

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

**INITIAL PLAN REVIEW (IPR 07-22), GENERAL PLAN
AMENDMENT (GPA 04-22), ZONE CHANGE 05-22, SPECIFIC
PLAN AMENDMENT 06-22, CODE AMENDMENT (CA 802),
DESIGN REVIEW (DR06-22 AND 08-22), TENTATIVE TRACT MAP
(TTM 83843)**

**ESPERANZA VILLAGE
4024 DURFEE AVENUE
EL MONTE, CALIFORNIA 91732**



LEAD AGENCY:

**CITY OF EL MONTE
COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING DIVISION
11333 VALLEY BOULEVARD
EL MONTE, CALIFORNIA 91731**

ENVIRONMENTAL CONSULTANTS:

SIRIUS ENVIRONMENTAL

AND

**TERRY A. HAYES ASSOCIATES INC.
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CULVER CITY, CA 90232**

August 22, 2022

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MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Esperanza Village.

APPLICANT: Prima Development, 12401 Woodruff Avenue, Suite 10, Downey, CA.

PROJECT LOCATION: The legal address is 4024 Durfee Avenue, El Monte, CA 91732. The Assessor Parcel Numbers (APN) are 8549-004-900 and 8549-005-900 (Lots 5, 6, 7, 8, and 9).

CITY AND COUNTY: El Monte, Los Angeles County.

PROJECT: The proposed project involves:

- 1) A General Plan Amendment, Zone Change, Tentative Tract Map, and Esperanza Village Specific Plan for the entire 13.79-acre MacLaren Hall property. These changes include a 5.6-acre portion of the property that has been approved by the County of Los Angeles for development as a community park. The proposed changes relevant to the community park are essentially nomenclature changes and would make no substantive changes to the previously proposed and approved park use. The community park project is not considered to be part of the proposed project for purposes of this document, but the community park project is a cumulative project to the proposed project analyzed in the Initial Study/Mitigated Negative Declaration.
- 2) Development of residential, non-residential mixed-use, and County-related uses on 8.19 acres of the 13.79-acre MacLaren Hall property.
 - Four four-story residential buildings totaling 406,135 square feet (340 residential units). Buildings 1 and 2 would each be 86,500 square feet with 85 residential units affordable to low- and extremely low-income persons/families, including transitional youths and the homeless. Each building would have two courtyards and two rooftop decks. The rooftop decks would front Gilman Road. Building 1 would have a 34,800-square foot podium parking area at the first level with 104 parking stalls. Building 2 would have a 35,260-square foot podium parking area at the first level with 110 parking stalls. Buildings 3 and 4 would have 86 and 84 residential units, respectively, affordable to low- and extremely low-income seniors, including the homeless. A courtyard would be situated between the two buildings. Podium parking for Building 3 would be connected to Building 4 and would total 44,440 square feet in size and 96 parking stalls.
 - One two-story 36,000-square foot non-residential mixed-use building with community-serving uses (a vocational training school, medical clinic, and senior health center).
 - One 20,000 to 40,000 square-foot building with community-serving and County-related uses. The building will be up to three stories tall. Uses for the County-related building is conceptual. A podium parking area with about 33 parking stalls would be provided.
 - A 4,650-square foot common open space area and 1,850-square foot public open space area will be provided between Buildings 3/4 and Building 5.
 - Surface parking areas will provide a total of 215 parking spaces (138 parking spaces for the residential and mixed-use development and 77 parking spaces at the surface parking lot for the County-related development).
 - Off-site improvements may include diagonal parking along Kerrwood Street and Gilman Road rights-of-way adjacent to the MacLaren Hall property, water improvements on the east side of Durfee Avenue, undergrounding of overhead utility lines on Durfee Avenue and Gilman Road adjacent to the MacLaren Hall property, sewer improvements on Farris Road between Durfee

Avenue and Cogswell Road, enhanced pedestrian crossing on Gilman Road at Twin Lakes Elementary School and other potential traffic calming measures, and a trail/path along the southerly end of Twin lakes Elementary School.

Access to the residential and non-residential mixed-use development would be provided by two driveways on Gilman Road and two driveways on Durfee Avenue. Access to the County-related development would be provided by two driveways on Kerrwood Street and one driveway on Durfee Avenue.

FINDINGS: The environmental analysis provided in the attached Initial Study indicates that the proposed project would not result in any significant adverse unmitigable impacts. For this reason, the City of El Monte determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The environmental analysis is provided in the attached Initial Study prepared for the proposed project. The project is also described in greater detail in the attached Initial Study.



Signature
City of El Monte Community and Economic Development Department

08/22/22
Date

ESPERANZA VILLAGE

INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION

Lead Agency
City of El Monte

August 2022

Sirius Environmental 


taha
environmental planners

ESPERANZA VILLAGE

INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION

Lead Agency:

CITY OF EL MONTE

Community and Economic Development Department
Planning Division
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TERRY A. HAYES ASSOCIATES INC.

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August 2022

TABLE OF CONTENTS

	<u>Page No.</u>
1.0 INTRODUCTION	1-1
1.1 Project Overview	1-1
1.2 Environmental Compliance Requirements	1-2
1.3 Project Information	1-2
1.4 Discretionary Actions and Approvals	1-3
1.5 Organization of this Initial Study/Mitigated Negative Declaration	1-3
2.0 PROJECT DESCRIPTION	2-1
2.1 Project Location and Existing Setting	2-1
2.2 Project Description	2-3
2.3 Construction Activities and Schedule	2-14
2.4 Cumulative Projects	2-15
2.5 Tribal Consultation	2-16
3.0 INITIAL STUDY CHECKLIST AND EVALUATION	3-1
3.1 Aesthetics	3-2
3.2 Agriculture and Forestry Resources	3-7
3.3 Air Quality	3-9
3.4 Biological Resources.....	3-19
3.5 Cultural Resources.....	3-24
3.6 Energy	3-28
3.7 Geology and Soils	3-30
3.8 Greenhouse Gas Emissions.....	3-37
3.9 Hazards and Hazardous Materials	3-43
3.10 Hydrology and Water Quality	3-51
3.11 Land Use and Planning.....	3-58
3.12 Mineral Resources	3-75
3.13 Noise.....	3-76
3.14 Population and Housing	3-90
3.15 Public Services	3-92
3.16 Recreation	3-96
3.17 Transportation.....	3-98
3.18 Tribal Cultural Resources.....	3-101
3.19 Utilities and Service Systems	3-105
3.20 Wildfire.....	3-110
3.21 Mandatory Findings of Significance.....	3-112
4.0 LIST OF PREPARERS AND SOURCES CONSULTED.....	4-1
4.1 Lead Agency	4-1
4.2 Initial Study Preparers.....	4-1
4.3 Sources Consulted.....	4-1

Appendices

Appendix A – Air Quality and Greenhouse Gas Emissions Calculations
Appendix B – Biological Resources Constraints Analysis
Appendix C – Historic Resource Evaluation
Appendix D – Noise and Vibration
Appendix E – Traffic Impact Analysis

TABLE OF CONTENTS (cont.)

Page No.

LIST OF FIGURES

Figure 2-1	Project Location	2-2
Figure 2-2	Proposed Parcel Diagram	2-5
Figure 2-3	Site Plan.....	2-8
Figure 2-4	Building Elevations – Building 1.....	2-9
Figure 2-5	Building Elevations – Building 2.....	2-10
Figure 2-6	Building Elevations – Buildings 3 & 4.....	2-11
Figure 2-7	Building Elevations – Building 5.....	2-12

LIST OF TABLES

Table 2-1	Proposed Project Summary.....	2-6
Table 3-1	SCAQMD Daily Emissions Thresholds.....	3-10
Table 3-2	Estimated Construction Emissions – Phase 1	3-12
Table 3-3	Estimated Construction Emissions – Phase 2	3-12
Table 3-4	Overlapping Estimated Regional Construction Emissions	3-13
Table 3-5	Estimated Daily Operational Emissions.....	3-14
Table 3-6	Estimated Annual Greenhouse Gas Emissions	3-38
Table 3-7	General Plan Consistency Analysis.....	3-59
Table 3-8	Los Angeles County Construcion Noise Limits	3-78
Table 3-9	Los Angeles County Exterior Noise Standards	3-78
Table 3-10	Existing Ambient Noise Levels	3-80
Table 3-11	Construction Equipment Noise Level Ranges.....	3-80
Table 3-12	Unmitigated On-Site Construction Noise Levels at Sensitive Receptors.....	3-81
Table 3-13	Unmitigated Off-Site Construction Noise Levels at Sensitive Receptors.....	3-82
Table 3-14	Vibration Velocities for Construction Equipment	3-86

1.0 INTRODUCTION

This section provides an overview of the environmental review process environmental compliance requirements, project information, and environmental review process for the proposed Esperanza Village project (proposed project). Discretionary actions and approvals needed to implement the proposed project are also identified in this section.

1.1 PROJECT OVERVIEW

The proposed project involves the following:

- A General Plan Amendment, Zone Change, Tentative Tract Map, and Esperanza Village Specific Plan for the entire 13.79-acre MacLaren Hall property. These changes include a 5.6-acre portion of the property that has been approved by the County of Los Angeles for development as a community park (see below). The proposed changes relevant to the community park are essentially nomenclature changes and would make no substantive changes to the previously proposed and approved park use. The community park project is not considered to be part of the proposed project for purposes of this document, but the community park project is a cumulative project to the proposed project analyzed in this document.
- Development of residential, non-residential mixed-use, and County-related uses on 8.19 acres of the 13.79-acre MacLaren Hall property.

The proposed project would change the General Plan land use designation and zoning of the MacLaren Hall property from Public Facilities (PF) to Specific Plan (SP). The Esperanza Village Specific Plan (Specific Plan) would guide the development of the MacLaren Hall property. The 5.6-acre community park would be exempt from the proposed Specific Plan regulations and guidelines.

The Tentative Tract Map would consolidate the existing two parcels (six lots) that make up the MacLaren Hall property and create eight new parcels. Of the eight parcels that would be created as part of the Tentative Tract Map, seven parcels would be developed as part of the proposed project. The seven parcels are in the 8.19-acre proposed development area and would be developed as follows:

- Four of the eight parcels would be developed with four new affordable apartment buildings (340 units total) with podium parking at the ground level.
- One parcel would be developed with a new non-residential mixed-use building that would have a mix of community-serving uses (36,000 square feet).
- One parcel would be developed with private driveways, surface parking, and common open space for the residential and non-residential mixed-use parcels.
- One parcel would be developed with a non-residential building that would have a mix of uses associated with the County of Los Angeles (County) and a surface parking lot. The building would have either at-grade or above grade podium parking and up to 40,000 square feet of community-serving County-related uses.

The eighth parcel would be developed with the previously approved community park (MacLaren Community Park). This parcel is part of the proposed General Plan amendment, zone change, tentative tract map, and Esperanza Village Specific Plan; however, development of the community park is not part of the proposed project and is not part of the 8.19-acre proposed development area. The County is developing the community park on this parcel separately from the proposed project.

The Mitigated Negative Declaration (MND) for the community park was adopted and the community park project was approved by the County Board of Supervisors on October 19, 2021.

Development associated with the proposed project involves the construction of 340 residential units on the residential parcels. The non-residential mixed-use parcel would be developed with a two-story 36,000-square foot building that would have a vocational center, medical clinics, and a senior health center. The County-related parcel would be developed by the County and would include a building that could be up to three stories tall and up to 40,000 square feet in size. Uses for the building on the County-related parcel may potentially include a clinic, a snack bar/café, childcare center, and County-related offices. Development on this parcel is conceptual and is subject to change.

The proposed project would provide a total of 558 parking spaces, of which 448 parking spaces would be allocated to the residential and non-residential mixed-use development and 110 parking spaces would be allocated to the County-related development. Of the 448 parking spaces allocated to the residential and non-residential mixed-use development, 310 spaces would be located in the ground-level podium parking garages of the proposed residential buildings. The remaining 138 parking spaces would be provided at the surface parking areas. The County-related parcel is tentatively planning to provide 145 parking spaces, of which 68 parking spaces would be located within the proposed County-related building either at-grade or above grade, and 77 parking spaces would be provided at the surface parking lot of the County-related parcel. The number of parking spaces and parking locations at the County-related parcel are conceptual and are subject to change. In addition to parking on the MacLaren Hall property, diagonal parking spaces could potentially be provided along Kerrwood Avenue and Gilman Road rights-of-way.

1.2 ENVIRONMENTAL COMPLIANCE REQUIREMENTS

Section 15063(a) of the California Environmental Quality Act (CEQA) Guidelines requires the lead agency to prepare an Initial Study (IS) to determine if the proposed project may have a significant effect on the environment. The purpose of this document is to inform the City of El Monte, public agencies and interested parties of the potential environmental effects resulting from the proposed project. For the proposed project to obtain an environmental clearance in the form of an MND in compliance with CEQA, any potential significant adverse effects must be mitigated to a less-than-significant level. This document alone does not determine whether the proposed project will be approved. Rather, it is a disclosure document aimed at equally informing all concerned parties and fostering informed discussion and decision-making regarding all aspects of the proposed project.

1.3 PROJECT INFORMATION

Project Title/Location:	Esperanza Village 4024 Durfee Avenue El Monte, CA 91732
Lead Agency Name and Address:	City of El Monte Community and Economic Development Department Planning Division 11333 Valley Boulevard El Monte, CA 91731
Contact Person and Phone Number	Teresa Li, AICP, Contract Planner (626) 580-2057
Project Sponsor's Name and Address:	Fernando Vasquez Prima Development 12401 Woodruff Avenue, Suite 10 Downey, CA 90241

1.4 DISCRETIONARY ACTIONS AND APPROVALS

Discretionary actions include those local approvals or entitlements necessary to implement a project. The City of El Monte requires the following discretionary actions for the proposed project:

- General Plan Amendment to change the General Plan land use designation from Public Facilities (PF) to Specific Plan (SP) for the entire MacLaren Hall property (13.79 acres).
- Zone Change to change the zoning of the MacLaren Hall property from PF to Specific Plan (SP) for the entire MacLaren Hall property (13.79 acres). With the proposed zone change, the MacLaren Hall property would be within the Esperanza Village Specific Plan (SP-5) Zoning District.
- Specific Plan Amendment to establish development standards and design guidelines for the proposed development area (8.19 acres).
- Code Amendment to codify the Specific Plan development standards for the entire MacLaren Hall property (13.79 acres) in the City's Zoning Code.
- Design Review for the construction of four new four-story residential buildings and one new two-story 36,000-square foot mixed-use building.
- Tentative Tract Map to consolidate two parcels (six lots) and create eight new parcels on the entire MacLaren Hall property.

Development on the proposed County-related parcel would require County approval as it would be developed by the County and would be located on County-owned property. While the County is not required to comply with the City of El Monte zoning on County-owned property, the County intends to be consistent for the development that is being proposed on the County-related parcel.

1.5 ORGANIZATION OF THIS INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

The content and format of this IS/MND is designed to meet the requirements of CEQA. This IS/MND is organized into the following four sections:

1.0 Introduction. This section provides an overview of the proposed project, describes the environmental compliance requirements, and identifies the discretionary actions and approvals needed for the proposed project.

2.0 Project Description. This section identifies the location of the MacLaren Hall property; describes the MacLaren Hall property, the surrounding area, and the proposed project; and provides an estimated timeline for the construction and implementation of the proposed project.

3.0 Initial Study Checklist and Evaluation. This section contains the CEQA Guidelines Appendix G: Initial Study Checklist and identifies the level of impact under each environmental impact category. This section also includes a discussion of the environmental impacts and any mitigation measures associated with each category.

4.0 List of Preparers and Sources Consulted. This section provides a list of the consultant team members that participated, and a list of sources and references used in the preparation of this IS/MND.

2.0 PROJECT DESCRIPTION

This section identifies the location of the MacLaren Hall property, describes the MacLaren Hall property and the surrounding area, provides a detailed description of the proposed project, and provides an estimated timeline for the construction and implementation of the proposed project.

2.1 PROJECT LOCATION AND EXISTING SETTING

PROJECT LOCATION

The MacLaren Hall property is located on the County-owned 13.79-acre MacLaren Hall property at 4024 Durfee Avenue in the City of El Monte, towards the eastern portion of the City. The MacLaren Hall property is rectangular in shape and includes two contiguous parcels (Assessor's Parcel numbers [APN] 8549-004-900 and 8549-005-900 [Lots 5, 6, 7, 8, and 9]). The MacLaren Hall property is bounded by Durfee Avenue to the west with single-family homes, a church, and an assisted living facility across the street (approximately 100 feet from the MacLaren Hall property), Kerrwood Street to the north with single-family homes across the street (approximately 50 feet from the MacLaren Hall property), Gilman Road to the east with single-family homes and Twin Lakes Elementary School across the street (approximately 50 feet from the MacLaren Hall property), and single-family homes to the south. Many of the residential properties in the neighborhood have several single-family homes on the same property.

Development is proposed on 8.19 acres of the 13.79-acre MacLaren Hall property (proposed development area). The proposed development area is roughly shaped in a "horseshoe" configuration and is generally bounded by Durfee Avenue to the west, Kerrwood Street to the north, Gilman Road to the east, and single-family residential homes to the south. A recently approved 5.6-acre community park project (not part of the proposed development but the park site is part of the proposed General Plan amendment, zone change, tentative tract map, and the Esperanza Village Specific Plan) is generally situated in the inner bend of the proposed development area. The location of the MacLaren Hall property is shown in **Figure 2-1**.

Background and Existing Site Conditions

From the 1960s until the early 2000s, MacLaren Children's Center operated the MacLaren Hall property as a County facility housing foster youth for short-term stays. As part of the County's foster care system, MacLaren Children's Center provided temporary residential care for displaced children prior to being placed in foster homes; children spent varying amounts of time at the facility. In the 1980's, MacLaren Children's Center had problems with inadequate care and overcrowding. Despite improvements, conditions continued to be inadequate, and the facility finally closed in 2003. Parts of the MacLaren Hall property are now occupied by the Department of Children and Family Services (DCFS) administrative offices, Alma Family Services, and a Department of Health Services medical clinic.

The MacLaren Hall property currently has 12 structures (164,000 square feet in total) and open space areas that were designed and constructed in the mid-1970s for the MacLaren Children's Center. The buildings include an office building, a school/maintenance building, six dormitory buildings, a utilitarian cafeteria building, and three prefabricated trailers. The property has several large mature trees in small clusters. The open space areas consist primarily of flat terrain covered with grass. The south side of the school/maintenance building has a cement deck, a small pool shed building, one small pool, and a larger rectangular swimming pool.



Source: TAHA, 2022.

