plan (e.g., Land Use Element and Land Use/Zoning Map), and the future rezoning of sites identified in the housing site inventory to meet the City's RHNA obligation. Pursuant to Government Code Section 65583(c)(1), these actions must be accomplished within three years of the City's adoption of the draft Housing Element Update. As required by Government Code Section 65583(c)(8), the draft Housing Element Update provides a timeline for processing each of the amendments to the General Plan, Zoning Ordinance, and other land use documents which implement the draft Housing Element Update. No formal land use changes or physical development are proposed at this time and future land use and zoning changes would require separate environmental evaluation.

Accommodation of the Regional Housing Needs Allocation

The RHNA reflects the California Department of Housing and Community Development's (HCD's) determination of the projected housing needs in a region by household income level as a percent of the Area Median Income (AMI). The Southern California Association of Governments (SCAG) was tasked with allocating the RHNA among the jurisdictions in the SCAG region, which includes the City of San Gabriel.

San Gabriel's RHNA for the current planning period is 3,023 units, which includes:

- 846 very low-income housing units
- 415 low-income housing units
- 466 moderate-income housing units
- 1,296 above moderate-income housing units

To assess options for meeting its RHNA, the City compiled an inventory of candidate housing sites, which includes properties throughout the city. The draft Housing Element Update intends to reduce potential environmental impacts by situating housing near existing residential areas, public transportation, and commercial areas; and away from undeveloped land and/or environmentally sensitive resources. To address the RHNA allocation, the City relies on the following development opportunities:

- Planned and approved projects
- Vacant and underutilized sites
- Accessory Dwelling Units (ADUs)
- Rezone sites

Planned and Approved Projects

Housing developments that have already been proposed or received entitlement that are expected to be completed before the end of the planning period (October 15, 2029) can be credited towards RHNA (City of San Gabriel 2021). The majority, or 1,196 out of 1,264 net new units, of entitled and proposed developments would provide above moderate-income housing units. These units along with projected ADUs would satisfy the City's above moderate-income housing RHNA numbers.

Vacant and Underutilized Sites

Vacant residentially-zoned parcels in multi-family zones were identified by the City, and sites that were previously identified in the 5th Cycle Housing Element that had not been developed or redeveloped were also included. Since most of San Gabriel is built out, nonvacant sites in commercial and mixed-use zoned parcels that allow for residential uses would comprise a substantial portion of the sites inventory.

Accessory Dwelling Units

The City has experienced an increase in ADU applications and production in recent years, from building permits issued for 10 ADUs in 2018 to 36 in January through September of 2021 alone. Assuming an average approval of 26 ADUs per year, the City projects 208 ADUs over the eight-year planning period.

Rezone Re-Used Sites

Vacant lower income sites that have been included in at least two consecutive housing element sites inventories or nonvacant lower income sites that have been included in a prior housing element sites inventory are subject to rezoning requirements. The City will amend the Zoning Code to allow development by right pursuant to Government Code Section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified in Table IV-1 of the draft Housing Element to accommodate lower income RHNA previously identified in past housing elements (City of San Gabriel 2021).

As shown in Table 1 below, the City anticipates the development of 208 ADUs during the eight-year planning period and 1,264 units would be accommodated from planned and approved (pipeline) projects which can count towards the RHNA. Each development project would be subject to CEQA review to address potential impacts specific to that project. Based on ADU projections, entitled and proposed projects, and available sites shown in Table 1, the City has a shortfall of very low- and low-income housing with an excess capacity in moderate and above-moderate income housing categories. The City has identified 20.5 acres of potential parcels for rezoning which would convert some of the projected moderate and above moderate-income sites into the lower income category. This is further discussed in Program 1 of the draft Housing Element under Goal A, where a minimum of 20 acres of vacant land or land with redevelopment potential would be rezoned to a maximum density of 40 units per acre and a minimum density of at least 30 units per acre.

Table 1 Draft Housing Element Update Projections by Development Opportunity

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	846	415	466	1,296	3,023
ADUs	31	18	93	4	62	208
Entitled/Proposed Projects ¹	–	–	56	12	1,196	1,264
Remaining RHNA	See Very Low	797	266	450	38	1,551
Sites Inventory ¹	See Very Low/Low		463	1,031	81	1,575
Surplus/Shortfall	See Very Low/Low		600	581	43	24

¹ Considers net new units only.

Sources: City of San Gabriel, Lisa Wise Consulting Inc. 2021

7. Environmental Review

State law mandates that each city and county in California adopt "a comprehensive, long-term general plan," the purpose of which is to plan for important community issues such as new growth, housing needs, and environmental protection. The Housing Element is a required element of the City's General Plan.

This IS-ND includes the analysis of the changes and potential impacts related to the adoption of draft Housing Element Update only. No physical development or land use changes are addressed or evaluated. The City would analyze land use changes as a separate action to demonstrate compliance with the requirements of CEQA.

8. Discretionary Action

Implementation of the draft Housing Element Update would require the following discretionary actions by the City of San Gabriel Planning Commission and/or City Council:

- Adoption of the 2021-2029 Housing Element
- Adoption of the IS-ND prepared for the 2021-2029 Housing Element

9. Other Public Agencies Whose Approval is Required

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

10. Location of Documents

The Planning Division for the City of San Gabriel serves as the custodian of the General Plan, the draft Housing Element Update, and associated documents.

A copy of the General Plan and previous Housing Element are available online at the City of San Gabriel, Community Development Planning Division webpage:
<https://www.sangabrielcity.com/169/Land-Use-Zoning-Information>.

A copy of the draft Housing Element Update for 2021 to 2029 is also available online at the City of San Gabriel, Community Development Planning Division webpage:
<https://www.sangabrielcity.com/1525/Housing-Element-Update-2021-2029>.

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

The City prepared letters addressed to each party listed on the April 6, 2021 Los Angeles County Senate Bill 18 (SB 18) contact list provided by the Native American Heritage Commission (NAHC). Outreach letters were sent to Tribal representatives on May 4, 2021. To date, the City has received one request on May 30, 2021, for formal consultation pursuant to Senate Bill 18 (SB 18) from Mr. Sam Dunlap of the Gabrieliño-Tongva Tribe. The Gabrieliño-Tongva Tribe voiced several concerns and requests regarding future projects. See Section 18, *Tribal Cultural Resources*, of this IS-ND for additional discussion.

Environmental Factors Potentially Affected

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

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

Determination

Based on this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “less than significant with mitigation incorporated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

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

Signature

Samantha Tewasart

Printed Name

Date

Planning Manager

Title

This page intentionally left blank.

Environmental Checklist

1 Aesthetics

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

Scenic views generally refer to visual access to, or the visibility of, a particular natural or man-made visual resource from a given vantage point or corridor. Focal views focus on a particular object, scene, setting, or feature of visual interest. Panoramic views, or vistas, provide visual access to a large geographic area, for which the field of view can be wide and extend into the distance. Panoramic views are usually associated with vantage points looking out over urban or natural areas that provide a geographic orientation and view not commonly available. Examples of panoramic views might include an urban skyline, a valley, a mountain range, the ocean, or other water bodies.

San Gabriel is a highly urbanized city situated in the middle of Los Angeles County. San Gabriel is generally bounded by San Marino to the north, Temple City to the east, Rosemead and Monterey Park to the south, and Alhambra to the west. The closest scenic resource is Mount Wilson, approximately 30 miles north of the city. Most scenic resources within the city are manmade resources, including Mission San Gabriel Arcángel which is a historical landmark, the Ramona Museum of California History, and the Vincent Lugo Park.

- a. *Would the project have a substantial adverse effect on a scenic vista?*
- b. *Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- c. *Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*
- d. *Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?*

Scenic corridors consist of land visible from the highway right-of-way and is comprised primarily of natural features and landforms. When a city or county nominates an eligible scenic highway for official designation, it must identify and define the scenic corridor of the highway. Scenic corridors are defined as corridors that possesses highly scenic and natural features, as viewed from the highway. Topography, vegetation, viewing distance, and/or jurisdictional lines determine the corridor boundaries. Under the “Corridor Protection Program,” a city must adopt ordinances, zoning, and/or planning policies that are designed to protect the scenic quality of an officially designated corridor. According to the State Scenic Highway System Map, there are no scenic highways that traverse through San Gabriel. However, Route 110, also known as Arroyo Seco Historic Parkway, is a designated Federal Byway, and is located approximately 7.5 miles west of the city (California Department of Transportation [Caltrans] 2018). Route 110 starts at the intersection of US 101 and State Route 110 (SR 110) in downtown Los Angeles and ends on Colorado Boulevard in the heart of historic Old Town Pasadena (Federal Highway Administration [FHA] 2021).

San Gabriel has several designated scenic corridors for special protection, notably Mission Drive north of Mission Road to northern city limits, Roses Road from St. Albans to Hermosa Avenue, and the entire length of West Fairview Avenue. The Mission District consists of a street system dating back to the mission era and architectural history carried across several generations, and classic neighborhoods within the city contains a variety of architectural styles between the 1920s and 1950s (City of San Gabriel 2004).

Furthermore, the Chapter 10, *Community Design*, of the 2004 General Plan has established several regulatory requirements for the preservation of aesthetic and scenic resources. Individual projects are not proposed as part of the project, but future development would have to comply with Residential Design Guidelines from the General Plan. The following applicable goals in the City’s 2004 General Plan provides expectations and requirements for the design of future projects and ensures the protection of existing scenic resources.

- | | |
|-------------------|--|
| Goal 10.1: | Create an expectation that San Gabriel will accept nothing less than the highest quality in architecture, in landscape design, and in streetscape. |
| Goal 10.2: | Build on the history and culture of San Gabriel in defining future design directions. |
| Goal 10.3: | Create designs that live and breathe with San Gabriel’s neighborhoods as they themselves live and breathe. |
| Goal 10.4: | Design the necessary features of urban life so that they contribute to the community rather than detract from it. |

Goal 10.5: Build on existing neighborhood centers in such a way as to reinforce their value to the neighborhood.

Goal 10.6: Target selected commercial and residential corridors for action to improve their appearance. These include:

Corridor	Strategy
Del Mar Avenue, from Las Tunas Drive south to Interstate 10	<ul style="list-style-type: none"> ▪ Additional street trees ▪ Utility undergrounding
Junipero Serra Drive	<ul style="list-style-type: none"> ▪ Median and streetscape improvements from Las Tunas to Mission ▪ Clear pedestrian path and wayfinding to connect Smith Park to other City facilities
Las Tunas Drive, from western City limits to eastern City limits	<ul style="list-style-type: none"> ▪ New and replacement street trees ▪ Underground utilities ▪ Sign control ▪ Historical markers and wayfinding
Mission Drive, from Mission Road to the Rosemead City Limits	<ul style="list-style-type: none"> ▪ New and replacement street trees ▪ Underground utilities ▪ Sign control ▪ Historical markers and wayfinding
Mission Road, from Santa Anita Street to Junipero Serra Drive	<ul style="list-style-type: none"> ▪ New and replacement street trees ▪ Underground utilities ▪ Sign control ▪ Historical markers and wayfinding ▪ Parkway development ▪ Public art elements ▪ Screening of proposed railway right of way
New Avenue, from Ramona Avenue south to the I-10 Freeway, focusing particularly on the stretch between Valley Boulevard and Interstate 10	<ul style="list-style-type: none"> ▪ Sidewalks, curbs, gutters, and street improvements ▪ Street tree planting ▪ Underground utilities ▪ Sign control ▪ Historical markers and wayfinding
San Bernardino Freeway (Interstate 10)	<ul style="list-style-type: none"> ▪ Enhanced landscaping ▪ Enhanced sound wall screening ▪ Enhanced offramp improvements ▪ Ornamental street lighting
San Gabriel Boulevard, from Hermosa Avenue to the I-10 Freeway	<ul style="list-style-type: none"> ▪ Sidewalks, curbs, gutters, and street improvements ▪ Street tree planting ▪ Underground utilities ▪ Sign control ▪ Historical markers and wayfinding ▪ Medians
Valley Boulevard, from New Avenue to easterly City limits	<ul style="list-style-type: none"> ▪ Sidewalks, curbs, gutters, and street improvements ▪ Street tree planting ▪ Underground utilities ▪ Sign control ▪ Historical markers and wayfinding ▪ Medians ▪ Ornamental street lighting

Goal 10.7: Recognize the integrity of San Gabriel’s most scenic corridors by designating them for special protection:

Corridor	Treatment
Mission Drive north of Mission Road to Northern City Limits	<ul style="list-style-type: none"> Preserve scenic vistas of San Gabriel Foothills Preserve view corridors for specific historic sites Require that full setbacks be maintained and street tree plantings enhanced on Mission north of Las Tunas Enhance street tree plantings
Roses Road from St. Albans to e’ly terminus Hermosa Avenue	<ul style="list-style-type: none"> Enhance street tree plantings

Goal 10.8: Designate significant gateways to the City; develop entry monumentation and landscape improvements at those locations:

- Alhambra Road at City Limits
- Del Mar Avenue at Roses Road
- Del Mar Avenue and I-10
- Las Tunas Drive at Alhambra Wash
- Las Tunas Drive at Muscatel Ave.
- Mission Road at Rosemead City Limits
- Mission Road at Santa Anita Street
- New Avenue and I-10
- San Gabriel Boulevard and I-10
- San Gabriel Boulevard at Hermosa
- Valley Boulevard at New
- Valley Boulevard west of Walnut Grove (at City limits)
- St Albans Rd at Roses Road

Goal 10.9: Reward good design in ways that are meaningful to both developer and community.

Goal 10.10: Make the quality of landscape design a fundamental component of all decision-making for new development.

Goal 10.11: End sign clutter in San Gabriel.

Goal 10.12: Make the Alameda Corridor East project an amenity of which to be proud.

Goal 10.13: Require development to provide architectural and public art amenities.

Goal 10.15: Establish engineering standards that reinforce good streetscape and good urban design.

Goal 10.16: Recognize the intrinsic value of alleys, and enhance their potential to contribute to San Gabriel neighborhoods.

Goal 10.16: Respect the value of historic landmark structures by requiring that the design of adjoining buildings embrace them.

New development accommodated by the draft Housing Element Update would be reviewed for consistency with regulations related to aesthetics, light, and glare contained in the Chapter 153 (Zoning Code) of the City's Municipal Code, which incorporate design guidelines for single-family and multi-family residential development. Section 153.030 of the San Gabriel Municipal Code (SGMC) requires adequate separation between structures and surrounding properties and streets to allow for light, ventilation and access. Section 153.050 requires that all exterior lighting be designed, oriented, and constructed to shield adjacent properties from adverse glare effects. The design guidelines include site planning and grading, varied building design and architecture, wall articulation, colors and finish materials, project entry design treatment, parking lot lay-out and design, garage, garage doors, carport design, equipment screening, requirements for open space, landscaping, lighting intensity and fixture design, and security.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts to scenic vistas. Future development projects are subject to development plan review where potential aesthetic impacts will be minimized. Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern visual quality and community design. Compliance with the General Policies and Design Guidelines in the Zoning Ordinance ensures that future projects are sensitive to the surrounding environment and visually compatible with existing neighborhoods. Therefore, the draft Housing Element Update would not result in impacts related to scenic vistas, scenic highways, visual character, and light and glare and no impact would occur.

NO IMPACT

This page intentionally left blank.

2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The California Department of Conservation (DOC) maintains information related to mapping and monitoring of farmland and farmland subject to Williamson Act contract. There are no Farmland of Local Importance within City limits, but there are three strips of Unique Farmland east of the city (Department of Conservation [DOC] 2016). San Gabriel is categorized as an urban and built out city. There is no land located in the City of San Gabriel considered to be forest land, or timberland zoned as Timberland Production.

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, allows local governments to enter into contracts with private landowners to restrict specific parcels of land to agricultural or related open space use. Landowners in return receive lower than-normal property tax assessments, based upon farming and open space uses as opposed to full market value. Local governments receive an annual subsidy of property tax revenues from the state. Based on

information provided by Los Angeles County, there are currently no Williamson Act contracts in effect in San Gabriel.

- a. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?*

There are no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within San Gabriel city limits (DOC 2016). The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), or conflict with existing zoning and existing Williamson Act contracts, and no impact would occur.

NO IMPACT

- c. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*
- d. *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

“Forest land” is defined in PRC Section 12220(g) pursuant to the California Forest Legacy Program Act of 2007 as land that can support 10 percent or more native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. There is no land in the City of San Gabriel considered to be forest land, or timberland zoned as Timberland Production. Therefore, the draft Housing Element Update would not conflict with existing zoning for, or cause rezoning of, forest land, or timberland zoned Timberland Production, and no impact would occur.

NO IMPACT

- e. *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

There is no land in the City of San Gabriel considered to be forest land, or timberland zoned as Timberland Production. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document the draft Housing Element Update would not result in other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use, and no impact would occur.

NO IMPACT

3 Air Quality

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

The City of San Gabriel is in the South Coast Air Basin (Basin), which includes the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County. The Basin is bordered on the west by the Pacific Ocean, and on the north and east by the San Gabriel, San Bernardino, and San Jacinto mountains. The Basin is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for development of the regional Air Quality Management Plan (AQMP), which is a comprehensive program for compliance with all federal and State air quality planning requirements including California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). The most recently adopted AQMP is the 2016 AQMP (SCAQMD 2017). The City refers all fugitive dust complaints to SCAQMD for investigation and enforcement.

Depending on whether the standards are met or exceeded, the Basin is classified as being in “attainment” or “nonattainment.” Under State law, air districts are required to prepare a plan for air quality improvement for pollutants for which the district is in non-compliance. The SCAQMD is in non-attainment for the federal standards for ozone and PM_{2.5} (particulate matter up to 2.5 microns in size) and the State standards for ozone, PM₁₀ (particulate matter up to 10 microns in size), and PM_{2.5} (SCAQMD 2016). The Basin is designated unclassifiable or in attainment for all other federal and State standards. The CEQA Guidelines (Section 15064.7) provide that, when available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make determinations of significance. These thresholds are designed such that a project that would not exceed the adopted thresholds would not have an individually or cumulatively significant impact on the Basin’s air quality. This analysis conforms to the methodologies recommended in the SCAQMD’s *CEQA Air Quality Handbook* (1993) and supplemental guidance provided by the SCAQMD, including recommended thresholds for emissions associated with both construction and operation of the project (SCAQMD 2017).

Table 2 presents the significance thresholds for construction and operational-related criteria air pollutant and precursor emissions for individual projects. These represent the levels at which a project's individual emissions of criteria air pollutants or precursors would result in a cumulatively considerable contribution to the Basin's existing air quality conditions.

Table 2 SCAQMD Thresholds of Significance

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

Notes: ROG = reactive organic gases; NO_x = nitrogen oxides; CO = carbon monoxide; SO_x = sulfur oxides
Source: SCAQMD 2019

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

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

Additionally, the City adopted the SCAQMD's AQMP by incorporating it by reference into the San Gabriel 2004 General Plan. Chapter 8, *Environmental Resources*, of the General Plan contains the following applicable goals and targets that focus on maintenance, preservation, and improvement of air quality:

- Goal 8.6:** Improve air quality within the City of San Gabriel.
- Target 8.6.1:** Reduce the amount of emissions from vehicles in San Gabriel.
- Target 8.6.2:** Encourage the use of mass transit, car pooling, bicycling, and other alternative transportation options.
- Target 8.6.3:** Investigate the feasibility of installing a gas station with alternative fuels for use by City vehicles.
- Target 8.6.4:** Enhance the functionality and expand the size of the City's network of Park and Ride Lots.
- Target 8.6.5:** Encourage the planting of street trees and yard trees because of their air quality contribution.

- Target 8.6.6:** Replace City-owned and encourage replacement of privately owned fire extinguishers with models that do not use ozone depleting compounds.
- Target 8.6.7:** Investigate the feasibility of expanding a City operated bus service.
- Target 8.6.8:** Work with the South Coast Air Quality Management District to reduce emissions from stationary sources in San Gabriel.
- Target 8.6.9:** Permit major indirect sources of air pollution only if they provide transportation measures to reduce their impacts to an insignificant level.
- Target 8.6.10:** Map sensitive land uses including hospitals, schools, and care facilities and periodically check air quality in these areas.
- Target 8.6.11:** Update the City's Municipal Code to require architects to design buildings that promote pedestrian activity, transit use, and other forms of alternative transportation.
- Target 8.6.12:** Require priority parking areas for carpoolers in projects with larger numbers of employees.
- Target 8.6.13:** Require large developments to include improvements to bus shelters in front of the site.
- Target 8.6.14:** Discourage the placement of parking lots along the street.
- Target 8.6.15:** Provide City incentives for City employees that take an alternative form of transportation.
- Target 8.6.16:** Require new construction in Transit Oriented Design areas to be designed to incorporate the ideas of transit oriented design.

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

New development accommodated under the draft Housing Element Update would be subject to compliance with applicable SCAQMD rules, including Rule 401 (Visible Emissions), Rule 402 (Nuisance), Rule 403 (Fugitive Dust), and Rule 1113 (Architectural Coatings) to reduce emissions, dust, and volatile organic compounds during project construction. New development would also be required to adhere to implementation measures in the General Plan that support the goal and policies pertaining to clean air. Operational impacts would be addressed by General Plan policies, SGMC regulations, and other regulations and standards that govern air quality in San Gabriel.

Therefore, the adoption of the draft Housing Element Update would not conflict with emissions forecasts in the AQMP, obstruct implementation of the AQMP, result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard, or expose sensitive receptors to substantial pollutant concentrations, and no impact would occur.

NO IMPACT

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

Residential uses are not identified as a major source of odors by SCAQMD. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle.

Future projects accommodated under the draft Housing Element Update would be required to comply with local and State regulations, such as SCAQMD Rule 402, which regulates nuisance odors during project construction. Therefore, the draft Housing Element Update would not result in other emissions (such as those leading to odors) and no impact would occur.

NO IMPACT

4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The City of San Gabriel is a highly urbanized area and therefore does not include a wide range of significant biological resources. "Endangered" species are those considered in imminent danger of

extinction due their limited numbers. “Threatened” species refers to those likely to become endangered within the foreseeable future, primarily on a local scale. “Sensitive” species are those that are naturally rare or have been locally depleted or put at risk by human activities. The Los Angeles County Flood Control channels including Alhambra Wash and Rubio Wash both traverse San Gabriel. However, both concrete-lined channels have been heavily disturbed by existing development and therefore does not contain existing habitat or species. Goal 8.5 of the 2004 General Plan aims to restore the lost environmental value in both flood control channels. Neither the General Plan nor the SGMC contain regulations or goals and targets that pertain to biological resources. Figure 8-1 of the General Plan depicts the environmental resources within the city, which includes public open space, private open space, park and ride lot, potential open space, flood control canals, and tree planning areas.

- a. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

Special status species are those plants and animals listed, proposed for listing, or candidates for listing as Threatened or Endangered by the U.S. Fish and Wildlife Service (USFWS) under the Federal Endangered Species Act (FESA); those considered “Species of Concern” by the USFWS; those listed or candidates for listing as Rare, Threatened, or Endangered by the California Department of Fish and Wildlife (CDFW) under the California Endangered Species Act (CESA); animals designated as “Fully Protected” by the California Fish and Game Code (CFGC); animals listed as “Species of Special Concern” (SSC) by the CDFW; CDFW Special Plants, in the California Native Plants Society’s (CNPS) Inventory of Rare and Endangered Vascular Plants of California (CNPS 2021).

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts to candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Future development projects accommodated by the draft Housing Element Update would be subject to development plan review to determine potential concerns related to candidate, sensitive, or special status species in local or regional plans, policies, or regulations based on site-specific locations and development design. Future development would also be required to comply with local and State regulations related to sensitive species. Therefore, the adoption of the draft Housing Element Update itself would not result in impacts to candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS and no impact would occur.

NO IMPACT

- b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

Plant communities are considered sensitive biological resources if they have limited distributions, high wildlife value, include sensitive species, or are particularly susceptible to disturbance (CDFW 2019). Riparian habitats in the City include Rubio Wash located in the northeast portion of the city and Alhambra Wash located in the southern portion of the city. However, both concrete-lined

channels have been heavily disturbed by existing development and have lost the ability to support habitats or other sensitive natural communities.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts to any riparian habitat or other sensitive natural communities in the city or adjacent areas. All development would be required to comply with federal and State regulations. Future development projects accommodated by the draft Housing Element Update would also be subject to development plan review to determine potential concerns related to riparian habitats or other sensitive natural communities. Therefore, the draft Housing Element Update would not have a substantial adverse effect on riparian habitat or other sensitive natural community and no impact would occur.

NO IMPACT

- c. *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Figure 8-1 of the 2004 General Plan depicting environmental resources shows no wetlands in the vicinity of the city. A search on the USFWS National Wetlands Inventory shows three freshwater pond wetlands (PUBH) in the Alhambra Municipal Golf Course and east of Almansor Park (USFWS 2021).

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts to any State or federally protected wetlands in the city or adjacent areas. All development would be required to comply with federal and State regulations. Future development projects accommodated by the draft Housing Element Update would also be subject to development plan review to determine potential concerns related to wetlands. Therefore, the draft Housing Element Update would not have a substantial adverse effect on wetlands and no impact would occur.

NO IMPACT

- d. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Wildlife corridors are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Regional and local wildlife movements are expected to be concentrated near topographic features that allow convenient passage, including roads, drainages, and ridgelines. Since San Gabriel is an urbanized, built-out City, there are minimal area which could function as wildlife corridors or nursery sites for native and migratory wildlife. Furthermore, the Migratory Bird Treaty Act (MBTA) protects nesting migratory birds by making it unlawful to “take” (kill, harm, harass, etc.) any migratory bird listed in 50 CFR Part 10, including their nests, eggs, or products. All construction activity must halt if nesting birds are discovered in the project area.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts to 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. All future development would require project-specific developmental review to determine compliance with State and federal regulations such as MBTA. Therefore, the draft Housing Element Update would not 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 and no impact would occur.

NO IMPACT

- e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The City has no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. However, pursuant to SGMC Chapter 95, the City does contain a Tree Preservation Ordinance that aims to protect mature trees.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance in the city or adjacent areas. All development would be required to comply with federal, State, and local regulations. Therefore, the draft Housing Element Update would not conflict with any local policies or ordinances protecting biological resources and no impact would occur.

NO IMPACT

5 Cultural Resources

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

The City of San Gabriel is rich with cultural and historical significance and contains many valuable but threatened resources. A significant cluster of threatened pre- and post-American structures, including adobes more than 150 years old, exists in San Gabriel. The Ortega-Vigare Adobe on Ramona Avenue and the Rancho Las Tunas Adobe on Monson Lane are both valuable historic resources that require protection and long-term preservation. According to the Office of Historic Preservation (OHP), San Gabriel Mission is a National Registry site, while Mission San Gabriel Arcángel and Rio San Gabriel Battlefield are both State Landmarks (OHP 2021). Historically or archaeologically sensitive sites as well as historic adobes are mostly located on the northwest quadrant of the city (City of San Gabriel 2004).