Approximately 130,000 square feet of the existing buildings would be demolished to allow for development of the MacLaren Community Park. Buildings that would be demolished for the community park include the office building, the school/maintenance building, and two prefabricated trailers. Existing mature trees and landscaping would also be removed. The demolition of these buildings, trees, and landscaping were assessed as part of the MacLaren Community Park IS/MND. Eight additional (vacant) structures would be demolished as part of the proposed project – one modular trailer, a cafeteria building, and six dormitory buildings. The cafeteria and dormitory buildings are located towards the southern portion of the MacLaren Hall property. The MacLaren Hall property is relatively flat. Vegetation on the property includes grass, weeds, trees, shrubs, and bushes.

SURROUNDING AREA

One- and two-story residences generally surround the MacLaren Hall property to the west, north, east, and south. Many of the residential properties in the neighborhood have several single-family homes on the same property. An assisted living facility (California Villa) and a church are located across the street from the MacLaren Hall property on Durfee Avenue. The Eastland Subacute and Rehabilitation Center is located on Durfee Avenue, approximately 260 feet southwest of the MacLaren Hall property. Twin Lakes Elementary School is located to the east, across the street on Gilman Road. The properties to the west, north, and south of the MacLaren Hall property are in the Medium-Density Multiple-Family Dwelling (R-3) Zoning District and has a General Plan land use designation of Medium Density Residential. The properties to the east of the MacLaren Hall property are in the One-Family Dwelling (R-1A) and R-3 Zoning Districts. These R-1A and R-3 Zoning Districts have corresponding General Plan land use designations of Low Density Residential and Medium Low Density Residential, respectively. Twin Lakes Elementary School is in the Public Facilities (PF) Zoning District and has a General Plan land use designation of PF. South of Twin Lakes Elementary School, the properties are in the Low-Density Multiple-Family Dwelling (R-2) Zoning District and has a General Plan land use designation of Medium Low Density Residential.

An aerial photograph depicting the MacLaren Hall property and the surrounding land uses is presented in **Figure 2-1**.

2.2 PROJECT DESCRIPTION

The proposed project involves the following:

- General Plan Amendment and Zone Change to change the General Plan land use designation and zoning of the 13.79-acre MacLaren Hall property from Public Facilities (PF) to Specific Plan (SP). With the proposed zone change, the MacLaren Hall property would be within the Esperanza Village Specific Plan (SP-5) Zoning District.
- Esperanza Village Specific Plan to guide future development of the 13.79-acre MacLaren Hall property.
- Tentative Tract Map to consolidate the two parcels (six lots) and create eight new parcels on the entire 13.79-acre MacLaren Hall property.
- Development of residential, non-residential mixed-use, and County-related uses on 8.19 acres of the 13.79-acre MacLaren Hall property.

Although the proposed General Plan amendment, zone change, Specific Plan, and tentative tract map would apply to the entire 13.79-acre MacLaren Hall property, development associated with the proposed project would occur on 8.19 acres of the property. The remaining 5.6-acre portion of the MacLaren Hall property is not part of the 8.19-acre proposed development area and would be developed as a community park (MacLaren Community Park) separately from the proposed project.

The Mitigated Negative Declaration (MND) for the 5.6-acre MacLaren Community Park project was adopted and the MacLaren Community Park project was approved by the County Board of Supervisors on October 19, 2021. The proposed changes relevant to the community park are essentially nomenclature changes and would make no substantive changes to the previously proposed and approved park use. The community park project is not considered to be part of the proposed project for purposes of this document, but the community park project is a cumulative project to the proposed project analyzed in this document.

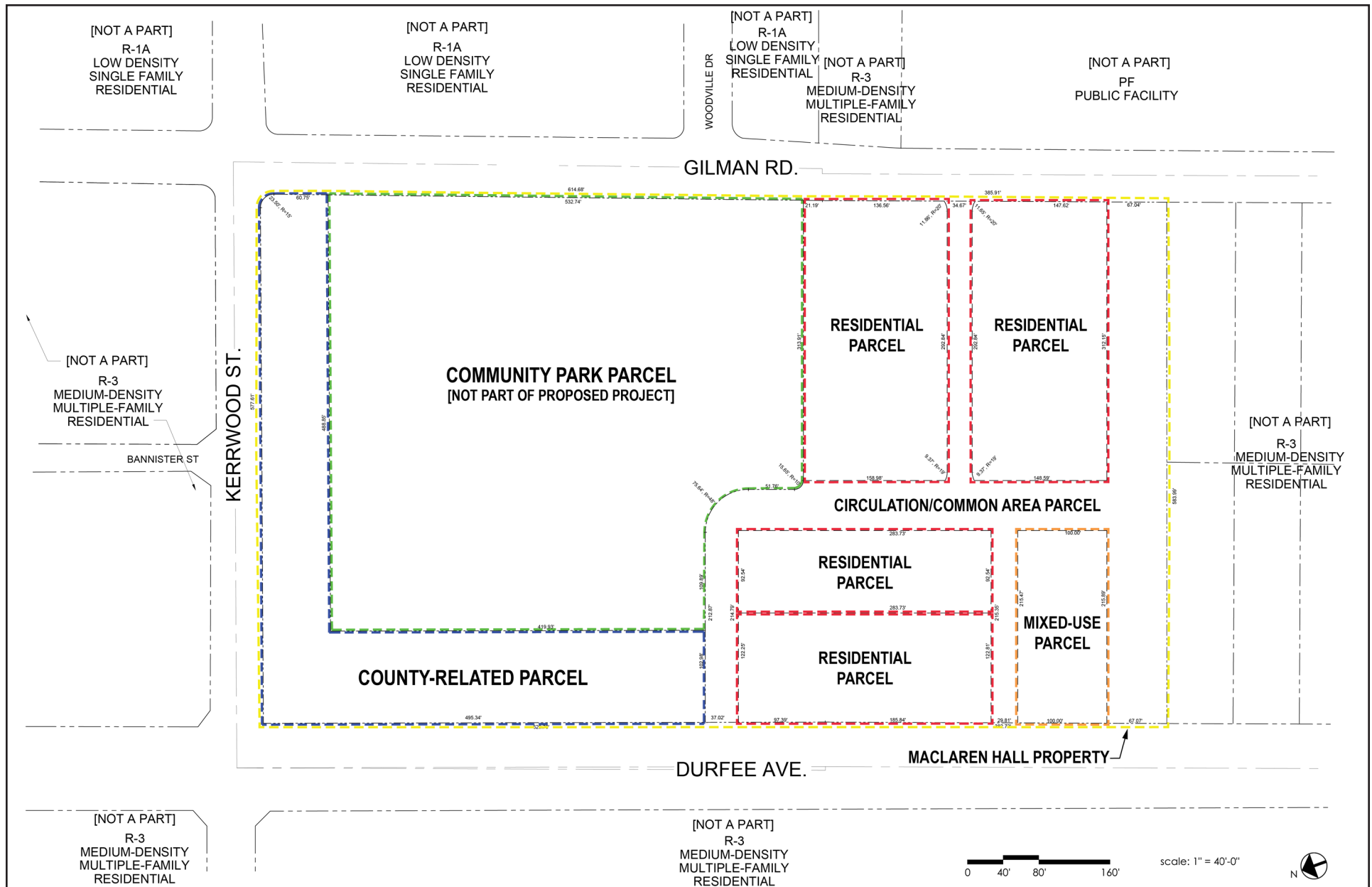
The proposed Esperanza Village Specific Plan would provide land use and development standards, as well as design guidelines, for the development and design of the MacLaren Hall property and would supplement other applicable regulations in the City's Zoning Code. If adopted by the City, the proposed Specific Plan would be the regulatory and land use policy document and would constitute the zoning for the 13.79-acre MacLaren Hall property. Any situation not specifically addressed by the proposed Specific Plan would be subject to the requirements of the El Monte Municipal Code (EMMC), provided that such regulations are not in conflict with the objectives of the proposed Specific Plan. The 5.6-acre community park would be exempt from the regulations and guidelines in the proposed Esperanza Village Specific Plan.

The proposed parcel diagram for the proposed project is shown in **Figure 2-2**. Of the eight parcels that would be created by the proposed tentative tract map, seven parcels would be developed as part of the proposed project (the eighth parcel would be developed with the previously approved MacLaren Community Park). Four of the seven parcels would be developed with four new affordable apartment buildings (one building per parcel); one parcel would be developed with a new non-residential mixed-use building that would have community-serving facilities; one parcel would be developed with private driveways, surface parking, and common open space for the residential and non-residential mixed-use development; and one parcel would be developed with County-related uses.

The following off-site improvements would also occur as part of the proposed project:

- Diagonal parking spaces could potentially be provided along the Kerrwood Street and Gilman Road rights-of-way adjacent to the MacLaren Hall property.
- Off-site water improvements on the east side of Durfee Avenue adjacent to the MacLaren Hall property.
- Undergrounding of overhead utility lines on Durfee Avenue and Gilman Road adjacent to the MacLaren Hall property.
- Sewer improvements on Farris Road between Durfee Avenue and Cogswell Road, approximately 0.3 mile from the project site.
- Enhanced pedestrian crossing on Gilman Road at Twin Lakes Elementary School and other potential traffic calming measures.
- A trail/path may potentially be installed along the southerly end of Twin Lakes Elementary School to connect the MacLaren Hall property and the surrounding neighborhood to Emerald Necklace Park and the San Gabriel River Trail.

Table 2-1 provides a summary of the proposed project, and a detailed description of the proposed development.



Source: Prima Development, AC Martin, 2022. Edited by TAHA, 2022.

FIGURE 2-2
 PROPOSED PARCEL DIAGRAM

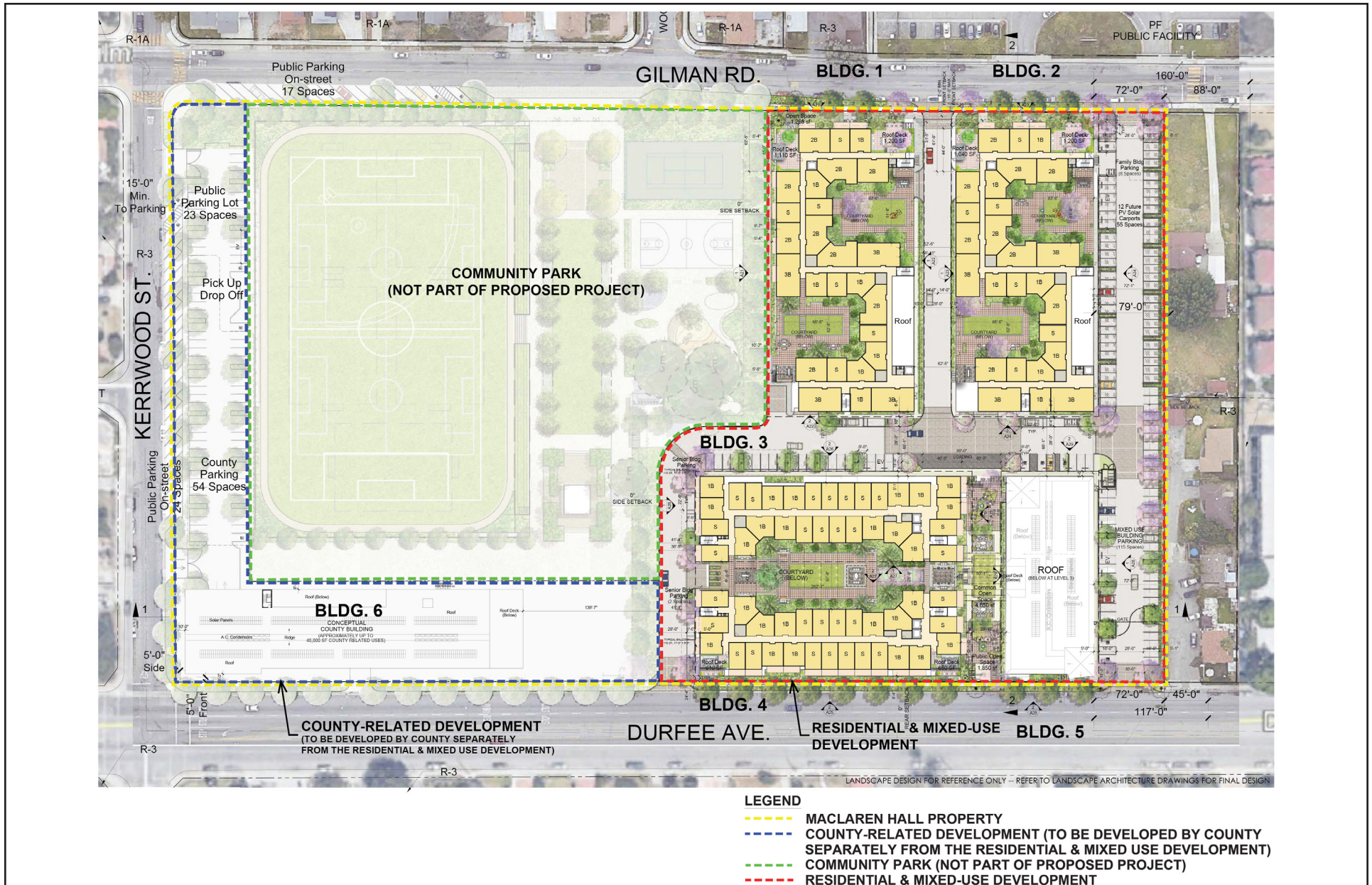
TABLE 2-1: PROPOSED PROJECT SUMMARY	
Project Site Area (MacLaren Hall property) /a/ General Plan Amendment, Zone Change, Esperanza Village Specific Plan, and Tentative Tract Map is proposed on the entire MacLaren Hall property	13.79 acres
Proposed Development Area /b/	8.19 acres
PROPOSED DEVELOPMENT	
Residential Development	
Total Parcel Area for Residential Development	3.64 acres
Total Building Square Footage (not including podium parking)	292,230 square feet
Total Podium Parking Square Footage	113,905 square feet
Total Dwelling Units	340 units
Number of Affordable Dwelling Units for Low- and Extremely Low-income Individuals	170 units
Number of Affordable Dwelling Units for Low- and Extremely Low-income Seniors	170 units
Building Height	54 feet 6 inches (four stories) /c/
Total Parking Spaces	333 spaces
Podium Parking Spaces	310 spaces
Surface Parking Spaces (to be provided in the Circulation/Common Area Parcel)	23 spaces
Common Open Space (courtyards and roof decks) /d/	53,140 square feet
Private Open Space (balconies)	14,190 square feet
Mixed-Use Development	
Total Parcel Area for Mixed-Use Development	0.50 acres
Total Building Square Footage	36,000 square feet
Building Height	49 feet 6 inches (two stories) /e/
Total Parking Spaces (to be provided in the Circulation/Common Area Parcel)	115 spaces
Common Open Space (roof deck) /f/	640 square feet
Circulation/Common Area for Residential and Mixed-Use Development	
Total Parcel Area for Circulation/Common Area	1.97 acres
Common Open Space /g/	4,650 square feet
Public Open Space /h/	1,850 square feet
Driveways and Surface Parking	79,170 square feet
County-Related Development /i/	
Total Parcel Area for County-Related Development	2.08 acres
Total Building Square Footage	Up to 40,000 square feet
Building Height	Up to 50 feet (3 stories)
Total Parking Spaces	145 spaces
Podium Parking Spaces	68 spaces
Surface Parking Spaces	77 spaces
/a/ A 5.6-acre portion of the MacLaren Hall property was previously approved to be developed as MacLaren Community Park. /b/ MacLaren Community Park is not part of the proposed development area. Although the community park site is within the MacLaren Hall property and is part of the proposed General Plan amendment, zone change, Esperanza Village Specific Plan, and tentative tract map, development on the community park site would occur separately from the proposed project. The MacLaren Community Park project was approved by the County Board of Supervisors on October 19, 2021. /c/ Enclosed stairways extend to 54 feet 6 inches, but overall building height is 54 feet 6 inches. /d/ To be used by residents of Buildings 1 through 4. /e/ Enclosed stairways extend to 49 feet 6 inches, but overall building height is 37 feet 6 inches. /f/ To be used by employees and visitors of Building 5. /g/ To be used by residents of Buildings 1 through 4 and employees and patients of Building 5. /h/ To be used by all users of the MacLaren Hall property. /i/ To be developed by the County of Los Angeles separately from the residential and mixed-use development. Development is conceptual and subject to change. SOURCE: Prima Development 2022, AC Martin 2022, TAHA 2022	

Figure 2-3 shows the proposed site plan, and **Figures 2-4** through **2-7** illustrate building elevations for the proposed structures in the proposed development area. The site plan for the County-related parcel is conceptual and is subject to change. No elevations are available for the County-related building since development of this building is conceptual.