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

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

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

Goals and targets put forth in the City's 2004 General Plan are intended to protect cultural resources. Chapter 11, *Cultural Resources*, of the City's 2004 General Plan contains the following applicable goals that focus on documentation, maintenance, preservation, conservation and enhancement of archaeological and historic sites, artifacts, traditions, and other elements of the City's cultural heritage:

- Goal 11.1:** Preserve and protect valuable but threatened resources.
- Goal 11.2:** Celebrate San Gabriel's connection to the culture of the Tongva People.
- Goal 11.3:** Improve a weak preservation ordinance.
- Goal 11.4:** Diminish imminent threats to San Gabriel's heritage.
- Goal 11.5:** Protect and conserve our historic adobes.
- Goal 11.6:** Need to conserve and protect.
- Goal 11.7:** Create a database documenting the breadth and wealth of San Gabriel's cultural resources.
- Goal 11.8:** Establish a permanent, ongoing oral history program.
- Goal 11.9:** Preserve and protect our cultural landscapes from damage and degradation.

The draft Housing Element Update, in and of itself, does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in San Gabriel. Because it is a policy document, the draft Housing Element Update would not create adverse change in the significance of a historical resource pursuant to Section 15064.5 or cause a substantial adverse change in the significance of an or archaeological resource. Future development under the draft Housing Element Update would be required to comply with federal, State, and local regulations and the policies in the City's General Plan. Future development projects accommodated by the draft Housing Element Update would also be subject to SGMC Section 150.002.1 and developers would be required to provide a site security and screening plan that includes provisions for the protection and recovery of archaeological, paleontological or historical artifacts. Therefore, the adoption of the draft Housing Element Update would not result in changes to historical or archeological resources and no impact would occur.

NO IMPACT

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

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

The draft Housing Element Update does not propose the development of any specific sites, and any future development would be subject to developmental review and required to adhere to the City's policies and goals designed to reduce impacts to historic and cultural resources. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not disturb any human remains, including those interred outside of formal cemeteries. Individual projects are not proposed as part of the draft Housing Element Update. New development accommodated by the draft Housing Element Update would be subject to federal, State, and local regulations and policies in the City's General Plan. Projects would be reviewed for compliance with City development standards and would be required to comply with CEQA Guidelines Section 15000 et seq. which set procedures for notifying the County Coroner and NAHC for identification and treatment of human remains if they are discovered during construction. Therefore, the adoption of the draft Housing Element Update would not disturb any human remains and no impact would occur.

NO IMPACT

This page intentionally left blank.

6 Energy

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

Electricity service in the City is provided by Southern California Edison (SCE). Natural gas service is provided by Southern California Gas Company (SoCalGas) to residents and businesses (City of San Gabriel 2021).

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

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

The City's 2004 General Plan does not contain a chapter on energy, but does contain the following applicable goals, targets and actions that establishes regulatory requirements for conservation and greater use of renewable energy.

- Goal 2.2:** Promote and encourage the provision of adequate housing to meet the needs of the community.
- Action 2.2.1.3:** Support the development of cost saving and energy conserving construction techniques.
- Goal 10.3:** Create designs that live and breathe with San Gabriel's neighborhoods as they themselves live and breathe.

Target 10.3.3: Encourage the application of sustainable design principles and materials that do not consume irreplaceable resources. The City shall:

- Promote energy efficient construction
- Support code modifications that encourage the use of recycled and regenerated materials
- Orient new development to transit wherever possible
- Permit “vertically integrated” mixed uses, meaning traditional patterns of development that permit people to live over their places of business
- Promote traditional street patterns that allow high levels of pedestrian circulation and promote short walking distances to necessary services
- Support the principles for sustainable development recommended by the American Planning Association’s policy guide, Planning for Sustainability. These practices include renewable and recycled building materials, energy efficient design, transit-oriented development, neighborhood livability, pedestrian friendly design, drought tolerant and native plant materials, and other techniques for sustainable communities.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation, or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Future development accommodated by the draft Housing Element Update would be subject to the energy conservation requirements of the California Energy Code, the California Green Building Standards Code, and local policies. Development would obtain electrical power from SCE, which updated its renewable energy portfolio (RPS) in 2015 to expand its commitment to renewable energy sources to 50 percent by 2030 in order to comply with Senate Bill 350, which was adopted in 2015. SCE currently delivers more solar energy than any other U.S. utility comprising about 28 percent of SCE’s energy portfolio in 2016 (SCE 2018). Additionally, the draft Housing Element Update would prioritize accommodation of high-density residential uses near transit areas and existing commercial/retail, recreational, and institutional land uses, which would reduce trip distances and encourage the use of alternative modes of transportation such as bicycling and walking.

Therefore, the adoption of the draft Housing Element Update would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency or result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation and no impact would occur.

NO IMPACT

7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The City of San Gabriel is bounded by other urban cities, and Mount Wilson further north. The nearest fault zone is the Raymond Fault, located approximately two miles north of the city and traverses San Marino and South Pasadena (DOC 2016). Given its close proximity to the San Andreas Fault and Sierra Madre Fault as well, San Gabriel is mainly affected by ground shaking during seismic hazards. Ground shaking is the major cause of structural damage from earthquakes. The intensity of ground motion expected at a particular site depends upon the magnitude of the earthquake, the distance to the epicenter, and the geology of the area between the epicenter and the property. Greater movement can be expected at sites located on poorly consolidated material within close proximity to the ruptured fault, or in response to a seismic event of great magnitude.

Furthermore, the southeast corner of the city is a liquefaction zone which can pose as a hazard during earthquakes (City of San Gabriel 2004). Liquefaction is a seismic phenomenon in which loose, saturated granular and non-plastic fine-grained soils lose their structure/strength when subjected to high-intensity ground shaking. Liquefaction occurs when three general conditions exist: (1) shallow groundwater within the top 50 feet of the ground surface; (2) low-density non-plastic soils; and (3) high-intensity ground motion.

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

The City is not underlain by an Alquist-Priolo Earthquake Fault Zone. Chapter 5, *Public and Environmental Safety*, and Chapter 8, *Environmental Resources*, of the 2004 General Plan contain the following applicable goals, targets, and actions that establish safety precautions regarding potential geologic hazards and resources:

- Goal 5.1:** Minimize the potential for loss of life and property from geologic and seismic hazards.
- Target 5.1.1:** Insure that the buildings and structures are adequately retrofitted and maintained for seismic shaking in accordance with State regulations.
- Action 5.1.1.1:** Maintain a database of buildings and structures already retrofitted from past earthquakes and create a list of buildings to be retrofitted from seismic hazards.
- Action 5.1.1.2:** Establish programs to encourage retrofit including reduced permit fees, grants to offset retrofit costs, or loan programs
- Action 5.1.1.3:** Provide information to the public on ways to reinforce buildings to reduce damage from earthquakes.
- Target 5.1.2:** Protect life, safety and essential lifelines; reduce the potential for property damage from liquefaction; and promote the collection of more complete information on liquefaction susceptibility throughout the City.

- Action 5.1.2.1:** Provide public information on awareness of liquefaction effects and ways to minimize property damage from its impacts.
- Action 5.1.2.2:** Collect information every six months from the Department of Interior United States Geological Survey on liquefaction susceptibility and its potential impacts within the San Gabriel Valley.
- Action 5.1.2.3:** Relate land use regulations regarding potential liquefaction zones to the importance or criticality of the use, size of the facility, and relative ease of evacuation of occupants if the building is damaged by liquefaction.
- Target 5.1.3:** Protect life safety, substantially reduce the damage from fault rupture, and help ensure orderly evacuation of building occupants following an earthquake.
- Action 5.1.3.1:** Promote and maintain the collection of relevant data from the Department of Interior United States Geological Survey, including FEMA maps showing faults within the San Gabriel Valley.
- Action 5.1.3.2:** Provide public information via the City's internet home page to community residents and businesses regarding the City's Multihazard Functional Plan that will help improve the orderly evacuation of occupants following an earthquake.
- Goal 8.7:** Minimize the harmful effects of seismic and geological hazards to people and property.
- Target 8.7.1:** Reduce injuries and death due to earthquakes.
- Action 8.7.1.1:** Use Community Development Block Grant money to seismically retrofit unsafe buildings in San Gabriel.
- Action 8.7.1.2:** Use money from the City's Redevelopment Fund to seismically retrofit unsafe buildings within the Redevelopment Area.
- Target 8.7.2:** Reduce the potential damage caused by liquefaction.
- Action 8.7.2.1:** Educate staff, local architects, builders, and property owners about how projects designed to be located in liquefaction areas should be built.
- Action 8.7.2.2:** Require buildings in these areas to undergo an investigation that is more stringent, to reduce the potential for injury or loss of life.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to geologic hazards. Development proposals for individual projects accommodated under the draft Housing Element Update would be subject to adopted development guidelines and required to adhere to the California Building Code (CBC) requirements, General Plan goals and targets, SGMC Section 150.084 pertaining to earthquake hazard reduction in existing buildings, and other applicable standards and regulations. Therefore, the draft Housing Element Update would not directly or indirectly cause potential substantial adverse effects related to seismic activity and no impact would occur.

NO IMPACT

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

The city is not subject to erosion, runoff, and sedimentation and therefore does not list any goals and targets in its 2004 General Plan pertaining to soil erosion or the loss of topsoil. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to substantial soil erosion or the loss of topsoil. Future development accommodated under the draft Housing Element Update would be subject to development plan review to determine potential concerns related to geologic hazards based on site-specific locations and development design. Development proposals for individual projects would be subject to adopted development guidelines and would be required to comply with CBC Chapter 70 standards, which are designed to ensure implementation of appropriate measures during grading and construction to control erosion and storm water pollution. Future development shall also be subject to the National Pollutant Discharge Elimination System (NPDES) General Construction Permit process, which would require development of a Stormwater Pollution Prevention Plan (SWPPP) to outline best management practices (BMPs) for controlling erosion, sediment release, and otherwise reduce the potential for discharge of pollutants from construction into stormwater.

Compliance with existing regulations would reduce the risk of soil erosion from potential construction activities. Therefore, the draft Housing Element Update would not result in substantial soil erosion or the loss of topsoil, and no impact would occur.

NO IMPACT

c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Impacts related to landslides and liquefaction are addressed under impact discussions *a.3.* and *a.4.*; therefore, this discussion focuses on impacts related to unstable soils as a result of lateral spreading, subsidence, or collapse. Lateral spreading occurs as a result of liquefaction; accordingly, liquefaction-prone areas would also be susceptible to lateral spreading. Subsidence occurs at great depths below the surface when subsurface pressure is reduced by the withdrawal of fluids (e.g., groundwater, natural gas, or oil) resulting in sinking of the ground. The southeast corner of San Gabriel is subject to liquefaction and therefore lateral spreading. However, pursuant to SGMC Section 152.08, a geotechnical soil report must be prepared and recommendations incorporated as a condition to the building permit. Seminars would also be created for local architects, designers and builders for issues surrounding new construction in liquefaction areas (City of San Gabriel 2004). Furthermore, all future projects would adhere to goals, targets and actions listed under Impact *a.*

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, in and of itself, result in impacts related to lateral spreading, subsidence, or collapse. All future development accommodated under the draft Housing Element Update would be required to comply with the CBC's minimum standards for structural design and site development. The CBC provides standards for excavation, grading, and earthwork construction; fills and embankments; expansive soils; foundation investigations; and liquefaction potential and soils strength loss. Therefore, CBC-required incorporation of soil treatment programs (replacement, grouting, compaction, drainage control, etc.) in the excavation and construction plans can achieve an acceptable degree of soil

stability to address site-specific soil conditions. Adherence to these requirements would achieve accepted safety standards relative to unstable geologic units or soils.

Therefore, the draft Housing Element Update would not result in impacts associated with unstable geologic units or soil and no impact would occur.

NO IMPACT

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

Soils that volumetrically increase (swell) or expand when exposed to water and contract when dry (shrink) are considered expansive soils. A soil's potential to shrink and swell depends on the amount and types of clay in the soil. Highly expansive soils can cause structural damage to foundations and roads without proper structural engineering and are generally less suitable or desirable for development.

The city is not subject to expansive soils therefore does not list any goals and targets in its 2004 General Plan pertaining to soil erosion or the loss of topsoil. However, pursuant to SGM Section 152.08, a geotechnical soil report must be prepared, and recommendations incorporated as a condition to the building permit. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to expansive soils. Future projects accommodated by the draft Housing Element Update would be required to adhere to the CBC regulations and SGM Section 152.08 to prevent substantial direct or indirect risks from expansive soils, and no impact would occur.

NO IMPACT

- e. *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

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

Development accommodated under the draft Housing Element Update is anticipated to be connected to the municipal waste disposal system. Therefore, the draft Housing Element Update would not 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 and no impact would occur.

NO IMPACT

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

No paleontological resources have been discovered in the city (University of California Museum of Paleontology 2019). The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel

consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts to paleontological resources or unique geologic features. Future development accommodated under the draft Housing Element Update would be subject to SGMC Section 150.002.1 and developers would be required to provide a site security and screening plan that includes provisions for the protection and recovery of archaeological, paleontological or historical artifacts. Therefore, the adoption of the draft Housing Element Update would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature and no impact would occur.

NO IMPACT

8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Gases that absorb and re-emit infrared radiation in the atmosphere are called greenhouse gases (GHGs). The gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO₂), methane (CH₄), nitrous oxides (N₂O), fluorinated gases such as hydrofluorocarbons and perfluorocarbons, and sulfur hexafluoride. Water vapor is excluded from the list of GHGs because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation. GHGs are emitted by both natural processes and human activities. Of these gases, CO₂ and CH₄ are emitted in the greatest quantities from human activities. Emissions of CO₂ are largely by-products of fossil fuel combustion, and CH₄ results from off-gassing associated with agricultural practices and landfills. Different types of GHGs have varying global warming potentials (GWPs), which are the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally 100 years). Because GHGs absorb different amounts of heat, a common reference gas (CO₂) is used to relate the amount of heat absorbed to the amount of the GHG emissions, referred to as carbon dioxide equivalent (CO₂e), and is the amount of a GHG emitted multiplied by its GWP. CO₂ has a 100-year GWP of one. By contrast, CH₄ has a GWP of 28, meaning its global warming effect is 28 times greater than that of CO₂ on a molecule per molecule basis (Intergovernmental Panel on Climate Change [IPCC] 2014a).¹

The accumulation of GHGs in the atmosphere regulates Earth's temperature. Without the natural heat-trapping effect of GHGs, the Earth's surface would be about 33 degrees Celsius (°C) cooler. However, emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of GHGs in the atmosphere beyond the level of naturally occurring concentrations.