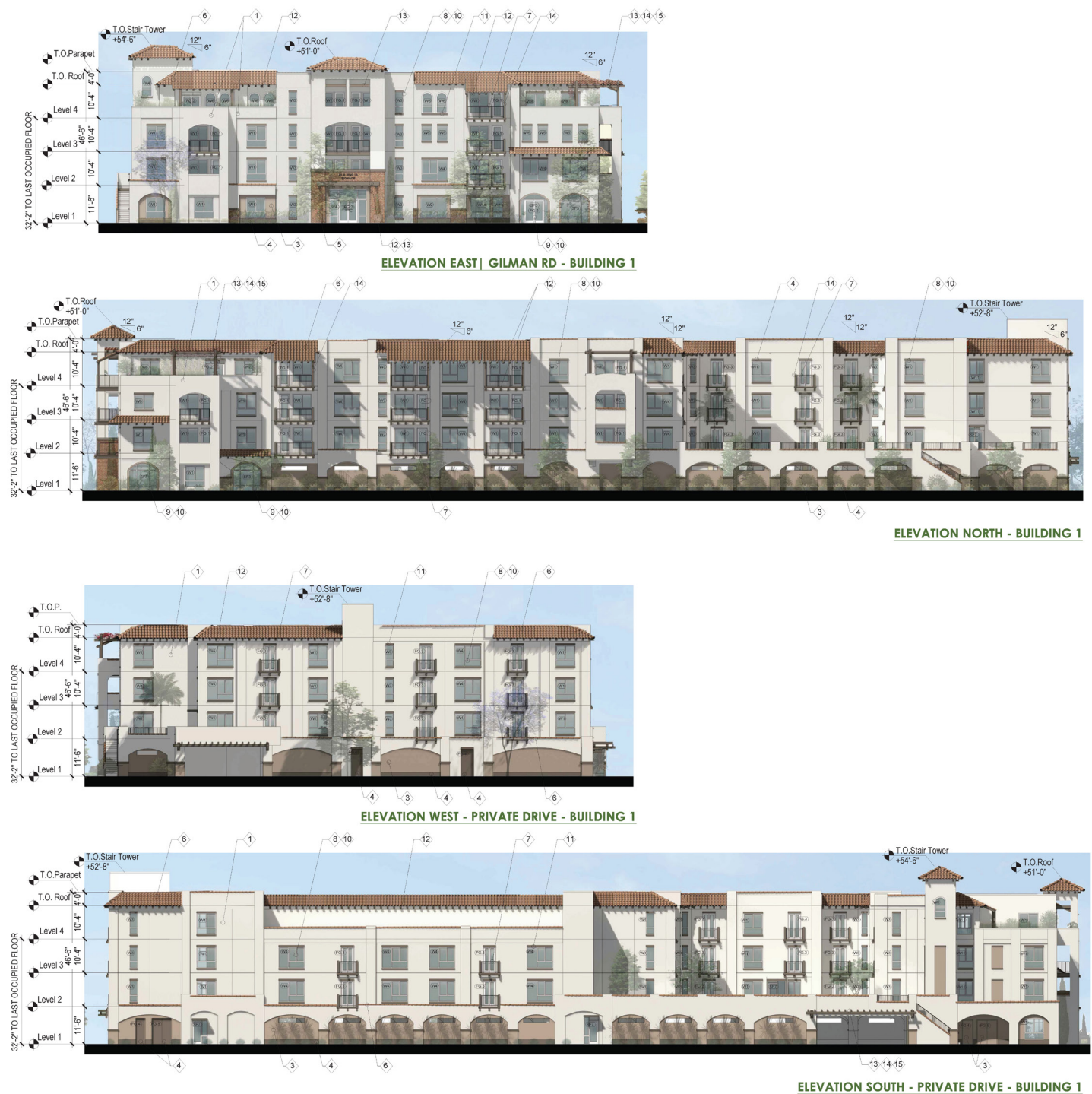
Residential Parcels. The residential parcels would be 3.64 acres in size. Four buildings totaling 406,135 square feet (340 residential units) would be constructed on the residential parcels. The residential structures would be four stories tall with a height of 46 feet 6 inches and the enclosed stairway would extend the height of the proposed structures up to 54 feet 6 inches. Each building would have podium parking at the ground level. Two of the residential structures (Buildings 1 and 2) would front Gilman Road and would consist of affordable housing for low- and extremely low-income individuals/households, including transitional age youths and the homeless. The other two residential structures (Buildings 3 and 4) would be situated towards the western portion of the MacLaren Hall property and would consist of affordable housing for low- and extremely low-income seniors, including the homeless. The residential units in Buildings 1 through 4 would include a mix of studios, one-, two-, and three-bedroom units. The size of each residential unit would range from approximately 475 square feet (studio) to 1,080 square feet (three-bedroom unit) in size.

Building 1 would have 85 affordable residential units and would be approximately 86,500 square feet in size (not including podium parking). The first level would include approximately 3,300 square feet of lobby/amenities (lobby/lounge, a community room, and offices), and an approximately 34,800-square foot podium parking area with 104 parking stalls. The second level would have 29 residential units and two courtyards. The courtyard towards the east side of the building would be approximately 6,400 square feet in size, and the courtyard towards the west side of the building would be approximately 6,100 square feet in size. The courtyards would include a barbecue area, landscaping with trees, decorative paving, a water feature, a play structure, flex lawns, community dining areas with tables and chairs, benches and/or lounge seating. The third level would have 30 residential units, and the fourth level would have 26 residential units and two roof decks. The roof deck at the northeast corner of the building would be approximately 1,110 square feet, and the roof deck at the southeast corner of the building would be approximately 1,200 square feet in size. The roof decks would include landscape planters, trees, decorative and accent paving, fire pits, benches, lounge seating, barbecue areas, and/or tables and chairs for community dining. The second through fourth level would have balconies along the north and east elevation. No balconies are proposed along the south and east elevations and no balconies are proposed for the units that would face the proposed courtyards.

Building 2 would have 85 affordable residential units and would be approximately 86,500 square feet in size (not including podium parking). The first level would include approximately 3,300 square feet of lobby/amenities (lobby/lounge, a community room, and offices), and an approximately 35,260-square foot podium parking area with 110 parking stalls. The residential unit distribution; courtyard location, size and amenities; rooftop deck location, size and amenities, and balcony locations on the second through fourth levels would be similar to Building 1.



Source: Prima Development, AC Martin, 2022. Edited by TAHA, 2022.



Source: Prima Development, AC Martin, 2022.



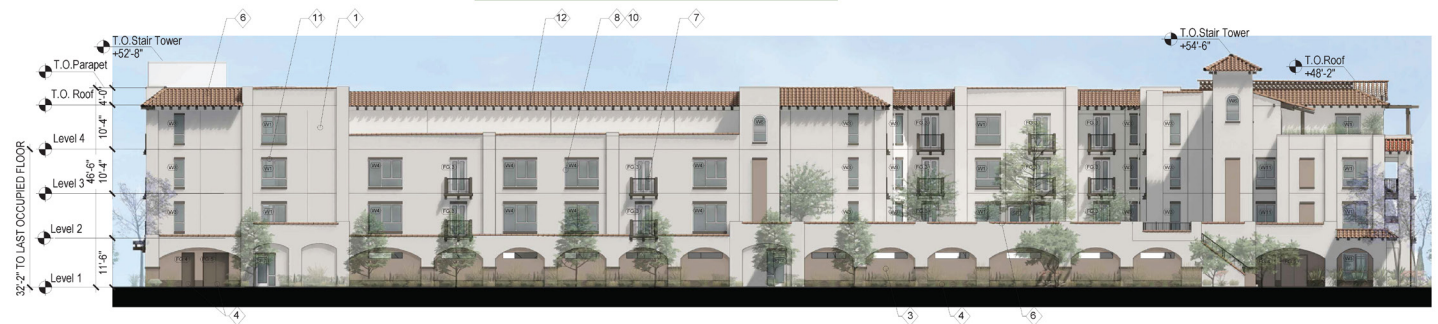
ELEVATION EAST | GILMAN RD BUILDING 2



ELEVATION NORTH - PRIVATE DRIVE - BUILDING 2



ELEVATION WEST - PRIVATE DRIVE - BUILDING 2



ELEVATION SOUTH - PRIVATE DRIVE - BUILDING 2

Source: Prima Development, AC Martin, 2022.



ELEVATION WEST | DURFEE AVE RD - BUILDING 4



ELEVATION SOUTH - OPEN SPACE - BUILDINGS 3 & 4



ELEVATION EAST - PRIVATE DRIVE - BUILDING 3



ELEVATION NORTH - PRIVATE DRIVE - BUILDINGS 3 & 4

Source: Prima Development, AC Martin, 2022.



ELEVATION WEST - DURFEE RD - BUILDING 5



ELEVATION SOUTH - PRIVATE DRIVE - BUILDING 5



ELEVATION EAST - PRIVATE DRIVE - BUILDING 5



ELEVATION NORTH - OPEN SPACE - BUILDING 5

Source: Prima Development, AC Martin, 2022.

Building 3 would have 86 affordable residential units for seniors and would be approximately 59,650 square feet in size (not including podium parking). The first level would include approximately 3,000 square feet of lobby and amenities and approximately 18,720-square foot podium parking area with 48 parking stalls. Podium parking for Building 3 would be connected to Building 4. The second level would have 28 residential units and a 14,350-square-foot courtyard that is shared with Building 4. The courtyard would include a barbecue area, trees, couches, firepits, community dining areas with tables and chairs, a flex lawn, lounging areas, decorative and accent paving, a community garden, a water feature, and shade elements. The third and fourth levels would each have 29 residential units. Balconies are proposed along the north and south elevations. No balconies are proposed along the east elevation and for the units that would face the proposed courtyard.

Building 4 would have 84 affordable residential units for seniors and would be approximately 59,580 square feet in size (not including podium parking). The first level would include approximately 3,500 square feet of lobby and amenities and an approximately 25,720-square foot podium parking area with 48 parking stalls that would be connected to Building 3. As with Building 3, the second level would have 28 residential units and a courtyard that is shared with Building 4. The third level would have 29 residential units, and the fourth level would have 29 residential units and two roof decks. The roof decks would be situated at the northwest and southwest corner of the building and would include planters, lounge seating, flexible dining space with tables and chairs, barbecue areas, accent and decorative paving, and dwarf citrus trees in large pots. The roof decks would be approximately 620 square feet each. Balconies are proposed along the north, west, and south elevations. No balconies are proposed for the units that would face the proposed courtyard.

Buildings 1 and 2 would be setback from Gilman Road by a minimum of 10 feet, and Buildings 3 and 4 would be set back from Durfee Avenue by a minimum of 5 feet. The architectural style of Buildings 1 through 4 would be Spanish Mission.

Mixed-Use Parcel. The mixed-use parcel would be 0.5 acres in size. The mixed-use parcel would be developed with one 36,000-square foot non-residential structure (Building 5) that would consist of a mix of community-serving facilities. Building 5 would be two stories tall and would have a maximum height of 49 feet 6 inches. The building would be approximately 36,000 square feet in size. This building would be situated at the southwestern portion of the MacLaren Hall property and would front Durfee Avenue. The first level would include a loading area, a lobby, an approximately 5,000 square-foot vocational training school, and approximately 13,000 square feet of medical clinic (Federally Qualified Health Center [FQHC]). The second level would consist of an approximately 18,000 square-foot senior health center (Programs for All-Inclusive Care for the Elderly [PACE]) and an approximately 640-square foot roof deck at the northern portion of the building. Building 5 would be set back from Durfee Avenue by a minimum of 5 feet, and the architectural style would be Spanish Mission.

Circulation/Common Area Parcel. The circulation/common area parcels would be 1.97 acres in size. The parcel would have private driveways, surface parking areas, a drop-off area, and a common open space area. The private driveways would provide access from the public street rights-of-way to the podium parking areas in Buildings 1 through 4, the surface parking areas, and drop-off area. Surface parking is proposed on the north side of Buildings 3 and 4, on both sides of the north/south driveway (between Buildings 1 and 3 and between Buildings 2 and 5), and at the surface parking lot along the south end of the MacLaren Hall property. A drop-off area is proposed on the south side of the north/south driveway between Buildings 3 and 5 (east of the common open space area).

Vehicular access from the public street rights-of-way to the residential and non-residential mixed-use buildings in the proposed development area would be provided from this parcel. Two new

driveway entrances would be located on Durfee Avenue, and two new driveways would be provided on Gilman Road.

The surface parking areas would have 138 parking spaces, of which 24 spaces would be allocated to the residential buildings (Buildings 1 through 4). The remaining surface parking areas would provide 115 parking spaces for Building 5. Photovoltaic (PV) solar panels are proposed above the parking spaces that are south of Building 2.

An approximately 4,650-square foot common open space area and 1,850-square foot public open space area are proposed at the ground level between Buildings 3, 4 and 5. The common open space area would be accessible to residents of Buildings 1 through 4, as well as employees and patients of Building 5. The public open space area would be accessible to all users and visitors of the proposed development area. The open space areas would include landscaping along the buildings, a flex lawn, lounge area with seating, decorative tiles, benches, terra cotta tile paving, tables and chairs for dining, and/or water features. Pedestrian gates would be placed at the western and eastern end of this open space area.

A pedestrian gate is proposed at the corner where the northernmost east/west driveway connects to the north/south driveway to allow residents of the MacLaren Hall property access to the adjacent MacLaren Community Park. This pedestrian gate is located northeast of Building 3.

County-Related Parcel. The County-related parcel would be 2.08 acres in size. The County-related parcel would be developed by the County and would be developed separate from the residential, mixed-use, and circulation/common area parcels. Development on the County-related parcel is conceptual and subject to change. However, for the purposes of this IS/MND, it is assumed that the parcel would be developed with one building that would be 20,000 square feet to 40,000 square feet in size and up to three stories tall. The building is estimated to be no more than 50 feet tall. A surface parking lot is also proposed for this parcel. The County-related building (Building 6) would consist of a mix of community-serving and County-related facilities. The building could potentially include clinics, a snack bar/café, a childcare center, and County-related offices, including space for the Department of Health Services and DCFS. Podium parking may be provided in Building 6. A surface parking lot is also proposed at the County-related parcel. The surface parking lot would be located along Kerrwood Street (on the north side of County-related parcel) and would be separate from the residential and community-serving parcels.

It is assumed that 68 parking stalls would be provided at the podium parking. The surface parking lot is assumed to have 77 parking spaces and a drop-off area that would be shared among the users of Building 6 and the adjacent community park.

Vehicular access to the surface parking lot would be provided via two driveway entrances on Kerrwood Street. Access to the podium parking in Building 6 would be provided on Durfee Avenue.

2.3 CONSTRUCTION ACTIVITIES AND SCHEDULE

Construction of the proposed project would occur in two phases. Phase 1 would involve the construction of Buildings 1 and 2 in the residential parcels and the proposed driveways, parking areas, and common area in circulation/common area parcel. Phase 2a would involve the construction of Building 4, and Phase 2b would involve the construction of Buildings 3 and 5. Construction for Phase 1 is anticipated to begin in July 2024 and end in February 2026. Occupancy for the residential units in Phase 1 is anticipated in March 2026. Construction for Phases 2a and 2b is anticipated to begin in July 2025 and end in April 2027. Occupancy for the buildings in Phase 2 is anticipated in the first quarter of 2027. Construction of the residential buildings under each phase (Buildings 1 through 4) would take approximately 20 months; construction of the mixed-use building (Building 5) would take approximately 12 months.

The construction activities and schedule for the County-related parcel (including Building 6) is conceptual and subject to change. However, for the purposes of the analysis in this IS/MND, it is assumed that construction on this parcel would occur simultaneously with Phase 2.

Construction of the proposed development would involve site clearing/demolition, grading, building construction, architectural coating, paving, undergrounding of utility lines along Durfee Avenue and Gilman Road, off-site water improvements on the east side of Durfee Avenue adjacent to the MacLaren Hall property, and approximately 2,000 linear feet of off-site sewer improvements in Farris Road (between Durfee Avenue and Cogswell Road).

Construction activity would occur Mondays through Fridays for 8 hours per day, in accordance with the City of El Monte's permitted hours of construction. Construction of the proposed development is projected to be completed by March 2027.

2.4 CUMULATIVE PROJECTS

CEQA defines a cumulative impact as an effect that is created as a result of the combination of a proposed project together with other projects (past, present, or future) causing related impacts. CEQA Guidelines Section 15064 provides guidance on determining the significance of environmental effects caused by a project. CEQA Guidelines Section 15064(h)(1) provides guidance for determining significance of cumulative effects. If a cumulative impact may be significant and the project's incremental effect, though individually limited, is cumulatively considerable then an Environmental Impact Report must be prepared. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

The proposed project involves 1) a General Plan amendment, zone change, Esperanza Village Specific Plan, and tentative tract map for the entire 13.79-acre MacLaren Hall property; and 2) development of residential, non-residential mixed-use, and County-related uses on 8.13-acres of the 13.79-acre property. Although the MacLaren Community Park would be located on 5.6 acres of the MacLaren Hall property, development of the community park is not part of the proposed project. Development of the community park is a cumulative project. The MND for the community park was adopted and the community park project was approved by the County Board of Supervisors on October 19, 2021. Construction of that project is anticipated to start in early 2023 and require approximately two years to complete.

Cumulative impacts are discussed in Section 3.21, Mandatory Findings of Significance. Cumulative impacts would occur if the effects of the proposed project's construction and operation combine with similar effects of other projects within one mile of the MacLaren Hall property are cumulatively considerable. The radius for identifying cumulative projects is determined by the potential for overlapping impacts, including air quality, noise, traffic and all other State CEQA Guidelines Appendix G environmental topic areas. Overlapping impacts are not anticipated for any environmental topic areas beyond one mile. **Table 2-2** provides a list of nearby projects within one-mile of the MacLaren Hall property, including the MacLaren Community Park project adjacent to the proposed development area.

TABLE 2-2: CUMULATIVE PROJECTS

Location	Description	Distance from MacLaren Hall Property
11730 Ramona Blvd.	39 residential units	0.7 miles
11710-11720 Forest Grove St.	Subdivide one lot to create five residential units and one common lot	0.6 miles
3937 Peck Rd.	6-unit commercial building with 4,000 square feet commercial and 5,000 square feet office	0.9 miles
4123-4131 Peck Rd.	14 townhomes	0.9 miles
4336 Peck Rd.	9,406-square foot commercial	0.9 miles
4055 Gilman Rd.	5.3-acre Community Park	Adjacent to project site
SOURCE: City of El Monte, 2022		

2.5 TRIBAL CONSULTATION

On April 27, 2022, the City of El Monte submitted a Sacred Land File Search request to the Native American Heritage Commission (NAHC) for the MacLaren Hall property. On May 27, 2022, NAHC provided the results of Sacred Lands File Search. The Sacred Lands File Search results were “positive.” As such, NAHC indicated the Gabrieleño Band of Mission Indians – Kizh Nation should be contacted. NAHC also provided a Tribal Consultation List of other California Native American tribes traditionally and culturally affiliated with the project area.

On June 14, 2022, the City of El Monte sent notification letters in accordance with Assembly Bill (AB) 52 and Senate Bill (SB) 18 regarding the proposed project to tribes that have submitted to the City and/or County a formal request for notification, as well as tribal contacts identified by NAHC. The following tribes were notified:

- Desert Cahuilla Indians
- Fernandeno Tataviam Band of Mission Indians
- Gabrieleño Band of Mission Indians – Kizh Nation
- Gabrieleño Tongva Indians of California Tribal Council
- Gabrieleño /Tongva Nation
- Gabrieleño -Tongva of the Los Angeles Basin Peo’ Tskome Tribal Council
- Gabrieleño /Tongva San Gabriel Band of Mission Indians
- Gabrieleño /Tongva Tribal Council
- Gabrieleño Tongva Tribe
- San Manuel Band of Mission Indians
- Santa Rosa Band of Cahuilla Indians
- Sobaba Band of Luiseno Indians
- Tejon Indian Tribe

The City received a response from the Gabrieleño Band of Mission Indians – Kizh Nation. The Tribe provided maps of some of the prominent tribal cultural features, such as village sites near the San Gabriel River that are associated with the Kizh Nation. The Tribal representative also expressed concerns that tribal cultural resources, including human remains associated with the Tribe, may be located in the soils on the MacLaren Hall property because the NAHC Sacred Lands File Search results were positive and the property is situated in proximity to the San Gabriel River. El Monte staff held a conference call with representatives of Gabrieleño Band of Mission Indians – Kizh Nation on August 4, 2022. As a result of the consultation process, three mitigation measures were identified

and are included in the IS/MND (**TR-1** through **TR-3**). These measures would reduce impacts on tribal cultural resources to a less than significant level.

3.0 INITIAL STUDY CHECKLIST AND EVALUATION

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION: (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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

08/22/2022

Date

Teresa Li

Printed Name

City of El Monte

For

	Potentially Significant Impact	Less-Than- Significant Impact with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
3.1 AESTHETICS. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **No Impact.** A scenic vista is defined as a public viewpoint that provide expansive views of a highly valued landscape for the benefit of the general public. Public views are those that are experienced from a publicly accessible vantage point, such as a roadway or public park. There are no policies protecting private views in the City of El Monte.¹

The MacLaren Hall property is set in an urban environment in the City of El Monte. The property and its surrounding area are relatively flat. The elevation throughout the property changes by approximately 10 feet. The property generally slopes down toward the east and southeast. The San Gabriel Mountains provide a natural scenic backdrop to the MacLaren Hall property and the surrounding neighborhood. Distant views of the San Gabriel Mountains to the north are available along Durfee Avenue and Gilman Road, and distant views of San Jose Hills to the east are available along Kerrwood Street. No scenic vistas are available on the MacLaren Hall property or within the surrounding area since intervening structures and trees limit views of the San Gabriel Mountains and San Jose Hills. Concrete walls that are similar in height as the surrounding one-story structures in the neighborhood line the perimeter of the MacLaren Hall property. Clear unobstructed views of the San Gabriel Mountains and San Jose Hills are not available on the property and its surrounding areas.

During construction, the walls along the perimeter of the MacLaren Hall property would be demolished and temporary barriers could potentially be erected. The temporary barriers would obstruct views of the MacLaren Hall property from the adjacent residential properties,

¹Obstruction of private views is not generally regarded as a potential significant environmental impact under CEQA. (See *Citizens for Responsible and Open Government v. City of Grand Terrace* [2008] 160 Cal.App.4th 1323, 1337-38; *Mira Mar Mobile Community v. City of Oceanside* [2004] 119 Cal.App.4th 477, 492-93). CEQA case law has established that protection of public views is the appropriate EIR analysis. For example, in *Association for Protection etc. Values v. City of Ukiah* (1991) 2 Cal. App. 4th 720 [3 Cal. Rptr.2d 488], the Court held that, "we must differentiate between adverse impacts upon particular persons and adverse impacts upon the environment of persons in general." As recognized by the court in *Topanga Beach Renters Assn. v. Department of General Services* (1976) 58 Cal.App.3d 188 [129 Cal.Rptr. 739]: "[A]ll government activity has some direct or indirect adverse effect on some persons. The issue is not whether [the project] will adversely affect particular persons but whether [the project] will adversely affect the environment of persons in general."

similar to the existing walls, and are not expected to alter existing views of the San Gabriel Mountains and San Jose Hills from roadways adjacent to the MacLaren Hall property.

The proposed project would construct two- to four-story buildings on the MacLaren Hall property. The height of the proposed structures would generally range from 37 feet 6 inches to 46 feet 6 inches tall. The roof structures for the proposed stairways of Buildings 1 through 4 would extend the height of the proposed structures up to 54 feet 6 inches. However, the proposed stairway roof structures of the four-story buildings, would be setback from the public street rights-of-way by at least 48 feet. The proposed Specific Plan would limit the height of future structures on the MacLaren Hall property to 50 feet and would allow roof structures for the housing of elevators and stairways to exceed the building height limit by up to 10 feet. Future structures on the MacLaren Hall property would be taller than the existing one- and two-story structures on the MacLaren Hall property and in the surrounding area. However, the proposed project is not expected to obstruct any scenic vistas since none are available on the property and its surrounding area. Intervening structures and trees would continue to limit views of the San Gabriel Mountains and San Jose Hills with implementation of the proposed project. While the proposed project would be visible in views from the south and could be visible in some private views and could impair some views of the mountains, the change in public views (from area roadways) would be minor. Therefore, no impact would occur.

- b) **Less-Than-Significant Impact.** A significant impact would occur if the proposed project would substantially damage scenic resources within a state scenic highway. The MacLaren Hall property is not located on or within the vicinity of a scenic highway. The nearest state-designated scenic highway is Angeles Crest Highway (State Route 2), approximately 14.7 miles northwest of the property.² The nearest eligible scenic highway is San Gabriel Avenue and Azusa Avenue, north of Interstate 210, approximately 6.4 miles northeast of the MacLaren Hall property. The MacLaren Hall property is not within the viewshed of these state-designated and eligible scenic highways. As discussed below, the existing MacLaren Hall property includes trees within a walled enclosure. The proposed project would incorporate design features and landscaping to improve the visual character of the property. Therefore, a less-than-significant impact would occur on scenic resources within a state scenic highway.
- c) **Less-Than-Significant Impact.** The MacLaren Hall property is in an urbanized area. The property currently has a General Plan land use designation of and is zoned Public Facilities (PF). The proposed project would change the General Plan land use designation and zoning of the property to Specific Plan (SP). If the proposed Esperanza Village Specific Plan and zone change are approved by the City, the Esperanza Village Specific Plan (SP-5) would constitute the zoning for the MacLaren Hall property, and future development on the MacLaren Hall property would be required to be consistent with the standards and guidelines contained within the Esperanza Village Specific Plan. The design and architecture of the structures on the 13.79-acre MacLaren Hall property would be controlled by the provisions of the proposed Esperanza Village Specific Plan. However, the community park would be exempt from the proposed Specific Plan regulations and guidelines, and the proposed development on the County-related parcel would be required comply with the County regulations. Although the proposed development on the County-related parcel is not required to comply with City standards as it would be developed by the County and is County-owned, the City of El Monte

²California Department of Transportation, *California State Scenic Highway System Map*, <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>, accessed June 2022.

would coordinate with the County regarding compliance with City regulations including the proposed Specific Plan.

The proposed residential and mixed-use development would be reviewed for its compatibility with adjacent residential uses as part of the design review and Specific Plan application process. During the review process, the proposed project would be evaluated for its design, such as building orientation, building bulk and scale, building height and setbacks, and landscaping. The design of the proposed development and the Esperanza Village Specific Plan must be approved by the City prior to development on the MacLaren Hall property. The City's regulatory procedure for the proposed General Plan amendment, zone change, design review, and Specific Plan entitlement process would ensure that the proposed project is reviewed for its consistency and compatibility with the surrounding residential uses.

The MacLaren Hall property and the surrounding area currently have one- and two-story structures. Tall walls line the perimeter of the property. The proposed project would remove the walls that surround the perimeter of the MacLaren Hall property, replace existing trees and landscaping, and would construct two- to four-story structures in the proposed development area.

At the residential, mixed-use, and circulation/common area parcels, the proposed project would remove approximately 38 trees on the MacLaren Hall property and would install 172 new trees, of which 14 street trees would be installed along the parkway on Gilman Road and 14 street trees would be installed along the parkway on Durfee Avenue. The tree removal and landscaping would not represent a significant impact on visual character or quality since the existing walls along the perimeter of the MacLaren Hall property currently block most views of the trees and landscaping. New landscaping would replace existing vegetation on the MacLaren Hall property. The proposed landscaping would also include various types of shrubs and groundcovers. Landscaping would be placed along the parkways of the public rights-of-way, along the sides of the proposed structures fronting Durfee Avenue and Gilman Road, in the public and common open space areas (including courtyards and roof decks), along the driveways, and in the surface parking areas. The new landscaping would be visible in the surrounding area and would be visually compatible with the surrounding residential uses.

The proposed project would comply with applicable regulations governing scenic quality. Landscaping for the proposed development at the residential, non-residential mixed-use, and circulation/common area parcels, as well as all other non-County-related future development on the MacLaren Hall property, would be required to comply with the City's Tree Protection and Preservation Ordinance (El Monte Municipal Code [EMMC] Chapter 4.03) and landscaping requirements (EMMC Chapter 17.72). EMMC Section 14.03.090 requires that all protected trees that would be removed are replaced with a tree ratio of 2:1. The replacement trees are required to be 36-inch box trees that are at least 12 feet in height. If any trees cannot be planted on the MacLaren Hall property or the adjacent public right-of-way, an in-lieu fee may be paid into the City's tree mitigation and planting fund. The proposed development would comply with EMMC Section 14.03.090. Additionally, the street setback areas would be fully landscaped with a mix of trees, shrubs, and ground covering. The shrubs that would be installed on the MacLaren Hall property would be five gallon in size.

The proposed development at the County-related parcel is currently conceptual and it is unknown the number of trees that would be removed on the parcel and the number and type of trees and landscaping that would be installed to replace the existing trees and landscaping. However, proposed development on the County-related parcel would comply

with County regulations, including Los Angeles County Code (LACC) Chapter 22.126 (Tree Planting Requirements). LACC Section 22.126.030 requires non-residential development to plant at least three trees for every 10,000 square feet of developed lot area. The trees are required to be at least 15 gallons in size and have trunk diameter of 0.75 to 1.5 inches as measured six inches above the soil line at the time of planting. In addition to compliance with County requirements, efforts would be made to comply with City of El Monte's regulations.

The height of the proposed structures on the MacLaren Hall property (residential, non-residential mixed-use, and County-related structures) would generally range from 37 feet 6 inches to 46 feet 6 inches tall. The roof structures for the proposed stairways of Buildings 1 through 4 would extend the height of the proposed structures up to 54 feet 6 inches. However, the proposed stairway roof structures of the four-story buildings, would be setback from the public street rights-of-way by at least 48 feet. The proposed Specific Plan would limit the height of future structures on the MacLaren Hall property to 50 feet and would allow roof structures for the housing of elevators and stairways to exceed the building height limit by up to 10 feet in height. Although future structures on the MacLaren Hall property would be taller than the existing one- and two-story structures on the MacLaren Hall property and in the surrounding area, the Esperanza Village Specific Plan includes development standards and design guidelines that requires buildings to be designed to be aesthetically compatible with the surrounding residential uses. The Specific Plan would also include setback requirements that varies depending on the distance and height of the proposed structures from the existing residential structures in the surrounding area to ensure that the proposed two- to four-story structures proposed on the MacLaren Hall property gradually transitions to the existing one- and two-story structures in the neighborhood.

While the proposed project would alter the existing visual character of the MacLaren Hall property and would change views of the property from the surrounding public vantage points (i.e., Gilman Road, Kerrwood Street, and Durfee Avenue), the change would not be considered a degradation of the MacLaren Hall property or its surrounding area since the proposed project would introduce new structures that would incorporate design features and landscaping to improve the visual character of the MacLaren Hall property. Additionally, the proposed changes would not conflict with applicable regulations governing scenic quality. With approval of the General Plan amendment, zone change, design review, and Esperanza Village Specific Plan, a less-than-significant impact on visual character and quality would occur.

- d) **Less-Than-Significant Impact.** A significant impact would occur if the proposed project would create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. The MacLaren Hall property is located in an urbanized area with a moderate level of ambient lighting. Existing nighttime lighting sources in the surrounding area include streetlights, vehicle headlights, and interior and exterior building illumination from the surrounding single-family residential uses. Lighting on the MacLaren Hall property generally includes parking lot and security lighting along the exterior of the buildings.

Construction would occur during daylight hours and would not require any lighting. Construction equipment would not contain reflective surfaces that could generate substantial glare. Therefore, no light or glare impacts would occur during construction.

Operation of the proposed project would increase new light sources on the MacLaren Hall property as lighting would be provided on the proposed structures, along the driveways, in the surface parking areas, and at common open space areas. Although the proposed project would introduce new lighting to the MacLaren Hall property, lighting levels would be consistent with the nighttime lighting levels of the residential uses surrounding the MacLaren

Hall property. Additionally, the proposed project does not include features that would be a major source of glare during the day and night. The proposed structures would be constructed with primarily non-reflective materials, such as plaster and brick veneer on the exterior facades. The use of glass would be limited to windows and is not expected to generate substantial amount of glare that would affect the surrounding area.

Lighting levels for the proposed project would be consistent with the surrounding area, and the proposed project would not cause light to spill over onto the surrounding residential properties. The proposed development at the residential, non-residential mixed-use, and circulation/common area parcels, as well as all other non-County-related future development on the MacLaren Hall property, would be required to comply with lighting and glare standards within the EMMC, including EMMC Section 17.60.050, which requires that lights be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties, onto the public right-of-way and/or driveway areas. The proposed project would also comply with EMMC Section 17.50.130, which limits the use of reflective glass, tinted glass, or other mirror-like materials that are highly reflective to no more than 25 percent of a structure's surface. Compliance with EMMC would prevent lighting on the MacLaren Hall property from spilling over onto the surrounding residential properties and would prevent the use of materials that would create substantial glare.

The proposed development at the County-related parcel is currently conceptual. The type and location of lighting, as well as the type of building materials that would be used, is unknown. However, the proposed development on the County-related parcel would comply with County regulations. Effort would also be made to comply with City of El Monte regulations.

In addition to the lighting and glare requirements from the EMMC, the proposed Esperanza Village Specific Plan would also include development standards that regulate the types of light and lighting levels, as well as limit the amount of glare that could be created by building materials, on the MacLaren Hall property. Therefore, the proposed project would not create new sources of substantial light or glare that would adversely affect day or nighttime views in the area. A less-than-significant impact would occur.

	Potentially Significant Impact	Less-Than- Significant Impact with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
3.2 AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b) No Impact. A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses, conflict with existing agricultural zoning, or be located on agricultural parcels under a Williamson Act contract. Due to its urban setting, the MacLaren Hall property and its surroundings are not included in the Farmland Mapping and Monitoring Program of the California Department of Conservation.³ In addition, the MacLaren Hall property is not located within a zone designated for agricultural use or an area that is designated as Williamson Act contract lands. The property is currently zoned PF and have structures that were associated with the former MacLaren Children's Center. Some of the existing structures are now occupied by DCFS administrative offices, Alma Family Services, and a Department of Health Services medical clinic. No agricultural uses are located on the property.

The properties surrounding the MacLaren Hall property are zoned R-1A, R-2, R-3, and PF. These properties consist of single- and multi-family residential homes and a public elementary school. No agricultural uses or related operations are present within the MacLaren Hall property or in the surrounding area. Therefore, no impact on farmland would occur.

³California Department of Conservation, *California Important Farmland Finder*, <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed June 2022.

- c-d) No Impact.** A significant impact would occur if the proposed project would conflict with existing zoning for forest land or timberland, cause the rezoning of forest land or timberland, result in the loss of forest land, or convert forest land to non-forest use. The MacLaren Hall property and its surrounding area are located within an urban area that is not zoned as forest land. The property is currently zoned PF and have structures that were associated with the former MacLaren Children's Center. Some of the existing structures are now occupied by DCFS administrative offices, Alma Family Services, and a DHS medical clinic. Surrounding uses include single- and multi-family residential homes and a public elementary school. No forest land or forest resources are located on the property or in the surrounding area. Therefore, no impact would occur.
- e) No Impact.** A significant impact would occur if the proposed project would cause the conversion of farmland or forest land to non-agricultural or forest use, respectively. As discussed in Responses to Checklist Questions 3.2a through 3.2d, no agricultural or forestry operations occur on the MacLaren Hall property or its vicinity. The proposed project would not introduce any changes that would result in the conversion of farmland or forest land to non-agricultural or forest use, respectively. Therefore, no impact would occur.

	Potentially Significant Impact	Less-Than- Significant Impact with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
3.3 AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The air quality analysis for the proposed project was conducted in accordance with guidance and methodologies propagated by the South Coast Air Quality Management District (SCAQMD), which is charged with regional air quality jurisdiction for the South Coast Air Basin (SCAB). The primary guidance is contained in the SCAQMD CEQA Air Quality Handbook, which was published in 1993. Updates to the SCAQMD CEQA guidance are posted on the SCAQMD website.⁴ The air quality analysis is consistent with the methods described in the SCAQMD CEQA Air Quality Handbook (1993 edition) and the updates to the CEQA Air Quality Handbook.

- a) **Less-Than-Significant Impact.** The applicable air quality plan is the SCAQMD 2016 Air Quality Management Plan (AQMP), which is based on regional growth projections assessed in the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) related to population and employment. The 2016 AQMP provides policies and control measures that will reduce emissions to attain both state and federal ambient air quality standards by their applicable deadlines. Environmental review of individual projects within the SCAB must demonstrate that daily construction and operational emissions thresholds, as established by SCAQMD, would not be exceeded. The environmental review must also demonstrate that individual projects would not increase the number or severity of existing air quality violations.

The SCAQMD CEQA Air Quality Handbook identifies two key indicators of consistency with the AQMP:

- 1) Whether the project would result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the air quality plan; and
- 2) Whether the project would exceed the forecasted growth incorporated into the AQMP via the RTP/SCS.

⁴SCAQMD, *Air Quality Analysis Guidance Handbook*, <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook>, accessed July 2022.

Consistency Criterion 1: Air Quality Emissions

With regards to the first consistency criterion, SCAQMD has developed regional-specific air quality significance thresholds for volatile organic compounds (VOC), nitrogen oxides (NO_x), carbon monoxide (CO), sulfur oxides (SO_x), and respirable particulate matter less than 10 microns in diameter (PM₁₀) and fine particulate matter less than 2.5 microns in diameter (PM_{2.5}). Localized significance thresholds (LSTs) were developed for NO_x, CO, PM₁₀, and PM_{2.5}. These regional significance thresholds and LSTs are used to assess potential air quality impacts that may result from construction and operation of projects. The LSTs selected for comparison values are for a 4.5-acre construction site in sensitive resource area 9 with sensitive receptors within 25 meters (approximately 82 feet) of the project site. **Table 3-1** shows the SCAQMD daily regional emissions thresholds and LSTs for construction and operations.

TABLE 3-1: SCAQMD DAILY EMISSIONS THRESHOLDS			
Criteria Pollutant	Pounds per Day		
	Construction		Operations
	Regional Thresholds	Localized Thresholds /a/	Regional Thresholds
Volatile Organic Compounds (VOC)	75	n/a	55
Nitrogen Oxides (NO _x)	100	190.5	55
Carbon Monoxide (CO)	550	1,603	550
Sulfur Oxides (SO _x)	150	n/a	150
Particulates (PM ₁₀)	150	7.5	150
Fine Particulates (PM _{2.5})	55	12.8	55
/a/ The MacLaren Hall property is located in sensitive resource area (SRA) 9. Air quality sensitive receptors are located within 25 meters of the property (i.e., residences to the south and north, and the future MacLaren Community Park). Construction activities would disturb a maximum of 4.5 acres on a daily basis during grading activities. The localized significance threshold screening values were calculated based on interpolation between those corresponding to a 2-acre site and a 5-acre site in SRA 9 within 25 meters of sensitive receptors. SOURCE: SCAQMD, 2009; SCAQMD, 2019			

Construction Emissions. Construction of the proposed development would involve site clearing/demolition, grading, building construction, architectural coating, paving, undergrounding of utility lines on Durfee Avenue and Gilman Road, off-site water improvements on the east side of Durfee Avenue, approximately 2,000 linear feet of off-site sewer improvements on Farris Road (between Durfee Avenue and Cogswell Road), and installation of a trail/path along the southerly end of Twin Lakes Elementary School.