¹ The IPCC's (2014a) *Fifth Assessment Report* determined that methane has a GWP of 28. However, modeling of GHG emissions was completed using the California Emissions Estimator Model version 2016.3.2, which uses a GWP of 25 for methane, consistent with the IPCC's (2007) *Fourth Assessment Report*.

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

The City of San Gabriel adopted an Energy Action Plan (EAP) in 2012 which provides long-term strategies to improve energy efficiency and reduce the city's impact on the environment. The EAP summarizes GHG generating activities and provides requirements to reduce GHG emissions within the city pursuant to State legislation (City of San Gabriel 2012).

The principal State GHG plan and policy is Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006, and Senate Bill 32 (SB 32). The quantitative goal of AB 32 is to reduce GHG emissions to 40 percent below 1990 levels by 2030 (California Air Resources Board [CARB] 2017). Senate Bill (SB 375), signed in August 2008, enhanced the State's ability to reach AB 32 goals by directing CARB to develop regional GHG emission reduction targets to be achieved from passenger vehicles for 2020 and 2035. In addition, SB 375 directs each of the State's 18 major Metropolitan Planning Organizations (MPO) to prepare a "sustainable communities strategy" that contains a growth strategy to meet these emission targets for inclusion in the RTP. SCAG formally adopted the 2020-2045 RTP/SCS on September 3, 2020 to provide a roadmap for sensible ways to expand transportation options, improve air quality and bolster Southern California's long-term economic viability (SCAG 2020).

The City of San Gabriel 2004 General Plan does not include a chapter on GHG but does contain several regulatory requirements related to energy consumption and GHG emissions. The following applicable goals and policies in the City's 2004 General Plan would promote efficient, sustainable, and environmentally appropriate energy systems:

- Goal 2.1:** Expand the supply of housing in accordance with the land use designations and policies in the Land Use Element.
- Action 2.1.5:** Through subdivision and zoning ordinances, and through the permit process, encourage use of innovative construction techniques, design standards, and energy conservation methods in new housing development.
- Goal 7.3:** Develop a system of bicycle and pedestrian trails that are sustainable.
- Target 7.3.2:** Develop new bicycle and pedestrian trails in commercial and residential neighborhoods, parks, or rail corridors that create "walkable" close-knit neighborhoods that will reduce air pollution and energy consumption.
- Goal 10.3:** Create designs that live and breathe with San Gabriel's neighborhoods as they themselves live and breathe.
- Target 10.3.3:** Encourage the application of sustainable design principles and materials that do not consume irreplaceable resources. The City shall:
 - Promote energy efficient construction
 - Support code modifications that encourage the use of recycled and regenerated materials
 - Orient new development to transit wherever possible
 - Permit "vertically integrated" mixed uses, meaning traditional patterns of development that permit people to live over their places of business

- Promote traditional street patterns that allow high levels of pedestrian circulation and promote short walking distances to necessary services
- Support the principles for sustainable development recommended by the American Planning Association's policy guide, Planning for Sustainability. These practices include renewable and recycled building materials, energy efficient design, transit oriented development, neighborhood livability, pedestrian friendly design, drought tolerant and native plant materials, and other techniques for sustainable communities.

Furthermore, the City's EAP also contains applicable policies that pertain to increasing energy efficiency and decreasing GHG emissions:

- Policy 2.2:** Support the use of energy-efficient appliances and equipment in the nonresidential building stock.
- Policy 3.1:** The City will maximize the energy efficiency of new buildings.
- Policy 3.2:** Encourage the use of smart grid and Energy Star appliances in new development.
- Policy 3.3:** Work with regional partners to develop an effective approach to achieve energy efficiency in new development.
- Policy 4.2:** Create development incentives to encourage energy efficiency improvements and net zero energy in new development and remodels.
- Policy 5.1:** Maximize the cooling of buildings through tree planting and shading to reduce building electricity demands.
- Policy 6.2:** Encourage the use of energy- and water-efficient water fixtures for indoor water use to reduce electricity use for water pumping.
- Policy 6.3:** Support water efficient landscaping to reduce the electricity demand for water transport and treatment.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts to energy consumption, GHG emissions, or climate change. Future development would require development review to evaluate potential concerns related to GHG emissions. Development accommodated under the draft Housing Element Update would be consistent with the SCAG 2020-2045 RTP/SCS goals. Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern the emissions of GHGs. Additionally, the City would require individual projects comply with the latest Title 24 Green Building Code and Building Efficiency Energy Standards which reduce energy use from lighting, water-efficient faucets and toilets, and water efficient landscaping and irrigation. Development would obtain electrical power from SCE, which updated its renewable energy portfolio (RPS) in 2015 to expand its commitment to renewable energy sources to 50 percent by 2030 in order to comply with Senate Bill 350, which was adopted in 2015. Therefore, the draft Housing Element Update would not generate GHG emissions that may have a significant impact on the environment and would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions, and no impact would occur.

NO IMPACT

This page intentionally left blank.

9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The management of hazardous materials and hazardous wastes is regulated at federal, State, and local levels, including through programs administered by the U.S. Environmental Protection Agency (USEPA); agencies within the California Environmental Protection Agency, such as the California Department of Toxic Substances Control (DTSC); federal and State occupational safety agencies; and the Certified Unified Program Agency (CUPA), which for San Gabriel is the Los Angeles County Fire Department Health Hazardous Materials Division (County of Los Angeles Fire Department 2021).

As a department of the California Environmental Protection Agency, DTSC is the primary agency in California that regulates hazardous waste, assumes authority for clean-up of the most serious existing contamination sites, and looks for ways to reduce the hazardous waste produced in California. The DTSC regulates hazardous waste in California primarily under the authority of the Resource Conservation and Recovery Act and the California Health and Safety Code. The DTSC also administers the California Hazardous Waste Control Law to regulate hazardous wastes. The Hazardous Waste Control Law lists 791 chemicals and approximately 300 common materials that may be hazardous; establishes criteria for identifying, packaging, and labeling hazardous wastes; prescribes management controls; establishes permit requirements for treatment, storage, disposal, and transportation; and identifies some wastes that cannot be disposed of in landfills.

California Government Code Section 65302(g) mandates that the general plan of a community address safety issues, including but not limited to hazardous materials. Responsibility for regulating and monitoring the management, disposal, labeling, and use of toxic and hazardous materials lies with a variety of Federal, State, and local agencies, including the USEPA, the California Office of Health Planning and Development, and the Los Angeles County Fire Department Health Hazardous Materials Division. Assembly Bill 2948 (AB 2948, Chapter 1504, Statutes of 1986), commonly known as the Tanner Bill, authorizes counties to prepare Hazardous Waste Management Plans (HWMP) in response to the need for safe management of hazardous materials and waste products.

The Los Angeles County HWMP was adopted in 1988 and identifies the types and amounts of wastes generated in the County and establishes programs for managing these wastes. To comply with Health and Safety Code Section 25135, the Los Angeles County HWMP assures that adequate treatment and disposal capacity is available to manage the hazardous wastes generated within the jurisdiction, and addresses issues related to manufacture and use of hazardous waste. This plan was developed jointly by the County, cities within the county, the State, the industry and widespread public participation in order to address the disposal, handling, processing, storage and treatment of local hazardous materials and waste products (Los Angeles County 1988).

The State Water Resources Control Board (SWRCB) GeoTracker website identifies Leaking Underground Storage Tanks (LUST) cleanup sites; Cleanup Program Sites, formerly known as Spills, Leaks, Investigations, and Cleanups sites; military sites; land disposal sites, or landfills; permitted underground storage tank sites; Waste Discharge Requirement sites; Irrigated Lands Regulatory Program sites; and DTSC cleanup and hazardous waste permit sites. San Gabriel has one active site listed on the DTSC EnviroStor database of cleanup and hazardous waste permit sites as of August 30, 2021. The site is a Federal Superfund site that has been active since 2015 and has the potential to impact drinking water supply. However, the site is part of the DTSC Site Cleanup Program continuously monitored by the DTSC, Los Angeles Regional Water Quality Control Board (RWQCB), and the USEPA, and is part of the DTSC Site Cleanup Program (DTSC 2021). Additionally, there are several LUST sites identified in various locations throughout the city, but all are categorized as inactive and closed (State Water Resources Control Board [SWRCB] 2021).

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*
- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*
- d. *Would the project be located on a site that is included on a list of hazardous material 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?*

Chapter 5, *Public and Environmental Safety*, of the City's 2004 General Plan contains the following applicable goals and policies that establish several regulatory requirements to present methods of safe management for hazardous and toxic materials in the community:

- Goal 5.7:** Reduce potential harm and damage from environmental hazards.
- Target 5.7.1:** Establish a framework to monitor methane gas exposure and minimize the risks associated with any gas leakage and exposure.
- Action 5.7.1.1:** Evaluate subsurface geologic conditions to identify general areas where impermeable features could trap and/or concentrate any gas emissions.
- Action 5.7.1.2:** Prepare Geographic Information Systems (GIS) coverage for the sites included in the list of hazardous waste and substances site to maintain and monitor.
- Action 5.7.1.3:** Require that special mitigation measures be incorporated in both new and existing development where methane gas is detected.
- Action 5.7.1.4:** Disseminate information to the community on the potential risk of methane gas leakage and available mitigation measures.
- Target 5.7.3:** Reduce the generation of solid wastes, including hazardous waste and recycle those materials that are used, to slow the filling of local and regional landfills, in accord with the California Integrated Waste Management Act of 1989.
- Action 5.7.3.1:** Continue to maintain hazardous waste regulations in the City's Zoning Ordinance.
- Target 5.7.4:** Comply with all applicable regulations and provisions for the storage, use and handling of hazardous substances as established by federal (EPA), State (RWQCB, Cal OSHA, CAL EPA) and local (County of Los Angeles, City of San Gabriel) regulations.
- Action 5.7.3.1:** Establish an ordinance specifying routes for transporting hazardous materials.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, in and of itself, result in impacts associated with hazardous materials. Future development accommodated by the draft Housing Element Update would be subject to development plan review to determine potential concerns related to hazards and hazardous materials based on site-specific locations and development design. Development proposals for, and construction and operation of individual projects would be subject to adopted federal, State, and local regulations associated with

contaminated sites; hazardous materials transportation, use, and storage; hazardous waste and disposal, and emergency response to leakages and spills of hazardous materials.

Through the City's development review process, it would be determined whether a Phase I Environmental Site Assessment would be necessary to determine whether a proposed development site is on or in the immediate vicinity of any known hazardous material sites. It is possible that underground storage tanks (USTs) in use prior to permitting and record keeping requirements may be present in the Plan Area. If an unidentified UST were uncovered or disturbed during construction activities, it would be removed under permit by the Los Angeles County Department of Public Works (LADPW); if such removal would potentially undermine the structural stability of existing structures, foundations, or impact existing utilities, the tank might be closed in place without removal. Tank removal activities could pose both health and safety risks, such as the exposure of workers, tank handling personnel, and the public to tank contents or vapors. Potential risks, if any, posed by USTs would be minimized by managing the tank according to existing standards contained in Division 20, Chapters 6.7 and 6.75 (Underground Storage Tank Program) of the California Health and Safety Code as enforced and monitored by the LADPW.

Construction associated with future project development accommodated under the Draft Housing Element Update would involve the use of potentially hazardous materials, such as vehicle fuels and fluids, that could be released should a leak or spill occur. Any use of potentially hazardous materials during construction of future development would be required to comply with all local, State, and federal regulations regarding the handling of potentially hazardous materials. Contractors would be required to implement standard construction BMPs for the use and handling of such materials to avoid or reduce the potential for such conditions to occur. The transport, use, and storage of hazardous materials during future construction would be required to comply with all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and California Code of Regulations Title 22.

In addition, the potential for future construction to involve the demolition or alteration of structures that may contain asbestos and/or lead-based paint, would be reduced through compliance with existing regulations, including SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities) which requires the owner or operator of any demolition or renovation activity to complete a facility survey for the presence of asbestos prior to any demolition or renovation activity and Federal and State regulations related to lead and polychlorinated biphenyls (see e.g., Code of Federal Regulation's Title 40 and California Code of Regulations Title 22).

Therefore, the adoption of the draft Housing Element Update would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; the reasonably foreseeable upset and accident conditions involving the release of hazardous materials; hazardous emissions or materials near a school site; and known hazardous materials sites; and no impact would occur.

NO IMPACT

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

There are no airports within city limits. The closest airport to the City of San Gabriel is the El Monte Airport located approximately 5.5 miles east in the City of El Monte. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts involving airport safety. Future development accommodated under the draft Housing Element Update would require project-specific developmental review to evaluate potential concerns regarding excessive noise from airports. Therefore, the adoption of the draft Housing Element Update itself would not result in a safety hazard or excessive noise for people residing or working near an airport and no impact would occur.

NO IMPACT

- f. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The City of San Gabriel adopted a Multi-Hazard Functional Plan that contains policies to manage local and regional hazards. The City also constructed an emergency operation center (EOC) in 1989 to be the central command post in the event of a major disaster (City of San Gabriel 2004).

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts regarding interference with an adopted emergency response plan. Through the City's development review process, future development accommodated under the draft Housing Element Update would be evaluated for consistency with the Multi-Hazard Functional Plan.