Construction of the proposed project would occur in two phases, as described in Section 2.3. Within each of these phases, building construction would start and stop at different times. For the purposes of this analysis, conservative assumptions were made with respect to overlapping activities. This air quality analysis assumes that the individual buildings that would be constructed during Phases 2a and 2b would occur simultaneously. This air quality analysis also assumes that the proposed development on the County-related parcel would be constructed simultaneously with Phase 2. The County-related parcel would be developed with a 20,000 to 40,000-square-foot County building containing County department offices, community-serving uses, and podium parking; an open space area; and a surface parking lot.

The first six months of construction for Phase 1, which would occur during the last half of 2024), are anticipated to overlap with the last six months of construction for the adjacent 5.6-acre MacLaren Community Park. It is anticipated that at this stage, construction activities in the park would not add substantially to emissions generated on the MacLaren property as activities would involve park development and plantings.

Construction of the proposed project has the potential to create air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated by construction workers and haul trucks traveling to and from the proposed development area. Fugitive dust emissions would primarily result from demolition, site clearing, and grading activities. NO_x emissions would predominantly result from the use of construction equipment and haul truck trips. The assessment of construction air quality impacts considers all of these emissions sources. Construction emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation and, for dust, the prevailing weather conditions.

It is mandatory for all construction projects in SCAB to comply with SCAQMD Rule 403 for fugitive dust. Rule 403 control requirements include measures to prevent the generation of visible dust plumes. Measures include, but are not limited to, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system or other control measures to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed development area, and maintaining effective cover over exposed areas. Compliance with Rule 403 would reduce regional PM_{2.5} and PM₁₀ emissions associated with construction activities by approximately 61 percent.

As recommended by SCAQMD, the California Emissions Estimator Model (CalEEMod, version 2022.1) was used for quantifying air pollutant emissions that would be generated during construction of the proposed project. Maximum daily emissions for each construction activity were estimated based on heavy duty equipment use, fugitive dust (on-site), and vehicular travel to and from the proposed development area (off-site). Project-specific information was provided describing the schedule of construction activities and the equipment inventory required. Details pertaining to the schedule and equipment can be found in **Appendix A**. The construction activities and schedule for the County-related parcel is unknown. For the purposes of the air quality analysis, it is assumed that construction of the County-related parcel would occur during Phase 2.

Maximum unmitigated daily regional emissions for Phases 1 and 2 of construction are shown in **Tables 3-2** and **3-3**, respectively. The tables display daily emissions that would be generated during construction and compare the maximum regional and localized emissions to the corresponding SCAQMD thresholds. As shown in **Tables 3-2** and **3-3**, construction of Phases 1 and 2, respectively, would not produce daily emissions in excess of any applicable regional or localized significance threshold established by the SCAQMD.

Table 3-4 shows the maximum overlapping emissions between phases, which would occur in 2025 when Phase 1 building construction and paving/landscaping activities overlaps with Phase 2 site clearing activities, and when Phase 1 paving/landscaping activities overlaps with Phase 2 building construction activities. The emissions analysis demonstrates that maximum overlapping emissions from the phased construction timeline would also not exceed the regional and localized SCAQMD significance thresholds.

TABLE 3-2: ESTIMATED CONSTRUCTION EMISSIONS – PHASE 1						
Construction Activity	Daily Emissions (Pounds Per Day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
REGIONAL EMISSIONS ANALYSIS						
Demolition	2.7	26.4	25.3	<0.1	3.4	1.4
Site Clearing	2.8	27.6	28.2	<0.1	7.8	4.0
Grading	4.7	45.4	39.6	<0.1	7.7	3.5
Building Construction	2.1	13.9	26.6	<0.1	3.5	1.2
Paving & Landscaping	31.3	12.9	19.7	<0.1	1.8	0.7
Maximum Regional Emissions	31.3	45.4	39.6	<0.1	7.8	4.0
Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No
LOCALIZED EMISSIONS ANALYSIS						
Demolition	2.5	24.4	21.6	<0.1	2.5	1.2
Site Clearing	2.6	25.6	24.5	<0.1	6.9	3.7
Grading	4.4	43.3	35.9	<0.1	6.7	3.3
Building Construction	1.1	10.4	13.0	<0.1	0.4	0.4
Paving & Landscaping	30.8	8.9	12.3	<0.1	0.3	0.3
Maximum On-Site Emissions	30.8	43.3	35.9	<0.1	6.9	3.7
LST Screening Value	-	190.5	1,603	-	12.8	7.5
Threshold Exceeded?	-	No	No	-	No	No
Note: Emissions modeling files can be found in Appendix A . SOURCE: TAHA, 2022						

TABLE 3-3: ESTIMATED CONSTRUCTION EMISSIONS – PHASE 2						
Construction Activity	Daily Emissions (Pounds Per Day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
REGIONAL EMISSIONS ANALYSIS						
Site Clearing	2.6	24.6	25.2	<0.1	6.5	3.0
Building Construction	2.9	20.7	36.2	<0.1	3.7	1.4
Paving & Landscaping	26.9	13.4	17.9	<0.1	1.7	0.8
Maximum Regional Emissions	26.9	24.6	36.2	<0.1	6.5	3.0
Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No
LOCALIZED EMISSIONS ANALYSIS						
Site Clearing	2.4	22.7	21.7	<0.1	5.6	2.8
Building Construction	2.0	18.2	21.7	<0.1	0.8	0.7
Paving & Landscaping	26.9	13.4	17.9	<0.1	0.5	0.5
Maximum On-Site Emissions	26.9	22.7	21.7	<0.1	5.6	2.8
LST Screening Value	-	190.5	1,603	-	12.8	7.5
Threshold Exceeded?	-	No	No	-	No	No
Note: Emissions modeling files can be found in Appendix A . SOURCE: TAHA, 2022						

TABLE 3-4: OVERLAPPING ESTIMATED REGIONAL CONSTRUCTION EMISSIONS						
Construction Activity	Daily Emissions (Pounds Per Day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
REGIONAL EMISSIONS ANALYSIS						
Phase 1 Construction	2.1	13.9	26.6	<0.1	3.5	1.2
Phase 2 Site Clearing	2.6	24.6	25.2	<0.1	6.5	3.0
Total	4.7	38.6	51.8	<0.1	10.0	4.2
Phase 1 Paving/Landscaping	31.3	12.9	19.7	<0.1	1.8	0.7
Phase 2 Site Clearing	2.6	24.6	25.2	<0.1	6.5	3.0
Total	33.9	37.5	44.8	<0.1	8.3	3.7
Phase 1 Paving/Landscaping	31.3	12.9	19.7	<0.1	1.8	0.7
Phase 2 Construction	2.9	20.7	36.2	<0.1	3.7	1.4
Total	34.1	33.6	56.0	0.1	5.5	2.1
Maximum Regional Emissions	34.1	38.6	56.0	0.1	10.0	4.2
Regional Significance Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No
LOCALIZED EMISSIONS ANALYSIS						
Phase 1 Construction	1.1	10.4	13.0	<0.1	0.4	0.4
Phase 2 Site Clearing	2.4	22.7	21.7	<0.1	5.6	2.8
Total	3.5	33.1	34.7	<0.1	6.0	3.2
Phase 1 Paving/Landscaping	30.8	8.9	12.3	<0.1	0.3	0.3
Phase 2 Site Clearing	2.4	22.7	21.7	<0.1	5.6	2.8
Total	33.2	31.6	34.0	0.1	6.0	3.1
Phase 1 Paving/Landscaping	30.8	8.9	12.3	<0.1	0.3	0.3
Phase 2 Construction	2.0	18.2	21.7	<0.1	0.8	0.7
Total	32.8	27.1	34.0	0.1	1.1	1.0
Maximum On-Site Emissions	33.2	33.1	34.7	0.1	6.0	3.2
LST Screening Value	-	190.5	1,603	-	12.8	7.5
Threshold Exceeded?	-	No	No	-	No	No
Note: Emissions modeling files can be found in Appendix A . SOURCE: TAHA, 2022						

Operational Emissions. The proposed project would generate regional operational emissions from vehicle trips and energy use.⁵ As recommended by SCAQMD, CalEEMod (version 2022.1.) was used for quantifying air pollutant emissions that would be generated during operations of the proposed project. CalEEMod program estimates operational emissions from energy use based on the land use type and size of the project.

Table 3-5 presents the estimated operation emissions of the proposed project. The proposed project is consistent with Criterion 1 because maximum daily emissions would be

⁵The GHG analyses in this IS/MND is based on a more refined calculation of project trips using specific occupancy data for Building 5. It also assumes that for Building 6 (which could be up to 40,000 square feet in size), any area over 20,000 square feet would have ancillary uses to the MacLaren Hall property and the surrounding community (such as community meeting rooms, a café/snack bar, and childcare). It is assumed that such ancillary uses would result in no additional vehicle miles traveled (VMT) in the area because it would be providing community-serving uses.

below the SCAQMD thresholds that were specifically developed to avoid exacerbation of air quality violations and not delay timely attainment of air quality standards or impede the interim emission reductions specified in the air quality plan.

TABLE 3-5: ESTIMATED DAILY OPERATIONAL EMISSIONS						
Operational Activity	Maximum Daily Emissions (Pounds Per Day)					
	VOC	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Area Sources	11.2	0.3	27.0	<0.1	<0.1	<0.1
Energy Sources	0.1	2.4	1.5	<0.1	0.2	0.2
Mobile Sources	4.6	3.2	38.5	0.1	3.5	0.7
Daily Operational Emissions	15.9	5.6	67.0	0.1	3.7	0.9
Regional Threshold	55	55	550	150	150	55
Exceed Threshold?	No	No	No	No	No	No
Note: Emissions modeling files can be found in Appendix A .						
SOURCE: TAHA, 2021						

Consistency Criterion 2: AQMP Growth Forecast.

The second AQMP consistency criterion requires that the proposed project does not exceed the growth assumptions in the AQMP. The growth assumptions used to estimate regional emissions in the AQMP are obtained from SCAG projections for cities and unincorporated areas within the SCAQMD jurisdiction. Projects that are consistent with regional growth projections are generally consistent with the AQMP. As discussed in Response to Checklist Question 3.14a, the proposed development is estimated to increase population in the City by up to approximately 1,316 persons (assuming average household sizes – which would be high for senior units), which would represent approximately 8 percent of the projected population increase for the City, would be a minor component of City growth and would not be expected to add substantially, if at all, to the SCAG 2030 population forecast for the City. Therefore, the proposed project would result in growth consistent with the projections incorporated into the AQMP.

Summary

The proposed project would not result in daily emissions that exceed the applicable SCAQMD thresholds, which were established to ensure that individual projects would not result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP (Consistency Criterion 1). Additionally, the proposed project would not have the potential to result in population and employment growth that would exceed the growth projections incorporated into the AQMP (Consistency Criterion 2). Therefore, the proposed project would be consistency with the AQMP, and a less-than-significant impact would occur.

- b) Less-Than-Significant Impact.** SCAB has ongoing cumulative regional emissions for O₃, PM₁₀, and PM_{2.5} since the region is designated as non-attainment of the California Ambient Air Quality Standards and National Ambient Air Quality Standards for these air pollutants. Considering existing environmental conditions, SCAQMD propagated guidance that an individual project can emit allowable quantities of these pollutants on a regional scale without significantly contributing to cumulative emissions of criteria pollutants for which the

region is non-attainment (**Table 3-1**). As such, individual projects that do not generate emissions greater than the SCAQMD regional significance thresholds are not expected to result in cumulatively considerable net increase of any criteria pollutant for which SCAB is non-attainment. As discussed in Response to Checklist Question 3.3a, air pollutant emissions associated with construction and operation of the proposed project would be below all applicable SCAQMD thresholds. Therefore, the proposed project would not result in a cumulatively considerable net increase of non-attainment pollutants, and a less-than-significant impact would occur.

- c) **Less-Than-Significant Impact.** Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. The California Air Resources Board (CARB) has identified the following groups who are most likely to be affected by air pollution: children less than 14 years of age, the elderly over 65 years of age, athletes, and people with cardiovascular and chronic respiratory diseases. According to SCAQMD, sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes.

SCAQMD has established 1,640 feet as the distance for assessing localized air quality impacts. The proposed project is located in a residential area with the nearest residences located adjacent to the MacLaren Hall property, on the south side of the MacLaren Hall property. Other air quality sensitive land uses within 1,640 feet of the MacLaren Hall property include:

- Residences south of the MacLaren Hall property (the nearest residential structure to the property is approximately 10 feet south);
- Residences on Durfee Avenue (approximately 100 feet west of the MacLaren Hall property);
- California Villa, an assisted living facility, at 3929 Durfee Avenue (approximately 100 feet west of the MacLaren Hall property);
- Residences on Kerrwood Avenue (approximately 50 feet north of the MacLaren Hall property);
- Residences on Gilman Road (approximately 50 feet east of the MacLaren Hall property);
- Twin Lakes Elementary School (approximately 50 feet east of the MacLaren Hall property);
- San Gabriel River Trail (approximately 525 feet east of the MacLaren Hall property);
- Emerald Necklace Park (approximately 625 feet east of the MacLaren Hall property);
- Zamora Park (approximately 580 feet west of the MacLaren Hall property); and
- Eastland Subacute & Rehabilitation Center (approximately 260 feet southwest of the MacLaren Hall property)

The MacLaren Community Park is expected to be in operation in 2025. This community park will also be an air quality sensitive receptor once it is in operations.

The proposed residential buildings (Buildings 1 and 2) that would be completed in Phase 1 could be occupied while the remaining property is still under construction. While CEQA does not require evaluation of on-site receptors, the effects on these on-site receptors would be similar to other nearby receptors (in particular the residences immediately south of the MacLaren Hall property).

Construction

Exposure to Criteria Pollutants. Air quality sensitive receptors surrounding the proposed development area may be exposed to pollutant concentrations emanating from emissions sources involved in construction activities for the proposed project. SCAQMD established a Localized Significance Threshold (LST) methodology to determine the likelihood of substantial criteria pollutant concentrations reaching air quality sensitive receptor locations. Mobile source emissions on the roadway network are spread across long distances and do not directly affect receptors in close proximity to the proposed development area. The LST methodology involves screening values for daily emissions of NO_x, CO, PM₁₀, and PM_{2.5} that are generated exclusively by sources located within the proposed development area.

SCAQMD published look-up tables with daily mass emissions screening values that correspond to a project's sensitive resource area, the area of maximum daily ground disturbance during construction, and the proximity of air quality sensitive receptors to the construction site. The LST screening values represent the maximum allowable emissions from a project that are not expected to cause or contribute to ambient air quality standards being exceeded. If maximum daily emissions remain below the LST values during construction activities, it is highly unlikely that air pollutant concentrations in the ambient air would reach substantial levels sufficient to create public health concerns for sensitive receptors. LST screening values applicable to the proposed project are provided in **Table 3-1**.

Tables 3-2 through **3-4** present the maximum daily on-site emissions during construction of the proposed project and the LST screening values applicable to the proposed project. Construction of the proposed project would not result in localized emissions exceeding any applicable SCAQMD LST screening value. Therefore, construction of the proposed project would not have the potential to expose nearby air quality sensitive receptors to substantial pollutant concentrations.

Exposure to Toxic Air Contaminants (TAC). The greatest potential for TAC emissions during construction would be from diesel particulate emissions associated with heavy equipment operations. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of individual cancer risk. Individual cancer risk is the likelihood that a person continuously exposed to concentrations of TACs over a 70-year lifetime will contract cancer based on the use of standard risk assessment methodology. Given the short-term construction schedule of approximately four years, construction of the proposed project would not be a long-term (i.e., 70-year) source of TAC emissions.

The proposed project would comply with the CARB In-Use Off-Road Diesel Vehicle Regulation and the Air Toxics Control Measure, which limit diesel powered equipment and truck idling to no more than five minutes at a location and minimize diesel PM emissions through inspections and maintenance. Adhering to these provisions would ensure that substantial diesel PM concentrations at sensitive receptor locations would not be generated by on-site equipment activity. Additionally, SCAQMD's CEQA guidance does not require a health risk assessment for short-term construction emissions. It is, therefore, not necessary to evaluate long-term cancer impacts from construction activities, which occur over a relatively short duration. Therefore, construction of the proposed project would not have the potential to expose nearby sensitive receptors to substantial TAC emissions.

Operation

Exposure to Criteria Pollutants. The proposed project does not include land uses, such as industrial facilities, that would constitute a new substantial stationary source of operational air pollutant emissions. CO hotspots may occur at congested intersections with high traffic volumes, and induced traffic at nearby intersections could potentially expose sensitive receptors to localized CO concentrations. The analysis prepared by SCAQMD for CO attainment in SCAB can be used to assist in evaluating the potential for CO exceedances in SCAB. CO attainment was thoroughly analyzed as part of SCAQMD's 2003 AQMP and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan).⁶ As discussed in the 1992 CO Plan, peak CO concentrations in SCAB are due to unusual meteorological and topographical conditions, and not due to the impact of particular intersections. Considering the region's unique meteorological conditions and the increasingly stringent CO emissions standards, CO modeling was performed as part of the 1992 CO Plan, subsequent plan updates, and air quality management plans.

In the 1992 CO Plan, a CO hot spot analysis was conducted for four busy intersections in Los Angeles at the peak morning and afternoon time periods. The intersections evaluated included: Long Beach Boulevard and Imperial Highway (Lynwood); Wilshire Boulevard and Veteran Avenue (Westwood); Sunset Boulevard and Highland Avenue (Hollywood); and La Cienega Boulevard and Century Boulevard (Inglewood). These analyses did not predict a violation of CO standards. The busiest intersection evaluated was that at Wilshire Boulevard and Veteran Avenue, which had a daily traffic volume of approximately 100,000 vehicles per day. The 2003 AQMP estimated that the 1-hour concentration for this intersection was 4.6 ppm, which indicates that the most stringent 1-hour CO standard (20.0 ppm) would likely not be exceeded until the daily traffic at the intersection exceeded more than 400,000 vehicles per day. The AQMP CO hotspots modeling also took into account worst-case meteorological conditions and background CO concentrations.

According to the traffic impact analysis for the proposed project, the Durfee Avenue/Ramona Avenue intersection would experience the most traffic delay as a result of the proposed project. The Durfee Avenue/Ramona Boulevard intersection has a maximum peak hour intersection volume of 1,927 vehicles during the AM peak hour with implementation of the proposed project. This traffic volume accounts for nearby projects in the area (including MacLaren Community Park) that would be developed prior to proposed project operations.⁷ The nearby projects that were accounted for in this traffic volume are identified in **Table 2-2**. Assuming that peak hour represents approximately 10 percent of daily traffic volumes, the daily interaction volume would be approximately 19,270 vehicles. This volume is well below the 400,000 vehicles per day likely needed to generate a CO hot-spot. The proposed project would have no potential to generate a CO hotspot. Therefore, operation of the proposed project would not have the potential to exposure sensitive receptors to substantial pollutant concentrations.

Exposure to Toxic Air Contaminants (TAC). The proposed project does not include an industrial component that would constitute a new substantial stationary source of operational air pollutant emissions and does not include a land use that would generate a substantial number of heavy-duty truck trips within the region. The proposed project would not generate air toxic emissions that would expose sensitive receptors to substantial pollutant concentrations.

⁶SCAQMD, *Federal Attainment Plan for Carbon Monoxide*, 1992.

⁷KOA Corporation, *Traffic Study: Esperanza Village Project Traffic Impact Analysis*, August 2022.

Summary

Construction and operations of the proposed project would not have the potential to expose nearby sensitive receptors to substantial pollutant concentrations and TAC emissions. Therefore, the proposed project would result in a less-than-significant impact.

- d) **Less-Than-Significant Impact.** Odors are the only potential construction and operational emissions other than the sources addressed in Response to Checklist Questions 3.3a through 3.3c that has the potential to adversely affect a substantial number of people.

During construction, potential sources that may produce objectionable odors include equipment exhaust, application of asphalt and architectural coatings, and other interior and exterior finishes. Odors from these sources would be localized and generally confined to the immediate area surrounding the MacLaren Hall property, would be temporary in nature, and would not persist beyond the termination of construction activities. The proposed project would utilize typical construction techniques, and the odors would be typical of most construction sites. As construction-related emissions dissipate away from the construction area, odors associated with these emissions would also decrease and would be quickly diluted. Therefore, the proposed project would not result in the generation of odors that would adversely affect a substantial number of people during construction.

Land uses and industrial operations that are associated with odor complaints generally include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding.⁸ The proposed project does not involve any elements associated with these types of uses. During operational activities, the proposed café/snack bar at the County-related parcel would produce some odors and smells associated with the preparation of food. Operations of the cafeteria/snack bar would comply with SCAQMD Rule 402, which would prohibit any air quality discharge that would be a nuisance or pose any harm to individuals of the public. In addition to the proposed cafeteria/snack bar, the on-site trash receptacles would also have the potential to create adverse odors. The proposed development would properly maintain odors associated with trash in compliance with the EMMC and County regulations. Therefore, the proposed project would result in a less-than-significant impact related to odors during construction and operations.

⁸SCAQMD, *CEQA Air Quality Handbook*, 1993.

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

- a) **Less-Than-Significant Impact.** A significant biological impact would occur if the proposed project would cause the loss or destruction of individuals of a candidate, sensitive, or special status species or through the degradation of sensitive habitat. A biological evaluation of the 13.79-acre MacLaren Hall property was conducted by a professional biologist on May 6, 2020 and can be found in **Appendix B.**⁹ The following discussion summarizes the biological evaluation.

The MacLaren Hall property is located in an urban area surrounded by residential uses, a church, and an elementary school. Existing plant life on the property is limited to non-native and ornamental species used for landscaping. Landscaping on the property consists of perennial shrubs, subshrubs, lawns, and mature trees. Annual weeds are also present in the lawns and planted areas, as typical in southern California. Among the shrubs and other low growing vegetation present were Indian hawthorne (*Raphiolepis indica*), Heavenly bamboo (*Nandina domestica*), Mexican sage (*Salvia leucantha*), African bush daisy (*Euryops sp.*), bottlebrush (*Callistemon sp.*), hibiscus (*Hybiscus sp.*), foxtail agave (*Agave attenuata*) and Mexican feather grass (*Stipa tenuissima*). All are common nonnative landscape species. Based on the size and placement of the existing trees in relation to the

⁹Biological Assessment Services, *Biological Resources Constraints Analysis for your project at MacLaren Hall*, 4024 Durfee Ave., El Monte CA, May 6, 2020.

on-site infrastructure, most trees on the MacLaren Hall property likely date to the 1970s era site development and include the following:

- Aleppo pine (*Pinus halepensis*)
- Am. sweet gum (*Liquidambar styraciflua*)
- Italian stone pine (*Pinus pinea*)
- Shamel ash (*Fraxinus uhdei*)
- Canary Island pine (*Pinus canariensis*)
- Indian fig (*Ficus nitida*)
- Norfolk Island pine (*Araucaria heterophylla*)
- Loquat (*Eriobotrya japonica*)
- Fern pine (*Podocarpus gracilior*)
- Ornamental pear (*Pyrus sp.*)
- Brazilian pepper (*Schinus teribenthifolia*)
- Unidentified citrus (*Citrus sp.*)
- Jacaranda (*Jacaranda mimosifolia*)
- Mexican fan palm (*Washingtonia robusta*)
- Carrotwood Tree (*Cupaniopsis anacardioides*)
- Spanish dagger (*Yucca gloriosa*)

While the property includes trees and grassy areas, no natural habitats exist on the property and the property has no value as a habitat for special status species. Due to the highly urbanized character of the MacLaren Hall property and its surrounding area, western fence lizard was the only reptile noted during the flora and fauna survey of the property. Eastern fox squirrels (*Sciurus niger*) were the only mammal directly observed but signs (tracks, scat, burrows, etc.) of pocket gophers (*Thomomys bottae*) and Virginia opossums (*Didelphis virginiana*) were also noted. Many other common urban mammals are also expected to use the property, including raccoons (*Procyon lotor*), striped skunks (*Mephitis mephitis*), and coyotes (*Canis latrans*).

An abundance of mature trees and open areas coupled with minimal human activity makes the property attractive to many bird species. The native bird species observed during the survey were black phoebe, lesser goldfinch, house finch, bush tit, Anna's hummingbird, Allen's hummingbird, northern mockingbird, mourning dove, dark-eyed junco, Audubon's warbler and common raven. European starlings were also present. Black phoebe nests were observed in several places in the buildings and house finch young could be heard calling from hidden nests within the structures. Many other avian species utilize the property as residents or transients, the most common of which are likely California towhee, American crow, and Bewick's wren, among many others. None of these species are considered particularly sensitive and none are specifically protected by state or federal law.

Suitable habitat for special-status wildlife species does not occur within the MacLaren Hall property. Since no special-status species were identified or have high likelihood of occurring on the property, it is unlikely that the proposed project would result in the loss or destruction of individual candidate, sensitive, or special status species or the degradation of sensitive habitat. Therefore, the proposed project would result in less-than-significant impacts 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 (CDFW) or the U.S. Fish and Wildlife Service (USFWS).

- b) No Impact.** A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. The MacLaren Hall property is located within an urbanized area. The property is generally surrounded by residential

uses, a church, and a public school. The San Gabriel River is approximately 570 feet east of the MacLaren Hall property. The MacLaren Hall property does not contain any riparian habitat or features necessary to support riparian habitat. Therefore, the proposed project would not have any effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFW or USFWS, and no impact would occur.

- c) **No Impact.** A significant impact would occur if federally protected wetlands would be modified or removed as a result of the proposed project. The MacLaren Hall property does not contain any state or federally protected wetlands. The San Gabriel River is approximately 570 feet east of the MacLaren Hall property. The proposed project does not involve any activities that would alter the San Gabriel River and would not have any effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Therefore, no impact would occur.
- d) **Less-Than-Significant Impact with Mitigation Incorporated.** A significant impact would occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor or impede the use of native wildlife nursery sites. The MacLaren Hall property and the surrounding area are highly developed with urban uses, and no wildlife corridors are on or in proximity to the property. The property does not contain any state or federally protected wetlands that would contain migratory fish or other wildlife species. Bird species that have been observed on the MacLaren Hall property are identified in Response to Checklist Question 3.4a. Although these urban-adapted species do not have any special conservation status, their nests are protected under the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFGF).^{10,11} Additionally, if migratory birds were to traverse the property, the birds would likely utilize mature vegetation on the property, some of which may potentially provide nesting sites for migratory birds.

Existing trees and other mature vegetation on the MacLaren Hall property would be removed during construction. If active nests are present on the property during construction, the removal and relocation of trees on the MacLaren Hall property could potentially affect active nests, including those of migratory birds. Active nests are those that contain eggs, nestlings, or fledglings that are still dependent on the nest. MBTA regulates the needless destruction of active bird nests. Any destruction of active nests or activities that cause an active nest to fail (such as through parental abandonment of an active nest from project-related disturbance) would be considered a significant impact and a violation of the MBTA and CFGF Sections 3503, 3503.5, 3505, 3800, and 3801.6. Mitigation Measure **BR-1** would be required to ensure that construction of the proposed project would comply with existing MBTA and CFGF regulations to protect active bird nests. Mitigation Measure **BR-1** would require a nesting survey be conducted if tree removal or trimming activities occur during the nesting season (February 1 through August 31). The nesting survey would be conducted prior to tree removal to ensure that no active nests are present. By avoiding clearing activities during the bird-breeding season or performing nest surveys to ensure no active nests are present prior to clearing activities, the proposed project would be in compliance with the MBTA and pertinent sections of the CFGF.

Although construction activities would result in the removal of existing trees and disturbance to existing species that live on or forage on the MacLaren Hall property, operation of the proposed project and new landscaping on the MacLaren Hall property would result in new

¹⁰Migratory Bird Treaty Act, 16 USC Chapter 7, Subchapter II, Section 703.

¹¹California Department of Fish and Game Code Section 3513.

trees and new nesting opportunities, which would allow for the return of most, if not all, species that currently exist on the MacLaren Hall property.

With implementation of Mitigation Measure **BR-1**, the proposed project is not expected to interfere with wildlife movement or impede the use of native wildlife nursery sites. Therefore, a less-than-significant impact would occur with implementation of Mitigation Measure **BR-1**.

- d) Less-Than-Significant Impact.** A significant impact would occur if the proposed project were inconsistent with local regulations pertaining to biological resources. The proposed project would remove 38 trees at the residential, non-residential mixed-use, and circulation/common area parcels. A total of 172 trees would be installed. An existing tree inventory for these parcels identified 26 Protected Trees, as defined by EMMC Section 14.03.020 14 and, thus, a tree removal permit would be required. The proposed residential and non-residential mixed-use development are required to comply with the City's Tree Protection and Preservation Ordinance (EMMC Chapter 4.03). EMMC Section 14.03.090 requires that all protected trees that would be removed are replaced with a tree ratio of 2:1. The replacement trees are required to be 36-inch box trees that are at least 12 feet in height. If any trees cannot be planted on the MacLaren Hall property or the adjacent public right-of-way, an in-lieu fee may be paid into the City's tree mitigation and planting fund. The proposed development would comply with EMMC Section 14.03.090.

The proposed development at County-related parcel is currently conceptual and it is unknown the number of trees that would be removed on the parcel and the number and type of trees and landscaping that would be installed to replace the existing trees and landscaping. Development on the County-related parcel would be required to comply with LACC permit requirements for the removal of oak trees (LACC Chapter 22.174). While the proposed development on the County-related parcel is not required to comply with EMMC, efforts would be made to comply with the City's Tree Protection and Preservation Ordinance. The City of El Monte would coordinate with the County regarding compliance with City regulations including the proposed Specific Plan. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources, and a less-than-significant impact would occur.

- f) No Impact.** The MacLaren Hall property is located in an urbanized area and surrounded primarily by residential uses, a church, and an elementary school. The property is not located within or adjacent to the boundaries of any adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.

MITIGATION MEASURES

- BR-1** Trees shall be removed outside of the nesting season. If tree removal during the nesting season (February 1 through August 31) cannot be avoided, a qualified avian biologist shall conduct pre-construction surveys for nesting and breeding birds in all landscaping and trees no more than one week prior to any construction activities (i.e., mobilization, staging, grading). If nests are found within these trees and contain eggs or young, no activities within a 300-foot buffer for nesting birds and/or a 500-foot buffer for nesting raptors shall occur until the young have fledged from the nest or the nest fails, as determined by the project avian biologist. If birds are found to be nesting in construction equipment and the nests contain eggs or young, buffers as described above shall be implemented. The prescribed buffers may be adjusted by a qualified avian biologist based on existing conditions around the nest, planned construction activities, tolerance of the species, and other pertinent factors. The qualified avian biologist shall conduct regular monitoring of any nest to determine success/failure and to ensure that project activities are not conducted within the

buffer(s) until the nesting cycle is complete or the nest fails. The avian shall be responsible for documenting the results of the surveys, nest buffers implemented, and presenting the results in ongoing monitoring reports.

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

a) **Less-Than-Significant Impact.** A significant impact would occur if the proposed project would cause a substantial adverse change in the significance of a historical resource. CEQA Guidelines Section 15064.5 generally defines a historical resource as any object, building, structure, site, area, place, record, or manuscript:

- Determined to be historically significant or significant in the architectural or cultural annals of California;
- Associated with significant events, important persons, or distinctive characteristics of a type, period or method of construction;
- Representing the work of an important creative individual; or
- Possessing high artistic values.

A historic resource evaluation was conducted for the 13.79-acre MacLaren Hall property on May 20, 2020 and can be found in **Appendix C**.¹² The following discussion summarizes the historic evaluation.

In the 1930s, the MacLaren Hall property was developed with structures for the Ruth Protective Homes, which provided temporary housing for girls with venereal disease. By the end of the 1940s, portions of the facility had been decommissioned. In the 1950s, some of the buildings were reconditioned to be a hospital facility dedicated to treating polio victims. The facility was known as the Ruth Home-Sister Kenny Polio Hospital. The facility closed in the mid-1950s. In 1960, the County purchased the property and rehabilitated the buildings to be used for non-delinquent children who were wards of the County Probation Department. The facility was known as MacLaren Hall. Within a few years of operation, the facility became overcrowded. A bond measure was passed by voters of Los Angeles County in 1968 to replace the facility. All of the structures, including the buildings from the Ruth Home and the Kinney Polio Hospital, were demolished. Most of the trees and landscaping elements on the property at the time were also removed. Construction of six dormitories, an infirmary, nursery, and administrative offices were completed in 1975, and the school/maintenance building was finished in 1976. The new facility was designed to house foster youth for short-term stays. The new MacLaren Hall experienced years of public scrutiny and problems. After 28 years of operation, MacLaren Hall closed in 2003. Since 2003, portions of the MacLaren Hall buildings have remained in use as administrative offices for County departments.

¹²Kaplan Chen Kaplan, *MacLaren Hall Campus-DCFS, County of Los Angeles, El Monte, California, Historic Resource Evaluation*, May 20, 2020.

The MacLaren Hall property currently contains 12 buildings and open space areas. The buildings are organized as a hybrid finger and cluster plan. The buildings at the MacLaren Hall property are a modest version of the Modern architectural style. The design of the buildings is spare and employs a vocabulary of elements that are repeatedly used on the office building, school/maintenance building, and the dormitories. The design of the property was based on school design principles from the 1940s to 1960s. The open space areas consist of primarily lawn with little other vegetation. The MacLaren Hall buildings and site plan were designed by William Allen, who is not considered to be a master architect. The general contractor for the facility, the Vanlar Construction Co. of Long Beach, is not considered to be master builders or craftsmen. The building materials are functional and basic, and the landscape design is unremarkable and typical of office buildings of the late 20th century. Additionally, there is no evidence that any historic persons, events or broad patterns of history are associated with the MacLaren Hall property.

A tall concrete wall generally surrounds most of the perimeter of the MacLaren Hall property. In some areas, the interior side of the concrete wall is painted with images, such as cartoon characters and people. The interior side of the wall also have long stretches that do not have any paintings. Research inquiries into County records and staff sources have yielded no information on the provenance of the paintings, and there is no evidence that the paintings are considered to be works of art.

As part of the historic resource evaluation, a historic resources records search was conducted at the South Central Coastal Information Center (SCCIC), California State University, Fullerton on June 4, 2020. The rolls of the National Register of Historic Places, California Historical Landmarks, California Points of Historical Interest, the California State Historical Resources Inventory, and Los Angeles County Historical Landmarks Registry were examined. The MacLaren Hall property was not identified in any historic resources survey or determined or designated as a historic resource either in terms of individual buildings or as a historic district.

In addition to the historic resources records search, a cultural resources records search was conducted at SCCIC on April 26, 2021. Results of the records search indicated that two cultural resources have been identified and five previous cultural investigations have been reported within 0.25 miles of the MacLaren Hall property. However, no cultural resources have been identified or reported on the property.

The MacLaren Hall property and the existing buildings on the property are not listed in the National Register of Historic Places, California Historical Landmarks, California Points of Historical Interest, the California State Historical Resources Inventory, and Los Angeles County Historical Landmarks Registry. Additionally, the historic resource evaluation determined that the property and the buildings do not meet the criteria to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or as a Los Angeles County Landmark either for any individual buildings or as a historic district. The majority of the buildings on the site (with the exception of six dormitories, the cafeteria building, and a modular trailer) would be demolished as part of the adjacent park project. Demolition of the existing buildings on the property has no potential to significantly impact a historical resource, and a less-than-significant impact is anticipated.

- b) Less-Than-Significant Impact with Mitigation Incorporated.** A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed project. CEQA Guidelines Section 15064.5 defines significant archaeological resources as resources which meet the criteria for historical resources, as discussed above, or resources that constitute unique archaeological

resources associated with a scientifically recognized important prehistoric or historic event or person.

The MacLaren Hall property is located in an urbanized area that has been subject to previous grading and development. The entire ground surface within the MacLaren Hall property has been previously disturbed; archaeological deposits located at or near the surface have long since been removed or destroyed by urbanization. Based upon the human occupation history of the region, excavation below previously disturbed levels may encounter buried resources. Excavation to a depth of about six feet is proposed. If archaeological resources are discovered during excavation activities, such resources must be evaluated in accordance with federal, state, and local guidelines. Several federal and state laws regulate the treatment of cultural resources, as well as make it a criminal violation to destroy those resources. These include, but are not limited, to the following:

- California Penal Code Section 622.5 – Every person, not the owner thereof, who willfully injures, disfigures, defaces, or destroys any object or thing of archeological or historical interest or value, whether situated on private lands or within any public park or place, is guilty of a misdemeanor.
- Public Resources Code (PRC) Section 5097.5(a) – No person shall knowingly and willfully excavate upon, or remove, destroy, injure, or deface, any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over the lands.