The draft Housing Element Update would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, the adoption of the draft Housing Element Update would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and no impact would occur.

NO IMPACT

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

As further discussed in Section 20, *Wildfire*, there are no designated federal, State or local Responsibility Area Very High Fire Hazard Severity Zones (VHFHSZ) within the city. The nearest VHFHSZ is approximately four miles west of San Gabriel adjacent to South Pasadena.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, in and of itself, result in impacts regarding wildfire risk. Therefore, the adoption of the draft Housing Element Update would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires and no impact would occur.

NO IMPACT

This page intentionally left blank.

10 Hydrology and Water Quality

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

The City has a hot summer Mediterranean climate and receives an annual average precipitation of 17.9 inches (U.S. Climate Data 2021). The San Gabriel County Water District (SGCWD) is the main supplier of water to the city where approximately 60 percent lies within the city and the 40 percent in the City of Rosemead, Temple City, and unincorporated county areas. SGCWD owns three reservoirs with a combined water storage capacity of 12.8 million gallons as well as five active wells that supply water (SGCWD 2021). Other water districts that supply water to San Gabriel include the California American Water Company which serves the northwest corner and middle portion of the city, Sunnyslope Water Company which serves a small portion in the north and east, San Gabriel Valley Water Company which serves a small portion in the southeast corner, and the Southern California Water Company which serves a portion in the southwest corner.

The Federal Emergency Management Agency (FEMA) publishes Flood Insurance Rate Maps (FIRMs), which depict varying degrees of potential flood hazards and serve as the basis for determining the need for federal flood insurance and assist local government in providing for safe land use and floodplain development. According to FEMA, the Flood Insurance Rate Map (FIRM) for the City of San Gabriel shows that the city is in an area of minimal flood hazard (designated flood zone C), and does not land within a 100-year flood plain (FEMA 2021).

The City relies on the LADPW Hydrology Manual for all projects, which details Standard Urban Stormwater Mitigation Plans (SUSMPs), Total Maximum Daily Loads (TMDLs) and BMPs for water quality within the County (LACDPW 2006).

- a. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*
- c.(i) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?*
- c.(ii) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
- c.(iii) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*
- c.(iv) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?*

Chapter 5, *Public and Environmental Safety*, of the City's 2004 General Plan contains the following applicable targets and actions that focus on hydrology and water quality:

- Target 5.7.5:** Promote opportunities for aquifer recharge to minimize groundwater hazards by encouraging developers to minimize paved areas in new developments and requiring these areas to be interspersed with landscaping.

Action 5.7.5.1: Encourage, where feasible, use of turf block, decomposed granite, or similar permeable surfaces rather than conventional pavement.

Chapter 6, *Community Facilities*, of the City's 2004 General Plan contains the following applicable goals and targets that focus on storm drains and sewer systems:

- Goal 6.8:** Improve the storm drains and sewer systems in the City in order to provide for density increases and better service.
- Target 6.8.1:** Create a complete survey of the storm drain and sewer system by 2005.
- Target 6.8.2:** By 2006, develop a comprehensive master sewer and storm drain program that identifies deficiencies, prioritizes tasks, and estimates costs.
- Target 6.8.3:** Investigate and secure funding sources by 2007 in order to make all necessary improvements of the City's storm drain and sewer system.
- Target 6.8.3:** Begin improvements to the sewer system and storm drain system by 2010.

Chapter 8, *Environmental Resources*, of the City's 2004 General Plan contains the following applicable goals and targets that focus on hydrology and water quality:

- Goal 8.4:** Encourage the conservation and protection of water quality within San Gabriel.
- Target 8.4.1:** Discourage the use of fertilizers, pesticides, and insecticides on private property.
- Target 8.4.2:** Reduce or eliminate the use of fertilizers, pesticides, and insecticides by the City.
- Target 8.4.3:** Reduce the amount of storm water runoff by updating the City's Best Management Practices.
- Target 8.4.4:** Where feasible, direct runoff from rooftops and other areas to water tanks.
- Target 8.4.5:** Encourage property owners to use paving surfaces that reduce the amount of urban storm water runoff.
- Target 8.4.6:** Require new buildings and the construction of additions to include water conserving toilets and fixtures; expand existing provisions in the City's building and plumbing code.
- Goal 8.5:** Restore the lost environmental value of San Gabriel's waterways – the Los Angeles County Flood Control channels (Alhambra Wash, Rubio Wash) and the San Gabriel River.
- Target 8.5.1:** Investigate the feasibility of using the flood control channels for functional and/or passive open space.
- Target 8.5.2:** Protect the flood control channels from enclosure by developers.
- Target 8.5.3:** Work with the San Gabriel Mountains and River Conservancy, and other interested agencies, to restore the San Gabriel River to a more environmentally healthy state.
- Target 8.5.4:** Encourage public art focused on the flood control channels.
- Target 8.5.5:** Use a portion of capital improvement money set aside for the improvement of bridges to include public art themed on the importance of water and the flood control channels.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts that violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Future development accommodated by the draft Housing Element Update would be subject to development plan review to determine potential concerns related to water quality and consistency with federal, State, and local regulations concerning water contamination, flooding, and drainage.

Construction of potential development accommodated under the draft Housing Element Update could potentially impact surface or ground water quality due to erosion resulting from exposed soils and the generation of water pollutants, including trash, construction materials, and equipment fluids. SGMC Section 153.132 requires site drainage and stormwater runoff to comply with stormwater runoff regulations and NPDES requirements as well as Chapter 53, Stormwater and Urban Runoff Pollution Prevention of the SGMC. Section 153.132 also requires owners or developers to implement BMPs to infiltrate, filter, or treat storm water runoff. Typical BMPs include bioretention facilities, catch basin inserts, porous pavements, storm drain inserts, vegetated filter strips, vegetated swales, and wet ponds.

The City uses the LACDPW Hydrology Manual for all projects, which requires future development comply with SUSMPs by using BMPs in order to reduce discharge of pollutants into storm water systems to the Maximum Extent Practicable (MEP) statutory standard. Compliance with these requirements would ensure that development accommodated by the draft Housing Element Update does not violate any water quality standards or discharge requirements or otherwise substantially degrade water quality.

Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern water quality. Future development accommodated under the draft Housing Element Update would be subject to compliance with existing regulations, standards, and guidelines established by the federal, State, and local agencies in addition to the goals and targets in the General Plan related to water quality. The draft Housing Element Update would not introduce any features that would preclude implementation of or alter these policies and procedures in any way. Therefore, the draft Housing Element Update would not violate any water quality standards or waste discharge requirements; generate a substantial increase in runoff that would result in substantial erosion, siltation, flooding on- or off-site; or increase polluted runoff; and no impact would occur.

NO IMPACT

- b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

Although there are five water agencies serving San Gabriel, most water service is provided by the SGCWD. Eighty percent of water is derived from groundwater using three reservoirs with a combined water storage capacity of 12.8 million gallons as well as five active wells. There are currently 82 miles of water mains delivering water to residents.

The San Gabriel Valley Groundwater Basin has a storage capacity of 10,740,000 acre-feet (af), and is managed by the Main San Gabriel Basin Watermaster, an agency devoted to the protection of groundwater resources. The Main San Gabriel Basin Watermaster adopted the Salt and Nutrient

Management Plan in 2016 which aims to increase the use of recycled water from municipal wastewater treatment facilities as a safe source of water supply (Main San Gabriel Basin Watermaster 2016).

Chapter 7, *Open Space*, of the City's 2004 General Plan contains the following applicable goals and targets that focus on hydrology and water quality:

- Goal 7.5:** Create commercial and residential streetscapes that are sustainable.
Target 7.5.1: Use drought-tolerant species on public and private developments to reduce water consumption.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, in and of itself, result in impacts that would substantially decrease groundwater supplies or interfere substantially with groundwater recharge that would impede sustainable groundwater management of the basin. Future development to be accommodated by the draft Housing Element Update could increase demand for water by increasing residential density, but residential growth under the draft Housing Element Update has already been anticipated and included in the SGCWD's Urban Water Management Plan (UWMP). SGCWD has sufficient and reliable water supplies to meet its future demands from 2015 to 2035, including during single and multiple dry years (SGCWD 2014).

Future development accommodated under the draft Housing Element Update would increase the amount of impervious surface in the city. However, future development would implement appropriate construction BMPs and comply with policies in the 2004 General Plan to reduce impacts to groundwater. Therefore, the draft Housing Element Update would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge and no impact would occur.

NO IMPACT

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

Based on the FEMA map, the city is in designated Zone C and is not in a flood hazard area or a 100-year flood zone. The Los Angeles County Flood Control Channels help protect the city from any flooding related impacts.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, in and of itself, result in impacts regarding flood hazards. Development accommodated by the draft Housing Element Update would be reviewed for consistency with federal, State, and local requirements to limit flood hazards, including release of pollutants. Therefore, the draft Housing Element Update would not result in the release of pollutants due to project inundation and no impact would occur.

NO IMPACT

- e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The Los Angeles RWQCB maintains a Water Quality Control Plan for the San Gabriel River Basin and the LACDPW maintains the Hydrology Manual. These plans include objectives and implementation actions for the preservation of water quality and groundwater supply in the San Gabriel River Basin.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to a water quality control plan or sustainable groundwater management plan. Potential water quality and groundwater impacts associated with the draft Housing Element Update are analyzed above under *Impacts a.* and *b.* The draft Housing Element Update would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

NO IMPACT

11 Land Use and Planning

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

The City's Zoning Ordinance implements the following land use zones:

- R-1: Single-Family Residence Zone
- R-1A: Limited Two-Family Residence Zone
- R-2: Low Density Multiple-Family Residence Zone
- R-3: Multi-Family Residence Zone
- C-1: Retail Commercial Zone
- C-3: Commercial and Limited Manufacturing Zone
- M-1: Light Manufacturing Zone
- P-1: Automobile Parking Zone
- D: Architectural Design Zone
- PD: Planned Development Overlay Zone
- VB: Valley Boulevard District Zones
- MD: Mission District Zone
- MF: Medical Facilities Zone
- PF/OS: Public Facilities/Open Space Zone

In addition to these general plan land use designations, the City also implements specific plans to establish land use policies and promote sustainable economic development. Examples of Specific Plans include the Mission District Specific Plan adopted in 2004 and the Valley Boulevard Specific Plan adopted in 2006 and amended in 2013.

- a. *Would the project physically divide an established community?*
- b. *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

The draft Housing Element Update establishes objectives, policies, and programs to assist the City in achieving state-mandated housing goals. The City's implementation of these policies and programs includes future amendments to other elements of the General Plan and the rezoning of sites in the inventory of potential sites for meeting the City's RHNA obligation. Pursuant to Government Code Section 65583(c)(1), these actions must be accomplished within three years of the City's adoption of the draft Housing Element Update.

Chapter 1, *Land Use*, of the 2004 General Plan contains the following applicable goals and targets that guide the physical development of the city:

- Goal 1.1:** Preserve our neighborhoods by preserving those things that give them character, cohesion, and quality of life.
- Target 1.1.1:** Process at least two (2) Mills Act applications each year.
- Target 1.1.1:** Rehabilitate at least five (5) homes per year using CDBG funds in targeted areas.
- Goal 1.3:** Set standards for new homes that respect the scale of their surroundings.
- Target 1.3.1:** Adopt residential design standards by 2004.
- Target 1.3.2:** Amend the zoning ordinance to reduce floor area ratio and provide incentives for the development of single-story additions by 2005.
- Goal 1.4:** Encourage the sensible transition of properties in multi-family neighborhoods in realizing their potential to provide quality housing opportunities.
- Target 1.4.1:** Complete an inventory of underutilized R-2 and R-3 parcels in the city by 2005.
- Target 1.4.2:** Identify and aggressively pursue sources of funds to rehabilitate at least two (2) multifamily residential properties a year.
- Goal 1.5:** Support new development that efficiently and effectively combines residential and commercial uses.
- Target 1.5.1:** Develop a brochure and host by 2005 a meeting for developers to promote the incentives for doing mixed-use development.
- Target 1.5.2:** Provide incentives by 2005 for developing mixed-use projects at transit stops.
- Goal 1.6:** Ensure that new development is appropriately and sensitively buffered from its neighbors.
- Target 1.6.1:** Review the development standards for commercial and industrial development by 2005 and amend them as necessary to provide for meaningful buffering between differing land uses.
- Target 1.6.2:** Develop specific standards for exterior lighting of commercial and industrial development by 2005.
- Target 1.6.3:** Adopt standards for fencing by 2005 to ensure new fences and walls are attractively designed and effectively buffer adjacent properties.
- Goal 1.7:** Create a climate in which the Mission District can thrive.
- Target 1.7.1:** Adopt and implement a specific plan for the Mission District by 2004.
- Target 1.7.2:** Increase tourist traffic in the Mission District by 5% per year.

- Goal 1.8:** Plan for the future growth of the San Gabriel Valley Medical Center and its surroundings so that they are compatible with their neighborhood.
- Target 1.8.1:** Complete the environmental review and entitlement of at least one (1) major medical facility in the zone by 2004.
- Target 1.8.2:** Hold annual progress meetings with the San Gabriel Valley Medical Center and the community to discuss the implementation of the Medical Center's master plan.
- Goal 1.9:** Use redevelopment judiciously to promote economic growth, eliminate blight, and build affordable housing.
- Target 1.9.1:** Conduct a feasibility study by 2005 of expanding the existing project area or creating additional project areas.
- Target 1.9.2:** Identify and aggressively pursue sources of funds to leverage redevelopment set-aside funds for the production of affordable housing.
- Goal 1.10:** Cooperate with all our neighbors to ensure that future development along our common borders is compatible with our neighbors and vice versa.
- Target 1.10.1:** Meet annually with representatives of our neighboring jurisdictions to discuss development issues of common interest.
- Target 1.10.2:** Exchange Planning Commission agendas with our neighboring jurisdictions.
- Goal 1.11:** Make Las Tunas Drive a more livable place to be by making it pedestrian-friendly, calming traffic, and promoting quality urban design.
- Target 1.11.1:** Develop and implement a comprehensive strategy for Las Tunas, based on the Livable Communities principles and toolbox of implementation measures by 2004.
- Target 1.11.2:** Amend the zoning ordinance by 2005 to allow sidewalk dining along Las Tunas, subject to performance standards.
- Goal 1.12:** Transform Valley Boulevard into a vibrant, functional, and quality environment.
- Target 1.12.1:** Adopt and implement a Specific Plan for Valley Boulevard by 2005.
- Target 1.12.2:** Begin an inventory of nonconforming signs by 2005, a program of affirmative notice to property owners by 2007, and abatement of all nonconforming signs by 2017.
- Goal 1.13:** Think and act creatively to maximize and increase public open space and greenery in our community.
- Target 1.13.1:** Identify opportunity sites for increasing community open space and greenery by 2005.
- Target 1.13.2:** Fund and develop at least two (2) major open space projects in conjunction with the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to land use and planning. Implementation of the draft Housing Element Update would not significantly divide any community or reduce access to community amenities. No formal land use changes or physical development are proposed at this time, and future land use and zoning changes would require separate development review or environmental evaluation. All future

residential development projects would be reviewed for consistency with the 2004 General Plan, Zoning Ordinance, and other applicable plans and policies. Therefore, the draft Housing Element Update would not significantly divide any community or conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect and no impact would occur.

NO IMPACT

12 Mineral Resources

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

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

Mineral Resource Zone 2 (MRZ-2) areas contain identified mineral resources. According to the California Department of Conservation [DOC], there are no MRZ-2 areas or active mining operations within the city (DOC 2016).

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts to mineral resources. New development accommodated under the draft Housing Element Update would not conflict or interfere with existing mineral extraction operations, and proposals for new development would be required to individually undergo development review to evaluate concerns related to mineral resources. Therefore, the adoption of the draft Housing Element Update would not result in the loss of availability of a known mineral resource and no impact would occur.

NO IMPACT

This page intentionally left blank.

13 Noise

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

Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. The unit of measurement used to describe a noise level is the decibel (dB). Decibels are measured on a logarithmic scale that quantifies sound intensity. A doubling of the energy of a noise source, such as a doubling of traffic volume, would increase the noise level by 3 dB; similarly, dividing the energy in half would result in a decrease of 3 dB. Noise-sensitive land uses generally include residences, hospitals, schools, churches, libraries, and parks.

Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. The primary concern from vibration is that it can be intrusive and annoying to building occupants and vibration-sensitive land uses. Vibration amplitudes are usually expressed in peak particle velocity (PPV) or root mean square (RMS) vibration velocity. The PPV and RMS velocity are normally described in inches per second (in./sec.). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. A PPV of 0.035 is considered barely noticeable while a PPV of 2.00 is considered severe (Caltrans 2020). Vibration-sensitive receivers, which are similar to noise-sensitive receivers, include residences and institutional uses, such as hospitals, schools, and churches. However, vibration-sensitive receivers also include buildings where vibrations may interfere with vibration-sensitive equipment that is affected by vibration levels that may be well below those associated with human annoyance (e.g., recording studios or medical facilities with sensitive equipment).

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

Chapter 9, *Noise*, of the City's 2004 General Plan contains the following applicable goals related to noise conditions within the city:

- Goal 9.1:** Protect neighborhoods along the freeway from traffic noise.
- Goal 9.2:** Minimize the impact of traffic noise for those who live and work on our major roadways.
- Goal 9.3:** Support improvements that reduce the noise impacts on the community from the railroad line.
- Goal 9.4:** Protect residents from the harmful effects of noise from the mechanical equipment and trucks.
- Goal 9.5:** Provide our schools, libraries, churches, hospitals, and parks with the quiet they need to function effectively.
- Goal 9.6:** Promote the health of our community by protecting it from the harmful effects of noise.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Furthermore, because it is a policy document, the draft Housing Element Update would not, in and of itself, result in generation of a substantial temporary or permanent increase in ambient noise or vibration levels in the city.

Pursuant to the SGMC, construction activities are limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday and 8:00 a.m. to 4:00 p.m. on Saturday. The SGMC does not establish quantitative construction noise standards. Development accommodated by the draft Housing Element Update would be subject to the policies in the City's General Plan and the SGMC for construction and operation noise and vibration to reduce temporary or permanent impacts. Future projects would undergo development review to ascertain the potential for temporary or permanent noise and vibration concerns. Therefore, the adoption of the draft Housing Element Update would not result in generation of a substantial temporary or permanent increase in ambient noise or vibration levels in the city and no impact would occur.

NO IMPACT

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

The project area is not located within two miles of an airport or private airstrip. The closest airport to the city is the El Monte Airport located in the City of El Monte. Future projects would undergo development review to ascertain the potential for potential exposure of people residing or working in the project area.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts involving airport safety. Future development accommodated under the draft Housing Element Update would include project-specific developmental review to evaluate potential concerns regarding excessive noise from airports. Therefore, the adoption of the draft Housing Element Update itself would not expose people to excessive noise for people residing or working near an airport and no impact would occur.

NO IMPACT

This page intentionally left blank.

14 Population and Housing

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

The City of San Gabriel had an estimated population of 39,945 residents and 13,602 units as of January 2021 (DOF 2021). Pursuant to federal and State law, SCAG serves as a Council of Governments, a Regional Transportation Planning Agency, and the MPO for Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial Counties. SCAG is responsible for preparing the RTP/SCS and RHNA in coordination with other State and local agencies. These documents include population, employment, and housing projections for the region and its 15 subregions. SCAG estimates that the city's population will reach 45,800 in 2045 (SCAG 2016).

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

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, in and of itself, induce substantial unplanned population growth in an area.

The draft Housing Element Update emphasizes the creation of new housing units within urban infill areas of the city, which would increase development density throughout the city. As discussed in the *Project Description*, the draft Housing Element Update provides the capacity to meet the City's RHNA, therefore, the draft Housing Element Update would be consistent with State requirements for the RHNA. The draft Housing Element Update would bring the forecasts for the City's General Plan and the RTP/SCS into consistency since the RTP/SCS will be updated to reflect new forecasts for each city in the region. Therefore, the draft Housing Element Update would not induce substantial unplanned population growth in an area and no impact would occur.

NO IMPACT

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

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not displace substantial numbers of existing people or housing. The project would not involve any changes in land use designations or zoning or allowed density of any parcel. The draft Housing Element Update would accommodate potential future residential development that meets the City's RHNA, including housing for low-income households. Implementation of the draft Housing Element Update would increase access to housing to meet housing needs in the city. Therefore, the adoption of the draft Housing Element Update would not displace substantial numbers of existing people or housing and no impact would occur.

NO IMPACT

15 Public Services

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

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

The San Gabriel Fire Department (SGFD) provides fire protection and paramedic services for the city. Two SGFD fire stations serve the city including: Fire Station 51, located at 1303 South Del Mar Avenue and Fire Station 52, located at 115 North Del Mar Avenue. The San Gabriel Police Department (SGPD) provides police protection services to the city. The SGPD is located at 625 South Del Mar Avenue with 53 sworn police officers and 16 civilian employees (City of San Gabriel 2021b).

The San Gabriel Unified School District (SGUSD) serves the educational needs of children in the city. It currently operates five elementary schools, two middle schools, and one high school. The SGUSD educates approximately 5,574 students enrolled in kindergarten through 12th grade (City of San Gabriel 2021e).

The San Gabriel Library is located at 500 South Del Mar Avenue and is part of the larger County of Los Angeles Public Library system. The library is approximately 13,718 square feet and provides several amenities including a children's areas, teen space, and 16 public use computers, and a meeting room (Los Angeles County Public Library 2021).

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

Chapter 5, *Safety*, and Chapter 6, *Community Facilities*, of the 2004 General Plan contain applicable goals and targets for the provision of public services:

- Goal 5.2:** Assure that existing and new development address fire and police protection in a proactive and preventative way.
- Target 5.2.1:** Promote the use of defensible space concepts (site and building lighting, visual observation of open space, secured areas, and so on) in project design to enhance public safety.
- Target 5.2.2:** Explore incentives or programs to encourage private landowners to reduce fire and public hazards on their property.
- Goal 5.3:** Provide fire protection and emergency medical response that is responsive to citizen's needs.
- Target 5.3.1:** Develop a business plan to provide future fire equipment, remodel or replace fire station(s), and increase staffing.
- Target 5.3.2:** Explore sharing training facilities with neighboring jurisdictions.
- Target 5.3.3:** Continue coordination with Alameda Corridor East (ACE) to lower the railroad tracks, which would improve emergency medical response.
- Goal 5.4:** Provide public safety services to ensure a safe and secure environment for people and property.

- Target 5.4.1:** Ensure adequate police and fire staff to provide rapid and timely response to all emergencies and maintain the capability to have minimum average response times.
- Target 5.4.2:** Control and/or intervene in conduct recognized as threatening to life and property.
- Goal 6.1:** Ensure that community facilities provide an adequate level of service so that new development has efficient and orderly service.
- Target 6.1.1:** Implement measures such as reimbursement agreements and impact fees that will require all new development and large additions to pay their fair share of improvements to community facilities.
- Target 6.1.2:** Require that all new development, and significant additions to existing development, construct the necessary on-site infrastructure to serve the project in accordance with City standards.
- Target 6.1.3:** Update and adopt a Capital Improvement Program to prioritize funding for public works projects in accordance with the General Plan.
- Target 6.1.4:** Develop a program of development impact fees no later than 2005 to establish a foundation by which the impacts of new growth on city facilities and infrastructure will be addressed.
- Goal 6.2:** Provide a high level of police services for the City's residents, businesses, and visitors.
- Target 6.2.1:** Provide police facilities sufficient to maintain the City's standards for law enforcement services.
- Goal 6.3:** Provide a high level of fire protection and emergency response for residents and businesses.
- Target 6.3.1:** Maintain or reduce the minimum response time for fire calls by providing adequate staff and proper distribution of fire stations and equipment.
- Target 6.3.2:** Construct new fire stations or modify and expand existing facilities as needed to maintain an adequate level of service.
- Target 6.3.3:** Expand the City's disaster preparedness exercise in order to provide for better service and organization during a disaster.
- Goal 6.6:** Update and expand the City's park system in order to provide the residents of San Gabriel with ample open space for recreation.
- Target 6.6.1:** By 2005, complete a thorough survey of existing needs and locations for new park sites.
- Target 6.6.2:** Undergo a search for alternative funding sources, implement park impact fees and other programs or policies that will increase funding for the Parks and Recreation Department, by 2007.
- Target 6.6.3:** Build an additional park in a neighborhood in severe need of a park facility by 2010.
- Target 6.6.4:** Work with the San Gabriel River and Mountains Conservancy to explore possible means of better integrating San Gabriel parks with the two flood control channels that run through the City.
- Goal 6.9:** Support efforts to maintain and improve facilities in the San Gabriel Unified School District and the Garvey Unified School District.

- Target 6.9.1:** Work with the school districts to improve pedestrian safety and reduce congestion.
- Target 6.9.2:** Work with the school districts in order to expand open space.
- Goal 6.10:** Work with the County of Los Angeles to expand the quality of service at the County Library branch.
- Target 6.10.1:** Work to increase the funding for San Gabriel's County Library branch.
- Target 6.10.2:** Work to increase the quality of service for San Gabriel's County Library branch.
- Target 6.10.3:** Investigate alternative funding sources in order to increase resources for the County library.
- Target 6.10.4:** Work with the Friends of the San Gabriel Library and other local service organizations to help bolster the library's services.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, in and of itself, result in impacts related to public facilities and services.

Future development would require project-specific development review to evaluate potential concerns related to public services. Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern public facilities, services, and adequate fire and public safety protections. Public services would be funded through the payment of development fees or project specific mitigation, as appropriate and in accordance with Section 65995(h) of the California Government Code (Senate Bill 50, August 27, 1998). Development impact fees, including those for fire protection facilities, police protection facilities, and general city facilities, are outlined in SGMC Chapter 154. The SGUSD also leverages funding through the collection of developer fees on new residential construction. Facilities planning is conducted by the City on an ongoing basis to assess needs to maintain adequate service ratios and response times, as required by the City's General Plan. Environmental impacts would be reviewed for specific projects associated with public facilities at the time of proposal. Therefore, draft Housing Element Update would not result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities and no impact would occur.

NO IMPACT

16 Recreation

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

Parks are classified as vestpockets or miniparks, neighborhood parks, and community parks in San Gabriel. Vestpockets or miniparks are small neighborhood parks ranging from 0.1 to 1.0 acres. Grapevine Park and Plaza Park are two of the miniparks in the city. Neighborhood parks are city or county owned land intended to serve the recreation needs of people living or working within one-half mile radius of the park and range from 1.0 to 5.0 acres. Roosevelt Park and School is the only neighborhood park in the city. Community parks are parks with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks, and are larger than six acres. Smith Park, Vincent Lugo Park and Marshall Park are three of the community parks in the city (City of San Gabriel 2004). The City also has joint-use agreements with SGUSD as well as a golf course and two bikeways (Class II and Class III).

The City has approximately 19 acres of open space and parkland. Given the current population of 39,945, there is a parkland ratio of 0.5 acres per 1,000 residents, which is well below the citywide park standard of 4.0 acres per 1,000 residents (DOF 2021).

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

Chapter 7, *Open Space*, of the 2004 General Plan contains applicable goals, targets and actions for the maintenance and development of parks and parkland facilities:

Goal 7.1: Increase the City's open space resources.