As discussed in Section 3.18, the MacLaren Hall property has the potential to contain buried tribal cultural resources. Implementation of Mitigation Measures **TR-1** and **TR-2** would reduce the potential for the destruction of any significant tribal cultural resources. Therefore, with implementation of Mitigation Measures **TR-1** and **TR-2**, impacts related to archaeological resources would be less than significant.

- c) **Less-Than-Significant Impact with Mitigation Incorporated.** A significant impact would occur if previously interred human remains would be disturbed during excavation of the MacLaren Hall property. The MacLaren Hall property is not part of a formal cemetery and is not known to have been used for disposal of historic or prehistoric human remains. There are no known human remains on the site. While no formal cemeteries, other places of human interment, or burial grounds or sites are known to exist within the MacLaren Hall property, there is always a possibility that human remains may be unexpectedly encountered during construction. As discussed in Response to Checklist Question 3.18a-b, the MacLaren hall property has potential for buried tribal cultural resources, including human remains, within original soils.

In the unlikely event that human remains are encountered, the proposed project would be required to comply with Section 7050.5 of the California Health and Safety Code. California Health and Safety Code Section 7050.5(b) specifies the protocol for when human remains are discovered. This section of the code states:

In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the

provisions of section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in PRC Section 5097.98.

If human remains of Native American origin are discovered during construction, the proposed project would also be required to comply with applicable regulations related to the handling of Native American human remains, including PRC Section 5097. In addition, Mitigation Measure **TR-3** would provide procedural steps for the inadvertent discovery of tribal cultural resources. Therefore, with compliance of the State Health and Safety Code Section 7050.5, applicable regulations related to the handling of human remains of Native American origin, and Mitigation Measure **TR-3**, a less-than-significant impact would occur.

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

a-b) Less-Than-Significant Impact. The main forms of available energy supply are electricity, natural gas, and oil. During construction of the proposed project, energy would be primarily consumed in the form of electricity associated with the conveyance of water used for dust control, powering lights, electronic equipment, or other construction activities that require electrical power. Construction activities typically do not involve the consumption of natural gas. Construction activities would consume energy in the form of petroleum-based fuels associated with the use of off-road construction vehicles and equipment, round-trip construction worker travel to the MacLaren Hall property, and delivery and haul truck trips. Construction activities would comply with CARB's "In-Use Off-Road Diesel Fueled Fleets Regulation", which limits engine idling times to reduce harmful emissions and reduce wasteful consumption of petroleum-based fuel. Additionally, the proposed project would comply the California Renewable Portfolio Standard, the Clean Energy and Pollution Reduction Act of 2015 (SB 350). Compliance with local, state, and federal regulations would reduce short-term energy demand during proposed project construction to the extent feasible, and proposed project construction would not result in a wasteful or inefficient use of energy.

During operations of the proposed project, Southern California Edison would provide electricity and Southern California Gas Company would provide natural gas to the MacLaren Hall property. Energy use associated with operation of the proposed project would be typical of residential uses, community-serving facilities, and offices, requiring electricity and natural gas for interior and exterior building lighting; heating, ventilation, and air conditioning (HVAC); electronic equipment; machinery; refrigeration; appliances; security systems; and more. Maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment. In addition to on-site energy use, the proposed project would result in transportation energy use associated with vehicle trips generated by the proposed residential units. However, the proposed project would not involve any characteristics or processes that would require the use of equipment that would be more energy intensive than is used for comparable activities or involve the use of equipment that would not conform to current emissions standards and related fuel efficiencies.

Energy efficiency is regulated at the federal, state, and local levels. For California, many of the federal energy efficiency standards, such as appliance efficiency standards, are repeated in the California regulations. The State of California's Code of Regulations (CCR) has several building standards, including Title 24, that could apply towards reducing the energy impacts of the proposed project. The proposed project would be subject to the California Green Building Standards Code, which requires new buildings to reduce water consumption, employ building commissioning to increase building system efficiencies for large buildings, divert construction waste from landfills, and install low pollutant-emitting finish materials.

The County has adopted green building standards (LACC Title 31 – Green Building Standards Code). These standards apply to new building construction and are designed to reduce energy consumption during project operation. The City of El Monte has also adopted the County's Green Building Standards Code. The proposed project would be required to comply with the County's green building standards, in addition to the federal and state regulations.

There are no specific regulations or policies that relate to construction energy consumption or efficiency other than construction waste recycling policies and regulations that are related to the State's Climate Change Scoping Plan and the County's Climate Change Action Plan that may indirectly reduce energy consumption related to the proposed project's fuel or materials use. The proposed project's construction activities would employ standard construction methods and would not be wasteful, inefficient, or unnecessarily consume energy resources during construction. The proposed project's construction would have less-than-significant energy resource consumption impacts.

The proposed project would include sustainability features that would reduce the energy consumption, such as the installation of PV solar panels over parking spaces on the south side of Building 2, as well as roof-mounted PV solar systems on the proposed buildings. These design features, as well as compliance with the state's Title 24 building efficiency and green building standards, would ensure that the proposed project's operation would not be wasteful, inefficient, or unnecessarily consume energy resources. The proposed project would be required to meet all building standards applicable at the time the applicant submits for a building permit. These requirements may include the LACC Title 31 (Green Building Standards Code) and the state CCR Title 24 Part 11 (California Green Building Standards Code) that are in effect at the time of the building permit application. The proposed project would provide needed community-serving facilities that would serve the residents of the MacLaren Hall property and the surrounding neighborhood, which would potentially reduce VMT and associated energy use. The proposed project does not include any feature (i.e., substantially alter energy demands) that would interfere with implementation of these state, County, and City codes and plans. Therefore, a less-than-significant impact would occur.

	Potentially Significant Impact	Less-Than- Significant Impact with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
3.7 GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential 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 waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

In 2015, the California Supreme Court in *California Building Industry Association v. Bay Area Air Quality Management District (CBIA v. BAAQMD)*, held that CEQA generally does not require a lead agency to consider the impacts of the existing environment on the future residents or users of a project. However, if a project exacerbates a condition in the existing environment, the lead agency is required to analyze the impact of that exacerbated condition on the environment. The decision from *CBIA v. BAAQMD* is applicable to analysis of CEQA Guidelines Appendix G Initial Study Checklist questions 3.7a.i through 3.7a.iv, 3.7c, 3.7d, and 3.7e for Geology and Soils.

- a.i) No Impact.** A significant impact would occur if the proposed project would exacerbate existing environmental conditions in a manner that would increase the potential to expose people or structures to substantial adverse effects associated with the rupture of a known earthquake fault. The Alquist-Priolo Earthquake Fault Zoning Act regulates development near active faults to mitigate the hazard of surface fault rupture. It prohibits the location of most structures for human occupancy across the trace of active faults. The Act also establishes Earthquake Fault Zones and requires geologic/seismic studies of all proposed developments within 1,000 feet of the zone. The Earthquake Fault Zones are delineated and defined by the State Geologist and identify areas where potential surface rupture along a fault could occur. According to the California Department of Conservation Earthquake Zones of Required Investigation and the

Geotechnical Investigation Report for the proposed project, the MacLaren Hall property is not located within the Alquist-Priolo Special Studies Zone, and no trace of any known active or potentially active fault passes through the MacLaren Hall property.^{13,14} The proposed project does not involve any activities that would potentially exacerbate existing environmental conditions so as to increase the potential to expose people or structures to the rupture of a known earthquake fault. The type of development proposed is typical of urban environments and would not involve deep excavation into the Earth or boring of large areas creating unstable seismic conditions or stresses in the Earth's crust that would result in the rupture of a fault. Therefore, no impact would occur.

- a.ii) Less-Than-Significant Impact.** A significant impact would occur if the proposed project would exacerbate existing environmental conditions in a manner that would increase the potential to expose people or structures to substantial adverse effects related to strong ground shaking from severe earthquakes. The MacLaren Hall property lies within a region of several active faults and, therefore, is subject to risks and hazards associated with earthquakes. Although no active or inactive faults are located on the MacLaren Hall property, the property could be affected by earthquake faults in the region, including the San Andreas, San Gabriel, Newport-Inglewood, Palos Verdes, Whittier, Santa Monica, Sierra Madre, Puente Hills, Raymond Hill, Workman Hill, and Clamshell-Sawpit faults. As with all properties in the seismically active Southern California region, the MacLaren Hall property is susceptible to ground shaking during a seismic event. The ground motion characteristics of any future earthquakes in the region would depend on the characteristics of the generating fault, the distance to the epicenter, the magnitude of the earthquake, and the site-specific geologic conditions.

The State of California has established a variety of regulations and requirements related to seismic safety and structural integrity, including the California Building Code (CBC), Alquist-Priolo Earthquake Fault Zoning Act, and Seismic Hazards Mapping Act. CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls and site demolition. It also regulates grading activities, including drainage and erosion control. As previously mentioned in Response to Checklist Question 3.7a.i, the Alquist-Priolo Earthquake Fault Zoning Act prohibits the location of structures designed for human occupancy across active faults and regulates construction within fault zones. The law requires the State to establish regulatory zones around surface traces of active faults and also requires new construction to conduct a geologic investigation to ensure that new structures would not be located on a fault zone. The Seismic Hazards Mapping Act addresses seismic hazards such as strong ground shaking, soil liquefaction, and earthquake-related landslides. This act requires the State of California to identify and map areas that are at risk for these (and related) hazards. Cities and counties are also required to regulate development in the mapped seismic hazard zones. The primary method of regulating construction in these areas is through the permit process, and a permit cannot be issued until a geotechnical investigation is completed. As noted above, a geotechnical investigation has been prepared for the proposed residential and mixed-use development. The City requires that recommendations contained in the report be implemented. The proposed building on the County-related parcel is currently conceptual. Similar to the proposed residential and mixed-use development, a geotechnical investigation would also be required for the County-related parcel. Development on the County-related

¹³California Department of Conservation, *Earthquake Zone of Required Investigation*, <https://maps.conservation.ca.gov/cgs/EQZApp/app/>, accessed July 2022.

¹⁴Converse Consultants, *Geotechnical Investigation Report: Esperanza Village Project, 4024 Durfee Avenue, El Monte, California*, July 29, 2022. This report is on file and available for review at the City of El Monte, Community and Economic Development Department.

parcel would also be required to implement the recommendations contained in the geotechnical report for the County-related parcel.

In light of the California Supreme Court ruling in *CBIA v. BAAQMD*, the potential for substantial adverse effects on people or structures from strong seismic ground shaking from earthquakes would generally not be an impact under CEQA unless it results from the project exacerbating the existing environmental condition. The proposed project (construction and operation) would not exacerbate potential ground shaking. The proposed project does not involve activities that would increase the potential to expose people or structures to the adverse effects associated with strong seismic ground shaking. Additionally, the design and construction of the proposed buildings are required to conform to the CBC seismic standards, as well as all other applicable codes and standards to reduce impacts from strong seismic ground shaking. Therefore, a less-than-significant impact would occur.

- a.iii) No Impact.** A significant impact would occur if the proposed project would exacerbate existing environmental conditions in a manner that would increase the potential to expose people or structures to substantial adverse effects related to seismic-related ground failure, including liquefaction. Liquefaction typically occurs when a saturated or partially saturated soil becomes malleable and loses strength and stiffness in response to an applied stress caused by earthquake shaking or other sudden change in stress conditions. Soil liquefaction occurs when loose, saturated, granular soils lose their inherent shear strength due to excess water pressure that builds up during repeated movement from seismic activity. Liquefaction usually results in horizontal and vertical movements from the lateral spreading of liquefied materials and post-earthquake settlement of liquefied materials. According to the California Department of Conservation's Earthquake Zones of Required Investigation and the Geotechnical Investigation Report for the proposed residential and mixed-use development, the MacLaren Hall property is within a liquefaction hazard zone.^{15,16} The City requires that the recommendations contained in the Geotechnical Investigation Report be implemented to ensure that the proposed project would include structural design elements that would maintain structural integrity of the proposed buildings. Development on the County-related parcel is currently conceptual. Similar to the proposed residential and mixed-use development, a geotechnical investigation would also be required by the County for future development on the County-related parcel. The geotechnical report would be reviewed and approved by the County prior to the issuance of any building permits, and the County would require that development on the County-related parcel to implement the recommendations contained within the geotechnical report. In addition, the proposed residential and mixed-use development, as well as the County-related development, would be constructed in accordance with all applicable provisions of the latest CBC, which is designed to assure safe construction and includes building foundation requirements appropriate to site conditions. Therefore, no impact would occur.
- a.iv) No Impact.** A significant impact would occur if the proposed project would exacerbate existing environmental conditions in a manner that would increase the potential to expose people or structures to substantial adverse effects related to landslides. The MacLaren Hall property and its surrounding area are relatively flat. According to the California Department of Conservation's Earthquake Zones of Required Investigation and Geotechnical Investigation Report for the proposed residential and mixed-use development, the

¹⁵California Department of Conservation, *Earthquake Zone of Required Investigation*, <https://maps.conservation.ca.gov/cgs/EQZApp/app/>, accessed July 2022.

¹⁶Converse Consultants, *Geotechnical Investigation Report: Esperanza Village Project, 4024 Durfee Avenue, El Monte, California*, July 29, 2022.

MacLaren Hall property is not located within an earthquake-induced landslide area.^{17,18} Therefore, no impact would occur.

- b) **Less-Than-Significant Impact.** A significant impact would occur if construction activities or future uses of the proposed project would result in substantial soil erosion or loss of topsoil. During ground disturbing activities, such as grading and excavation, the MacLaren Hall property could potentially be subject to soil erosion or loss of topsoil. However, the proposed project would be required to comply with local, state, and federal regulations and standards related to minimizing potential erosion impacts, including the latest requirements of the City-enforced National Pollution Discharge Elimination System (NPDES) Construction General Permit, standard erosion control best management practices (BMPs), and applicable pollution control and erosion protection measures pursuant to the City's Stormwater Management and Discharge Control ordinance (EMMC Chapter 13.16) and Grading and Erosion Control ordinance (EMMC Chapter 15.40). The NPDES Construction General Permit is required for all projects that disturb one or more acres of soil. The permit requires the development of a Stormwater Pollution Prevention Plan (SWPPP), which the City would review and approve prior to issuing any grading or building permit for the proposed project. The SWPPP would include BMPs to control sedimentation and erosion. Operations of the proposed project would not cause soil erosion or the loss of topsoil. Therefore, impacts related to soil erosion and loss of topsoil would be less than significant
- c) **No Impact.** A significant impact would occur if the proposed project would cause geologic unit or soil on the MacLaren Hall property to become unstable or, if the MacLaren Hall property is on unstable geologic unit or soil, the proposed project would exacerbate existing conditions so as to increase the potential for landslides, lateral spreading, subsidence, liquefaction, or collapse. As discussed under Response to Checklist Questions 3.7a.iii and 3.7a.iv, the MacLaren Hall property is within a liquefaction hazard zone but is not within an earthquake-induced landslide area, respectively.^{19,20} The proposed project would not create liquefaction or landslide hazards because it would not involve activities that would affect seismic conditions or alter underlying soil or groundwater characteristics that govern liquefaction potential. The applicant or the proposed residential and mixed-use development would be required by the City to apply the recommendations contained within the geotechnical report to ensure that the proposed project includes structural design elements that maintain structural integrity of the proposed buildings. The site-specific geotechnical report, including the recommendations contained within the report, would be reviewed and approved by the City prior to the issuance of any building permits. Similarly, a geotechnical investigation would also be required for future development on the County-related parcel. The geotechnical report would be reviewed and approved by the County prior to the issuance of any building permits, and the County would require that development on the County-related parcel to implement the recommendations contained within the geotechnical report. In addition, the proposed residential and mixed-use development, as well as the County-related development, would be constructed in accordance with all applicable provisions of the latest CBC, which is designed to assure safe construction and includes building foundation requirements appropriate to site conditions. The MacLaren Hall property

¹⁷California Department of Conservation, *Earthquake Zone of Required Investigation*, <https://maps.conservation.ca.gov/cgs/EQZApp/app/>, accessed July 2022.

¹⁸Converse Consultants, *Geotechnical Investigation Report: Esperanza Village Project, 4024 Durfee Avenue, El Monte, California*, July 29, 2022.

¹⁹California Department of Conservation, *Earthquake Zone of Required Investigation*, <https://maps.conservation.ca.gov/cgs/EQZApp/app/>, accessed July 2022.

²⁰Converse Consultants, *Geotechnical Investigation Report: Esperanza Village Project, 4024 Durfee Avenue, El Monte, California*, July 29, 2022.

and the surrounding area are relatively flat with no steep slopes or embankments nearby and, thus, are not susceptible to landslides and the likelihood of lateral spreading is low.

Subsidence and ground collapse generally occur in areas with active groundwater withdrawal or petroleum production. The extraction of groundwater or petroleum from sedimentary source rocks can cause the permanent collapse of the pore space previously occupied by the removed fluid. The compaction of subsurface sediments by fluid withdrawal will cause subsidence or ground collapse overlying a pumped reservoir. The MacLaren Hall property and its vicinity do not contain any subsurface oil extraction facilities or groundwater withdrawal activities. The property is located in an area with predominately residential uses. Construction and operation of the proposed project would not involve activities known to cause or trigger subsidence and is not anticipated to adversely affect soil stability or increase the potential for local or regional landslides, lateral spreading, subsidence, liquefaction, or collapse. The proposed project would be constructed in accordance with the CBC and would comply with the recommendations contained within the site-specific geotechnical reports. Thus, the proposed project would not cause or exacerbate existing conditions associated with landslides, lateral spreading, subsidence, liquefaction, or collapse. No impact would occur.

- d) **No Impact.** A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or adequate foundations for proposed buildings, thus posing a hazard to life and property. Expansive soils have relatively high clay mineral content and are usually found in areas where underlying formations contain an abundance of clay minerals. Due to its high clay content, expansive soils expand with the addition of water and shrink when dried, which can cause damage to overlying structures. Changes in soil moisture content can result from rainfall, landscape irrigation, utility leakage, roof drainage, perched groundwater, drought, or other factors

According to the Geotechnical Investigation Report, the MacLaren Hall property consists of fill soils that were placed during previous site grading operations and natural alluvial soils to the maximum depth explored of 100.9 feet below ground surface. The fill soil encountered consists of primarily silty sands, sandy silt, and sands. The alluvial soil deposits below the fill consist of silty sands, sands, and sands with gravel. The soils are moderately dense near the surface and generally becomes denser with depth. The MacLaren Hall property has very low expansion potential.²¹ The proposed project (construction and operation) does not involve activities that would exacerbate existing soil conditions. The proposed residential and mixed-use development would be required to implement the recommendations outlined in the geotechnical study. Similarly, a geotechnical investigation would be required for the proposed County-related development, which is currently at a conceptual stage. The County would require that the recommendations contained within the geotechnical investigation report be incorporated into the County-related development. The geotechnical investigation must be reviewed and approved by the City (for the residential and mixed-use development) and the County (for the County-related development) prior to approval of a building permit. In addition, both the residential and mixed-use development and the County-related development would be required to comply with all applicable building codes and standards, including the CBC, which are designed to assure safe construction and includes building foundation requirements appropriate to site conditions. Therefore, no impact would occur.