Target 7.1.1: Develop miniparks, medians, and other green spaces to offset the impacts of denser population and more intense development.

Action 7.1.1.1: Establish as a priority for public funding the acquisition and development of parks and recreational facilities in neighborhoods in which there is a shortage.

- Action 7.1.1.2:** Acquire small sites such as the Edison easements, cul-de-sacs, and street corners that can be assembled for future development of community gardens, neighborhood parks, skate parks, and recreational/sports facilities.
- Action 7.1.1.3:** Provide an adequate balance between funding for acquisition and funding for maintenance and staffing.
- Target 7.1.2:** Adopt a Citywide park standard of 4.0 acres for every 1,000 residents to include community, neighborhood and vest-pocket parks.
- Action 7.1.2.1:** Establish a park and recreation system with the classification shown in Table 7.7 Park System Classification.
- Goal 7.2:** Develop new and increased funding sources to maintain, acquire and develop parks and recreational facilities.
- Target 7.2.1:** Ensure that new development pays its fair share for development of parks and recreational facilities.
- Action 7.2.1.1:** Increase the existing park and recreation impact fee to offset additional demands generated by new residential population and to address the significant shortfall of public open space created by new development.
- Target 7.2.2:** Consider the sale of bonds as a means of generating funds for parks and recreation land and facilities.
- Target 7.2.3:** Encourage the formation of Community Facilities Districts to acquire additional parklands.
- Action 7.2.3.1:** Establish a trust fund to pay for the acquisition and development of new parks through the Mello-Roos Community Facilities Act of 1982, special taxes, benefit assessment districts, facilities bonding, State and Federal grants or loans, developer assessments (Quimby Ordinance or exactions on commercial developments).
- Action 7.2.3.2:** Establish the administrative and legal mechanisms to allow for the creation of benefit assessment districts, Community Facilities Districts, and Special Taxes.
- Target 7.2.4:** Investigate opportunities available from State and Federal grants to increase open space and recreational facilities.
- Action 7.2.4.1:** Explore monies available through the San Gabriel Rivers and Mountains Conservancy or similar agencies and foundations
- Goal 7.3:** Develop a system of bicycle and pedestrian trails that are sustainable.
- Goal 7.4:** Restore and improve neglected opportunities to City's dwindling open space resources.
- Target 7.4.1:** Preserve existing park space and recreational facilities, especially open turfed areas and trees, while allowing for the redesign, reconfiguration, and replacement of existing spaces and facilities to increase their recreational potential and usability.
- Action 7.4.1.1:** Participate in upgrading open space areas in public schools within the City for public recreational use, if such improvements do not impair the security of school facilities.
- Action 7.4.1.2:** Parks and Recreation staff shall continue coordinating with San Gabriel Unified School District to organize efficient use of open space properties.

- Action 7.4.1.3:** Develop master plans for each park to ensure that new or redevelopment of buildings, open air facilities, and landscaping is unified, functionally related to improve efficiency and compatible with adjacent uses.
- Action 7.4.1.4:** Continue coordination with the San Gabriel Unified School District for public use of parks and recreational facilities after school hours.
- Target 7.4.2:** Purchase and preserve, where practical and financially feasible, historic buildings and those adjacent to parks for public facility uses.
- Action 7.4.2.1:** Monitor real estate activity in the City and consider purchasing available sites on the market that would be appropriate for a minipark, neighborhood park, or community park.
- Action 7.4.2.2:** Establish a strategy to secure protection of the remaining historic adobes (Rancho Las Tunas and/or Vigare) for a park, recreation, or appropriate adaptive reuse.
- Target 7.4.3:** Improve open spaces opportunities along the Alameda Corridor project.
- Action 7.4.3.1:** Acquire air rights for development of a park over the corridor crossing at Mission Drive in conjunction with the development of the Alameda Corridor East.
- Target 7.4.4:** Develop a dedication program to accept private property for parks and open space opportunities.

Additionally, the City has adopted a Parks and Open Space Master Plan known as Dream Your Park in September 2018, which provides direction on programs, facility maintenance, park management, general capital improvements, park amenities, parkland development, strategic land acquisition, trail connections, and budget and finance matters (City of San Gabriel 2018).

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to recreational facilities. Any concerns identified for an individual project accommodated under the draft Housing Element Update would be addressed through the project approval process, including development review.

Future residential development accommodated by the draft Housing Element Update would be subject to development fees for the provision or improvement of parkland. Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern recreational facilities. Development impact fees, including those for parkland and park facilities, are outlined in SGMC Section 154.001. Environmental impacts would be reviewed for specific projects associated with park facilities at the time of proposal. Therefore, the draft Housing Element Update would not increase the use of existing recreational facilities or require the construction or expansion of recreational facilities and no impact would occur.

NO IMPACT

This page intentionally left blank.

17 Transportation

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

Chapter 3, Mobility, of the 2004 General Plan identifies the existing transportation conditions in the city, such as issues that limit mobility as well as feasible improvements to the transportation system. The city is serviced by Metro (Routes 20, 76, 78, 176, 264, 378, 487, 489) and the City of Montebello bus line (Metro 2017).

In 2018, CEQA Guidelines Section 15064.3 was finalized to help determine the significance of transportation impacts. Beginning on July 1, 2020, level of service (roadway congestion) is no longer an acceptable metric for analyzing transportation impacts under CEQA. Instead, jurisdictions must adopt VMT thresholds to analyze impacts related to the number of automobile trips and miles traveled. The City has decided to adopt the VMT thresholds for CEQA projects only, and will continue to use LOS metric for other projects. Furthermore, the City determined VMT significant thresholds for Land Use Plans, Land Use Projects and Transportation Projects. The new CEQA transportation impact thresholds are consistent with the objectives, principles and standards of the 2004 General Plan (City of San Gabriel 2020).

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

Chapter 3, *Mobility*, of the 2004 General Plan contains several applicable goals for the development of transportation facilities:

- Goal 3.1:** We will provide a safe, efficient and environmentally sensitive transportation system for the movement of people and goods.
- Goal 3.2:** We will reduce traffic congestion in commercial / retail areas on Valley Blvd, San Gabriel Blvd and Las Tunas Drive.
- Goal 3.3:** We will help design transit services that actually relates to the places where people need it.
- Goal 3.4:** Balance the need for adequate traffic capacity with safety and quality of life considerations.
- Goal 3.5:** Promote the use of bicycles for transportation.
- Goal 3.6:** Enhance pedestrian access and circulation.
- Goal 3.7:** Provide adequate parking to serve the needs of residential areas and business activities.
- Goal 3.8:** Enhance street maintenance and rehabilitation funding opportunities.
- Goal 3.9:** Provide adequate funding /financing for transportation improvements.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to consistency with adopted transportation and emergency evacuation plans, transportation facilities, safety, and VMT. Future development accommodated by the draft Housing Element Update would be reviewed on a project-specific level for potential transportation-related concerns. Individual projects would be required to adhere to federal, State, and local policies and regulations including those included in the General Plan. Pursuant to SGMC Section 153.402, the applicant or developer would be required to adhere to applicable transportation demand management and trip reduction measures prior to approval of any development project. Therefore, the draft Housing Element Update would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b); or substantially increase hazards due to a geometric design feature or incompatible use; and no impact would occur.

NO IMPACT

d. Would the project result in inadequate emergency access?

Chapter 3, *Mobility*, of the 2004 General Plan lists applicable goals, targets, and actions to ensure a safe and efficient transportation system:

- Goal 3.1:** We will provide a safe, efficient and environmentally sensitive transportation system for the movement of people and goods.
- Target 3.1.1:** Improve all arterial streets to standards depicted in the design classification and functional classifications. See Table 3-1 (Street Classifications) and Figure 3.1 (Existing Street Classification).
- Target 3.1.2:** Attain level of service “D” as the performance threshold at designated intersections (labeled “principle intersections”) throughout the City. See Figure 3.2 (Existing Intersection Capacity Utilization).

Target 3.1.3: Improve the City's interregional transportation capabilities (including arterials, freeway network, transit facilities, etc.).

Target 3.1.4: Improve traffic signal coordination / synchronization on Valley Blvd, San Gabriel Blvd, Mission Road and Las Tunas Dr. to increase traffic flow.

Actions:

- Adopt the arterial street functional classification system as shown in Figure 3-3 (Proposed Functional Classification) and Figure 3-4 (Street Right of Way Typical Sections as a guide for improving streets to their ultimate street sections.
- Monitor the levels of service at the Principle Intersections (Figure 3-2) on a bi-annual basis and program necessary improvements to maintain the level of service "D".
- Use Transportation Systems Management (TSM) improvements to improve level of service throughout the City; TSM's will consist of elimination of on-street parking, re-striping of roadways, intersection widening and signal optimization and coordination.
- Request improvements and provide support to Caltrans, SCAG and MTA for funding of improvements on the I-10 corridor and to the interchanges affecting San Gabriel.
- Request LACDPW-Traffic Division to bi-annually review the signal timing and coordination at key principle intersections.
- Program funds to modify selected traffic signals to provide "protected-permissive" left turn operation (ability to turn left without a green arrow).
- Program funds to modify selected traffic signals to convert from "split phase operation" (traffic in one direction only gets green light) to "simultaneous operation" (both directions get green light) or vice versa. Example of split phase is Mission Road at San Gabriel Blvd.

Additionally, all applicable City plans, policies and review processes related to hazards and emergency access (as described in Section 8, *Hazards and Hazardous Materials*) would continue to apply to future development carried out subsequent to adoption of the Housing Element.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, in and of itself, result in inadequate emergency access.

Development accommodated by the draft Housing Element Update would be subject to Federal, State, and local regulations and standards, including General Plan goals and targets, that govern transportation and emergency access. Future development proposals would be reviewed for consistency with the City's existing and planned circulation network; and ensure that the construction of new features would not impede emergency access. Therefore, the draft Housing Element would not result in inadequate emergency access and no impact would occur.

NO IMPACT

This page intentionally left blank.

18 Tribal Cultural Resources

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

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

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

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

2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

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

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

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

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

Consistent with AB 52, the City must consult with traditionally and culturally affiliated Native American tribes to determine if the draft Housing Element Update would result in a substantial adverse change in the significance of a tribal cultural resource. The City prepared letters to each of the parties listed on the Native American Heritage Commission Los Angeles County SB 18 contact list on April 6, 2021, and sent the outreach letters to Tribal representatives on May 4, 2021. Mr. Sam Dunlap, Cultural Resource Director from the Gabrieliño-Tongva Tribe, requested formal consultation pursuant to SB 18 on May 30, 2021. During consultation between the City and the Tribe on July 1, 2021, Mr. Sam Dunlap raised several concerns regarding the Housing Element update, to which the City agreed to consider and implement as feasible:

- “In the event of future projects, the Tribe would like involvement in crafting construction mitigation measures;”
- “Equal involvement for all Tribes within the San Gabriel area in future projects;”
- “Monitoring should be available to every Tribe that has a stake;”

- “If Native American monitoring is required for future projects, all Tribes should be asked to provide monitors;”
- “Gabrieleño Band of Mission Indians - Kizh Nation are given preferential treatment by lead agencies and have a monopoly on monitoring, and it needs to be fairer in the future.”

A follow-up letter stating that formal consultation was concluded was sent to Mr. Sam Dunlap on July 2, 2021.

Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern archaeological resources as described in *Impact 5, Cultural Resources*, and disposition of human remains as governed by Health and Safety Code Section 7050.5 and PRC Sections 5097.94 and 5097.98. Based on the AB 52 consultation efforts and the regulations and standards outlined in *Impact 5*, the draft Housing Element Update would not result in impacts to tribal cultural resources.

NO IMPACT

This page intentionally left blank.

19 Utilities and Service Systems

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

The SGCWD is the main supplier of water to the city where approximately 60 percent of the service district lies within the city and the other 40 percent in the City of Rosemead, Temple City, and unincorporated County areas. SGCWD owns three reservoirs with a combined water storage capacity of 12.8 million gallons as well as five active wells that supply water (SGCWD 2021). According to the SGCWD's UWMP, the SGCWD has not experienced water supply constraints or deficiencies, and a single dry year or a multiple dry year period will not compromise SGCWD's ability to provide a reliable supply of water to its customers (SGCWD 2016). Other water districts that supply water to San Gabriel include the California American Water Company which serves the northwest corner and middle portion of the city, Sunnyslope Water Company which serves a small portion in the north and east, San Gabriel Valley Water Company which serves a small portion in the

southeast corner, and the Southern California Water Company which serves a portion in the southwest corner.

The City of San Gabriel Public Works Engineering Division is responsible for sewage collection and treatment services and owns and operates over 72 miles of sewer and 1,300 manholes. The City adopted a Sewer Master Plan in 2009 to evaluate sewer flows and capacity of the system, and identify improvements and repairs needed to ensure uninterrupted service and protect public health and the environment from preventative sewer overflows.

Electrical services are provided by Southern California Edison while natural gas services are provided by SoCalGas. Telephone services are mainly provided by AT&T, but other providers such as T-Mobile and Verizon are also available. Cable services are provided by Charter Spectrum.

Solid waste management services are provided by Athens Disposal Company, contracted by the City of San Gabriel. Landfills that serve the city include Azusa Land Reclamation Co. Landfill, Olinda Alpha Sanitary Landfill, Mid-Valley Sanitary Landfill, and San Timoteo Sanitary landfill.

- a. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*
- b. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*
- c. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Chapter 51 of the SGMC regulates sewers and requires BMPs to prevent or reduce the discharge of fats, oil and greases into the sewer system. Chapter 53 of the SGMC, also known as the Stormwater and Urban Runoff Pollution Prevention Ordinance, regulates discharges to the municipal stormwater system through BMPs and NPDES permits. Additionally, Chapter 6, *Community Facilities*, of the 2004 General Plan contains several applicable goals and targets for the provision of storm drains and sewer systems:

- Goal 6.8:** Improve the storm drains and sewer systems in the City in order to provide for density increases and better service.
- Target 6.8.1:** Create a complete survey of the storm drain and sewer system by 2005.
- Target 6.8.2:** By 2006, develop a comprehensive master sewer and storm drain program that identifies deficiencies, prioritizes tasks, and estimates costs.
- Target 6.8.3:** Investigate and secure funding sources by 2007 in order to make all necessary improvements of the City's storm drain and sewer system.
- Target 6.8.4:** Begin improvements to the sewer system and storm drain system by 2010.

Chapter 10, *Community Design*, of the 2004 General Plan contains applicable goals and targets for the provision of utility services:

- Goal 10.4:** Design the necessary features of urban life so that they contribute to the community rather than detract from it.

Target 10.4.1: Require that all new utilities be placed underground unless impractical or cost prohibitive, in which case a fee shall be paid to a Citywide fund to pay for future undergrounding of utility lines.

Target 10.4.2: Require that all new developments screen utility structures with a combination of landscaping, berming, walls, screens, or other features designed to blend with the architecture and landscape amenities of the site. For the purposes of this target, utility structures include utility boxes, traffic signal controllers, cable television boxes, Edison transformer boxes and vaults.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not, result in impacts to utilities and service systems. Development accommodated by the draft Housing Element Update would be subject to federal, State, and local regulations and standards, including and General Plan goals and targets, that govern utilities and service systems. As new housing development occurs, upgrades to water, wastewater, and stormwater conveyance facilities; electrical and natural gas infrastructure, and telecommunications infrastructure may be required. Should any new connections or upgrades be required, such upgrades would be subject to subsequent developmental review. Any future line size modifications or connections would be designed in accordance with applicable provisions of the SGMC and approval by City departments.

Future development to be accommodated by the draft Housing Element Update could increase demand for water by increasing residential density, but residential growth under the draft Housing Element Update has already been anticipated and included in the SGCWD's 2010 UWMP demand forecast. SGCWD has sufficient and reliable water supplies to meet its future demands from 2015 to 2035, including during single and multiple dry years (SGCWD 2014).

Therefore, the draft Housing Element Update would not result in impacts to utilities, water supplies, and wastewater systems and no impact would occur.

NO IMPACT

- d. *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*
- e. *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

Chapter 5, *Safety*, of the 2004 General Plan contains one applicable goal, target, and several actions for the provision of solid waste.

Goal 5.7: Reduce potential harm and damage from environmental hazards.

Target 5.7.3: Reduce the generation of solid wastes, including hazardous waste and recycle those materials that are used, to slow the filling of local and regional landfills, in accord with the California Integrated Waste Management Act of 1989.

Action 5.7.3.1: Continue to maintain hazardous waste regulations in the City's Zoning Ordinance.

Action 5.7.3.1: Encourage builders to incorporate interior and exterior storage areas at new or remodeled public and private development projects to make recycling activities more convenient.

Additionally, Chapter 54 of the SGMC requires new construction, remodeling, demolition, and grading projects that obtain a permit from the City to divert at least 50 percent of construction and demolition wastes from landfills by using recycle, reuse or other diversion programs.

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to solid waste. Currently, the four landfills that serve the city have remaining capacity. Development accommodated under the draft Housing Element Update would be subject to local policies and standards for solid waste disposal and recycling, including General Plan goals and targets. In addition, development under the draft Housing Element Update would undergo development review to evaluate concerns related to solid waste. Therefore, the draft Housing Element 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 and no impact would occur.

NO IMPACT

20 Wildfire

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

As discussed above, fire protection services are provided by SGFD. According to CalFire, there are no designated federal, State or local Responsibility Area Very High Fire Hazard Severity Zones (VHFHSZ) within the city (CalFire 2007). The nearest VHFHSZ is approximately four miles west of San Gabriel adjacent to South Pasadena.

- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*
- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

- c. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*
- d. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The 2004 General Plan does not contain goals and targets for the provision of wildfire safety. The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts related to wildfire. Development accommodated under the draft Housing Element Update would be evaluated for wildfire safety, including the ability of emergency vehicles to access the site, ease of evacuation, exacerbation of fire risk, and proximity to areas prone to flooding or landslide, as part of the standard development review process. Development proposals for individual projects would be subject to adopted Federal, State, and local development guidelines that govern wildfire, emergency services, and emergency access, including the California Fire Code. Therefore, the draft Housing Element Update would not result in impacts wildfire safety and no impact would occur.

NO IMPACT

21 Mandatory Findings of Significance

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

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

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

addition, the draft Housing Element Update would not have a substantial adverse effect on any riparian habitat or sensitive natural community.

Through the City's development review process, future development projects would be evaluated for potential direct and indirect impacts on biological and cultural resources. Therefore, the draft Housing Element Update would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory and no impacts would occur.

NO IMPACT

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

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not result in impacts that are individually limited, but cumulatively considerable. In addition, through the City's development review process, future development projects would be evaluated for potential cumulative impacts and for consistency with all applicable policies of the City's General Plan, Zoning Ordinance, and Municipal Code. Through this development review process, potential cumulative impacts to various natural and human-made resources would be evaluated. Therefore, the draft Housing Element Update would not have impacts that are individually limited, but cumulatively considerable and no impacts would occur.

NO IMPACT

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

The draft Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in San Gabriel consistent with the current RHNA cycle. Because it is a policy document, the draft Housing Element Update would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Through the City's development review process, future residential development projects would be evaluated for potential direct and indirect impacts on human beings. Therefore, the draft Housing Element Update would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly and no impacts would occur.

NO IMPACT

References

Bibliography

Project Description

City of San Gabriel. 2004. Comprehensive General Plan of the City of San Gabriel.

<https://www.sangabrielcity.com/DocumentCenter/View/733/GENERAL-PLAN-FOR-WEB?bidId=> (Accessed August 2021)

City of San Gabriel. 2021. 6th Cycle Housing Element. (Accessed August 2021)

Aesthetics

California Department of Transportation (Caltrans). 2018. California State Scenic Highway System Map.

<https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca> (Accessed August 2021)

Federal Highway Administration (FHA). 2021. Arroyo Seco Historic Parkway – Route 110.

<https://www.fhwa.dot.gov/byways/byways/10246/directions> (Accessed August 2021)

Agriculture

Department of Conservation (DOC). 2016. California Important Farmland Finder.

<https://maps.conservation.ca.gov/DLRP/CIFF/> (Accessed August 2021)

Air Quality

South Coast Air Quality Management District (SCAQMD). CEQA Air Quality Handbook. April 1993 (Accessed August 2021)

_____. 2016. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) Attainment Status for South Coast Air Basin.

<http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/naaqs-caaqs-feb2016.pdf?sfvrsn=2> (Accessed August 2021)

_____. 2017. Final 2016 Air Quality Management Plan (AQMP).

<https://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15> (Accessed August 2021)

_____. 2019. South Coast AQMD Air Quality Significance Thresholds.

<http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>

Biological Resources

California Native Plant Society (CNPS), Rare Plant Program. 2021. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). California Native Plant Society, Sacramento, CA. Retrieved from: <http://www.rareplants.cnps.org> Accessed July 2021.

U.S. Fish and Wildlife Services (USFWS). 2021. National Wetlands Inventory.
<https://www.fws.gov/wetlands/data/mapper.html> (Accessed August 2021)

Cultural Resources

Office of Historic Preservation (OHP). 2021. California Historical Resources.
<https://ohp.parks.ca.gov/ListedResources/?view=name&criteria=san+gabriel> (Accessed August 2021)

Energy

City of San Gabriel. 2021. Utilities. <https://sangabrielcity.com/328/Utilities> (Accessed August 2021)

Southern California Edison (SCE). 2018. Green Rate and Community Renewables Programs.
https://www.sce.com/sites/default/files/inline-files/G18-013%2BGreen%2BRate%2BBusiness%2BFact%2BSheet-AA_0.pdf (Accessed August 2021)

Greenhouse Gases

City of San Gabriel. 2012. City of San Gabriel Energy Action Plan.
<https://www.sangabrielcity.com/DocumentCenter/View/1531/SanGabriel-EAP-November?bidId=> (Accessed August 2021)

Southern California Association of Governments (SCAG). 2020. The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy.
https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial-plan_0.pdf?1606001176 (Accessed August 2021)

Geology and Soils

DOC. 2016. Earthquake Zones of Required Investigation Map.
<https://maps.conservation.ca.gov/cgs/EQZApp/> (Accessed August 2021)

University of California Museum of Paleontology. 2019. Databases.
<https://ucmp.berkeley.edu/collections/databases/> (Accessed August 2021)

Hazards and Hazardous Materials

County of Los Angeles Fire Department. 2021. Certified Unified Program Agency (CUPA).
<https://fire.lacounty.gov/cupa-programs/> (Accessed August 2021)

Department of Toxic Substances Control (DTSC). 2021. EnviroStor.
<https://www.envirostor.dtsc.ca.gov/public/map/> (Accessed August 2021)

Los Angeles County. 1988. Los Angeles County Hazardous Waste Management Plan.
http://ladpw.org/epd/SWIMSFILES/LACHazWMPlan_Volumell_TechnicalSupplement_091988.pdf (Accessed August 2021)

State Water Resources Control Board (SWRCB). 2021. GeoTracker.
<https://geotracker.waterboards.ca.gov/map/> (Accessed August 2021)

Hydrology and Water Quality

- Federal Emergency Management Agency (FEMA). 2021. FEMA Flood Map Service Center: Search By Address. <https://msc.fema.gov/portal/search?#searchresultsanchor> (Accessed August 2021)
- Golden State Water Company. 2021. San Gabriel. <https://www.gswater.com/san-gabriel> (Accessed August 2021)
- Los Angeles County Department of Public Works (LACDPW). 2006. Hydrology Manual. <https://www.sangabrielcity.com/DocumentCenter/View/151/LACDPW-HYROLOGY-MANUAL-2006?bidId=> (Accessed August 2021)
- Main San Gabriel Basin Watermaster. 2016. San Gabriel Valley Groundwater Basin Salt and Nutrient Management Plan Draft Substitute Environmental Document. https://www.waterboards.ca.gov/losangeles/water_issues/programs/salt_and_nutrient_management/docs/2016/ray/SanGabriel_SED_May2016_Draft.pdf (Accessed August 2021)
- San Gabriel County Water District (SGCWD). 2014. San Gabriel County Water District Water Supply Assessment. https://www.sangabrielcity.com/DocumentCenter/View/2618/Appendix-A_WSA-TTM-72626-Olson-Vol-1-5-21-14?bidId= (Accessed August 2021)
- _____. 2021. History and Mission. <https://sgcwd.com/history-and-mission#district-map> (Accessed August 2021)
- U.S. Climate Data. 2021. Climate San Gabriel. <https://www.usclimatedata.com/climate/san-gabriel/california/united-states/usca0988> (Accessed August 2021)

Mineral Resources

- California Department of Conservation (DOC). 2016. Mines Online Map. <https://maps.conservation.ca.gov/mol/index.html> (Accessed August 2021)

Population and Housing

- California Department of Finance (DOF). 2021. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2021 with 2010 Census Benchmark. <https://dof.ca.gov/Forecasting/Demographics/Estimates/E-5/> (Accessed August 2021)
- Southern California Association of Governments (SCAG). 2016. Demographics and Growth Forecast. https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf (Accessed August 2021)

Public Services

- City of San Gabriel. 2021. San Gabriel Police Department. <https://www.sangabrielcity.com/679/San-Gabriel-Police-Department> (Accessed August 2021)
- _____. 2021b. 2019-2020 Enrollment by Ethnicity San Gabriel Unified Report. <https://dq.cde.ca.gov/dataquest/dqcensus/enrethlevels.aspx?agglevel=District&year=2019-20&cds=1975291> (Accessed August 2021)
- LA County Public Library. 2021. Community History. <https://lacountylibrary.org/sangabriel-local-history/> (Accessed August 2021)

Recreation

City of San Gabriel. 2018. Dream Your Park San Gabriel Parks and Open Space Master Plan.
<https://www.sangabrielcity.com/DocumentCenter/View/10093/San-Gabriel---Master-Plan-Final> (Accessed August 2021)

Department of Finance (DOF). 2021. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2021 with 2010 Census Benchmark.
<https://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/> (Accessed August 2021)

Transportation

City of San Gabriel. 2020. Adopt Vehicle Miles Traveled Thresholds of Significance for Purposes of Analyzing Transportation Impacts under California Environmental Quality Act.

Metro. 2017. San Gabriel Valley.
https://media.metro.net/riding_metro/maps/images/SanGabrielValley_2017-0523.pdf
(Accessed August 2021)

Utilities and Service Systems

San Gabriel County Water District (SGCWD). 2014. San Gabriel County Water District Water Supply Assessment. https://www.sangabrielcity.com/DocumentCenter/View/2618/Appendix-A_WSA-TTM-72626-Olson-Vol-1-5-21-14?bidId= (Accessed August 2021)

_____. 2016. San Gabriel County Water District 2015 Urban Water Management Plan.
https://sgcwd.com/wp-content/uploads/2016/06/UWMP_Final_Draft.pdf (Accessed August 2021)

Wildfire

CalFire. 2007. Fire Hazard Severity Zone Viewer. <https://egis.fire.ca.gov/FHSZ/> (Accessed August 2021)

List of Preparers

Rincon Consultants, Inc. prepared this IS-ND under contract to the City of San Gabriel. Persons involved in data gathering analysis, project management, and quality control are listed below.

RINCON CONSULTANTS, INC.

Deanna Hansen, Principal/Vice President
Brenna Weatherby, Project Manager
Jenna Shaw, Environmental Planner
Nichole Yee, Environmental Planner