- e) **No Impact.** A significant impact would occur if adequate wastewater disposal were not available to the MacLaren Hall property. The MacLaren Hall property is fully developed and

²¹Converse Consultants, *Geotechnical Investigation Report: Esperanza Village Project, 4024 Durfee Avenue, El Monte, California*, July 29, 2022.

located in an urbanized area of the City, where wastewater infrastructure is currently in place. The proposed project would connect to the existing sanitary sewer system and would not include septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur.

- f) **Less-Than-Significant Impact with Mitigation Incorporated.** A significant impact would occur if the proposed project would directly or indirectly destroy a unique paleontological resource or unique geologic feature. Paleontological resources are fossils (e.g., preserved bones, shells, exoskeletons, and other remains) and other traces of former living things. Paleontological resources may be present in fossil-bearing soils and rock formations below the ground surface. Ground-disturbing activities in fossil-bearing soils and rock formations have the potential to damage or destroy paleontological resources that may be present below the ground surface.

The MacLaren Hall property is located in an urbanized area that has been subject to previous grading and development. No unique geologic features exist on or adjacent to the property. According to the Geotechnical Investigation Report, the MacLaren Hall property consists of fill soils that were placed during previous site grading operations and natural alluvial soils to the maximum depth explored of 100.9 feet below ground surface. The fill soil encountered consists of primarily silty sands, sandy silt, and sands. The alluvial soil deposits below the fill consist of silty sands, sands, and sands with gravel.²² Additionally, the Cultural Resources Records Search for the MacLaren Hall property indicates that the geological formation occurring directly beneath the property is composed of recent age alluvium deposits, consisting of clays, silts, sand and gravels. These soils are unconsolidated and poorly to well stratified. This alluvium generally forms along the base of mountains and stream deposits that follow the course of major streams and rivers across the valley floor. This young deposit reaches a depth of 100 feet in thickness. Upper Pleistocene alluvium deposits occur below the recent alluvium and consist of unsorted, angular to sub-rounded sedimentary deposits. According to the Los Angeles County Natural History Museum, no known paleontological resources have been recorded within a quarter mile of the property.²³ In general, alluvium deposits have low probability of containing paleontological resources.²⁴

The proposed project does not involve deep levels of excavation. Based upon the human occupation history of the region, excavation below previously disturbed levels may encounter buried resources. Excavation to a depth of about six feet is proposed. If paleontological resources are discovered during excavation activities, such resources must be evaluated in accordance with federal, state, and local guidelines. These regulations include, but are not limited, to the following:

- California Penal Code Section 622.5 – Every person, not the owner thereof, who willfully injures, disfigures, defaces, or destroys any object or thing of archeological or historical interest or value, whether situated on private lands or within any public park or place, is guilty of a misdemeanor.

²²Converse Consultants, *Geotechnical Investigation Report: Esperanza Village Project*, 4024 Durfee Avenue, El Monte, California, July 29, 2022.

²³W.H. Bonner Associates, *Cultural Records Search Results for the MacLaren Community Park Project*, City of El Monte, Los Angeles, CA., April 26, 2021.

²⁴City of El Monte, *City of El Monte General Plan and Zoning Code Update Environmental Impact Report*, SCH No. 2008071012, May 2011.

- PRC Section 5097.5(a) – No person shall knowingly and willfully excavate upon, or remove, destroy, injure, or deface any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over the lands.

Although no paleontological resources are known to exist in the project area, it is possible that unanticipated paleontological resources may be encountered during ground disturbance, and implementation of Mitigation Measures **GS-1** and **GS-2** would ensure that there would be no potential for the destruction of a unique paleontological resource. Mitigation Measure **GS-1** would require construction personnel to undergo training regarding the identification of fossils and notification procedures in the event fossils are discovered during construction. Mitigation Measure **GS-2** consists of procedural steps to take in the event of an unanticipated paleontological resource discovery during construction. Therefore, less-than-significant impacts would occur with implementation of Mitigation Measures **GS-1** and **GS-2**.

MITIGATION MEASURES

- GS-1** A qualified paleontologist shall be retained to conduct a WEAP training for all construction personnel prior to the commencement of any ground-disturbing activities regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff. A qualified paleontologist is a paleontologist who meets the Society of Vertebrate Paleontology (SVP) standards for Qualified Professional Paleontologist, which is defined as an individual preferably with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California (preferably southern California), and who has worked as a paleontological mitigation project supervisor for a least one year.
- GS-2** In the event paleontological resources are encountered during construction, the City of El Monte Community and Economic Development Department shall be immediately informed of the discovery. All work shall cease in the area of the find and a qualified paleontologist shall be contacted to evaluate the find before restarting work in the area. The City shall require that all paleontological resources identified on the MacLaren Hall property be assessed and treated in a manner determined by the qualified paleontologist. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case, the paleontologist shall have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. Any significant paleontological resources found during construction monitoring shall be prepared, identified, analyzed, and permanently curated in an approved regional museum repository under the oversight of the qualified paleontologist. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the project paleontologist. Work in the area of the discovery shall resume once the find is properly documented.

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

- a) **Less-Than-Significant Impact.** GHG emissions refer to a group of emissions that are generally believed to affect global climate conditions. The greenhouse effect compares the Earth and the atmosphere surrounding it to a greenhouse with glass panes. The glass panes in a greenhouse let heat from sunlight in and reduce the amount of heat that escapes. GHGs, such as carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O), keep the average surface temperature of the Earth close to 60°F. Without the natural greenhouse effect, the Earth's surface would be about 61°F cooler.²⁵ In addition to CO₂, CH₄, and N₂O, GHGs include hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF₆), black carbon (black carbon is the most strongly light-absorbing component of particulate matter emitted from burning fuels, such as coal, diesel, and biomass), and water vapor. CO₂ is the most abundant pollutant that contributes to climate change through fossil fuel combustion. The other GHGs are less abundant but have higher global warming potential than CO₂. To account for this higher potential, emissions of other GHGs are frequently expressed in the equivalent of CO₂, denoted as CO₂e. CO₂e is a measurement used to account for the fact that different GHGs have different potential to retain infrared radiation in the atmosphere and contribute to the greenhouse effect. This potential, known as the global warming potential of a GHG, is dependent on the lifetime, or persistence, of the gas molecule in the atmosphere.

The CEQA Guidelines require lead agencies to adopt GHG thresholds of significance. When adopting these thresholds, the amended Guidelines allows lead agencies to consider thresholds of significance adopted or recommended by other public agencies, or recommended by experts, provided that the thresholds are supported by substantial evidence, and/or to develop their own significance threshold. Neither the City nor SCAQMD has officially adopted a quantitative threshold value for determining the significance of GHG emissions that will be generated by projects under CEQA.

SCAQMD convened a GHG CEQA Significance Threshold Stakeholder Working Group beginning in April of 2008 to examine alternatives for establishing quantitative GHG thresholds within the district's jurisdiction. The result was a draft guidance document for assessing GHG emissions.²⁶ The Working Group proposed a tiered screening methodology for assessing the potential significance of GHG emissions generated by projects that requires CEQA evaluation. The tiered screening methodology was outlined in the minutes of the final Working Group meeting on September 28, 2010.²⁷ For the purposes of this

²⁵California Environmental Protection Agency Climate Action Team, *Climate Action Report to Governor Schwarzenegger and the California Legislator*, March 2006.

²⁶SCAQMD, *Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold*, October 2008.

²⁷SCAQMD, *Minutes for the GHG CEQA Significance Threshold Stakeholder Working Group #15*, September 28, 2010, [http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-15/ghg-meeting-15-minutes.pdf?sfvrsn=2](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-15/ghg-meeting-15-minutes.pdf?sfvrsn=2), accessed July 2022.

environmental assessment, the interim Tier III screening threshold value of 3,000 MTCO₂e per year is one comparison value for evaluating impacts. However, it is also appropriate to consider other qualitative factors in evaluating projects that have value for a community by meeting sustainability goals and/or providing a community-oriented service. In this case, the proposed project would be meeting demand for affordable family and senior housing and community-serving facilities, such as associated healthcare and vocational training. The County-related development would also provide services to the local community.

GHG emissions that would be generated by the proposed project were estimated using CalEEMod, as recommended by the SCAQMD. CalEEMod quantifies GHG emissions from construction activities and future operation of projects. Sources of GHG emissions during project construction would include heavy-duty off-road diesel equipment and vehicular travel to and from the MacLaren Hall property. Sources of GHG emissions during proposed project operation would include employee and delivery vehicular travel, energy demand, water use, and waste generation. In accordance with SCAQMD methodology, the total amount of GHG emissions that would be generated by construction of the proposed project was amortized over a 30-year operational period to represent long-term impacts.

Table 3-6 presents the estimated GHG emissions that would be released to the atmosphere on an annual basis by the proposed project. Construction of the proposed project would produce approximately 1,719 MTCO₂e, or 57.3 MTCO₂e annually over a 30-year period. The total annual operating emissions would be approximately 2,875.3 MTCO₂e per year after accounting for amortized construction emissions. This mass rate is below the most applicable quantitative draft interim threshold of 3,000 MTCO₂e per year identified by SCAQMD to capture 90 percent of CEQA projects within its jurisdiction. Therefore, impacts would be less than significant.

TABLE 3-6: ESTIMATED ANNUAL GREENHOUSE GAS EMISSIONS	
Scenario and Emission Source	Carbon Dioxide Equivalent (Metric Tons per Year)
Construction Emissions Amortized (Direct) /a/	57.3
Area Source Emissions (Direct)	10.0
Energy Source Emissions (Indirect)	1,241.0
Mobile Source Emissions (Direct) /b/	1,331.0
Waste Disposal Emissions (Indirect)	160.0
Water Distribution Emissions (Indirect)	76.0
TOTAL	2,875.3
SCAQMD Draft Interim Significance Threshold	3,000
Threshold Exceeded?	No
<p>Note: See Appendix A for GHG emissions calculations.</p> <p>/a/ Based on SCAQMD guidance, the emissions summary also includes construction emissions amortized over a 30-year span.</p> <p>/b/ The GHG analyses in this IS/MND is based on a more refined calculation of project trips using specific occupancy data for Building 5. It also assumes that for Building 6 (which could be up to 40,000 square feet in size), any area over 20,000 square feet would have ancillary uses to the MacLaren Hall property and the surrounding community (such as community meeting rooms, a café/snack bar, and childcare). It is assumed that such ancillary uses would result in no additional vehicle miles traveled (VMT) in the area because it would be providing community-serving uses.</p> <p>SOURCE: TAHA, 2022</p>	

- b) Less-Than-Significant Impact.** The proposed project, as a whole, addresses sustainability goals by provided much needed affordable housing, associated services, and services oriented to the local community. Several state and local GHG emissions reduction

regulations, goals, and policies apply directly or indirectly to the proposed project's construction and operation.

Assembly Bill (AB) 32 and Scoping Plan. AB 32 requires CARB to develop and enforce regulations for the reporting and verification of statewide GHG emissions and directs CARB to set a GHG emission limit, based on 1990 levels, to be achieved by 2020. The bill sets a timeline for adopting a scoping plan for achieving GHG reductions in a technologically and economically feasible manner. On December 11, 2008, CARB adopted the Scoping Plan, which sets forth the framework for facilitating the state's goal of reducing GHG emissions to 1990 levels by 2020. The First Update of the Scoping Plan was adopted on May 22, 2014. CARB has adopted the 2017 Scoping Plan in November 2017 which details strategies to cut back 40 percent of GHGs by 2030. Neither AB 32, the updated first Scoping Plan, nor the 2017 Scoping Plan establishes regulations for specific projects to implement the legislature's statewide goals for reducing GHGs.²⁸ CARB released the Draft 2022 Scoping Plan Update in May 2022. The Draft 2022 Scoping Plan Update identifies a technologically feasible, cost-effective and equity-focused path to achieve carbon neutrality by 2045, or earlier, while also assessing the progress the State is making toward reducing its GHG emissions by at least 40 percent below 1990 levels by 2030, as called for in AB 32 and laid out in the 2017 Scoping Plan. The Draft 2022 Update builds upon current and previous environmental justice efforts to integrate environmental justice directly into the plan.

The Scoping Plan outlines a series of technologically feasible and cost-effective measures to reduce statewide GHG emissions, including expanding energy efficiency programs, increasing electricity production from renewable resources (at least 33 percent of the statewide electricity mix), increasing automobile efficiency, implementing the Low-Carbon Fuel Standard, and developing a cap-and-trade program. These measures are designed to be implemented by state agencies. The proposed project would not interfere with implementation of AB 32 measures.

Senate Bills (SB) 375 and 743. The California legislature enacted SB 375 in 2008 to connect regional transportation planning to land use decisions made at a local level. It set regional targets for the reduction of GHG emissions and requires metropolitan planning organizations to prepare Sustainable Communities Strategies (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the most recent SCS is contained in the 2020-2045 RTP/SCS. The RTP/SCS focuses the majority of new job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development.

The proposed project would not conflict with the applicable goals of the 2020-2045 RTP/SCS. The proposed project would be an infill development on an underutilized property located in an existing residential neighborhood. It would not disturb any natural and agricultural lands. The proposed project would provide affordable housing for low-income and extremely low-income individuals/families and seniors. Residents are expected to make substantial use of transit. In addition, the proposed on-site clinics and County-related building are expected to result in substantial use of shuttles (for the on-site senior healthcare) and transit.

The proposed project would be located within walking distance of the City's Blue Route trolley stop, approximately 135 feet northwest of the MacLaren Hall property on Durfee

²⁸*Center for Biological Diversity v. California Department of Fish and Wildlife*, 62 Cal.4th 204, November 30, 2015.

Avenue, north of Kerrwood Street. The Blue Route would connect the MacLaren Hall property to other local trolley routes and the regional transit system. The Blue Route provides access to the El Monte Trolley Station at 3679 Center Avenue. From the El Monte Trolley Station, passengers can connect with the other El Monte Trolley routes (Red, Green, Orange, and Yellow Routes). The El Monte Trolley Station is across the street from the El Monte Metrolink Station (10925 Railroad Street), which provides access to the Metrolink San Bernardino Line. The El Monte Trolley Station and El Monte Metrolink Station are approximately 1.6 miles west of the MacLaren Hall property. From the MacLaren Hall property, the Blue Route also connects to Foothill Transit Bus Lines 190 and 488 along Ramona Boulevard, both of which also connect to the El Monte Metrolink station. The nearest bus stop for Foothill Transit Bus Lines 190 and 488 is approximately 800 feet northwest of the MacLaren Hall property.

SB 743 was enacted in 2013 to evolve the assessment of transportation impacts under CEQA, and in 2018 new CEQA Guidelines were published that incorporated SB 743 by promulgating the use of VMT and VMT reductions as a significance threshold metric. As discussed in Response to Checklist 3.17a, the proposed project would pass the San Gabriel Valley Council of Governments (SGVCOG) VMT Evaluation Tool low VMT screening and can be screened from further VMT analysis. The proposed project would provide needed community-serving facilities that would serve the residents of the project site and the surrounding community. The proposed project would not have the potential to conflict with the regional GHG emissions targets and VMT reduction efforts of SB 375 and SB 743, respectively. Therefore, the proposed project would not conflict with the SCAG SCS and would be consistent with the RTP/SCS.

Executive Orders. The California Governor's Executive Order S-3-05 (June 2005) declared California's particular vulnerability to climate change and sets a target of an 80 percent reduction of California greenhouse gas emissions from 1990 levels by 2050. Executive Order B-30-15 (April 2015) established a California GHG reduction target of 40 percent below 1990 levels by 2030. One purpose of this interim target is to ensure California meets its target of reducing GHG emissions to 80 percent below 1990 levels by 2050. This executive order also specifically addresses the need for climate adaptation and directs state agencies to update the California Climate Adaptation Strategy to identify how climate change will affect California infrastructure and industry and what actions the state can take to reduce the risks posed by climate change. SB 32 of 2016 codified the GHG emissions target to 40 percent below the 1990 level by 2030.

In September 2018, Executive Order B-55-18 established a new statewide goal to achieve carbon neutrality as soon as possible, and no later than 2045, and achieve and maintain net negative emissions thereafter. CARB was directed to develop the framework for implementing the goal of carbon neutrality. The proposed project includes sustainability features that would reduce the energy consumption and support the state's GHG reduction targets, such as the installation of PV solar panels over parking spaces on the south side of Building 2, as well as roof-mounted PV solar systems on the proposed buildings.

California Green Building Standards Code (CalGreen). The California Building Energy Efficiency Standards (Title 24, Parts 6 and 11) includes the California Green Building Standards Code. California Green Building Standard Code, referred to as CalGreen, is the first statewide Green Building Code. CalGreen lays out minimum requirements for newly constructed buildings in California, which reduces GHG emissions through improved efficiency and process improvements. It requires builders to install plumbing that cuts indoor water use by as much as 20 percent, to divert 50 percent of construction waste from landfills

to recycling, and to use low-pollutant paints, carpets, and floors. The proposed project would be required to comply with CalGreen.

City of El Monte General Plan. The City of El Monte does not have an adopted Climate Action Plan. However, the City's General Plan Public Health and Safety Element and Health and Wellness Element include Air Quality sections that provide goals and policies associated with air quality and GHG. In these sections, the following policies related to air quality and greenhouse gasses are applicable to the proposed project:

- Goal PHS-3: Clean and healthful air through the implementation of responsive land use practices, enhancement to the natural landscape, pollution reduction strategies, and cooperation with regional agencies.
- Policy PHS-3.3 – Community Forest. As prescribed in the Parks and Recreation Element, enhance the City's community forest by planting trees along all roadways as a means to help filter air pollutants, clean the air, and provide other health benefits to the community.
- Goal HW-12: Land use patterns reduce driving, enhance air quality, and improve respiratory health.
- Policy HW-12.1 – Walking, Cycling, and Transit Use. Promote land use patterns that reduce driving rates and promote walking, cycling and transit use.
- Policy HW-12.5 – Air Pollution Mitigation. Use landscaping, ventilation systems, double paned windows, or other mitigation measures to achieve healthy indoor air quality and noise levels in sensitive land uses.

These goals and policies are discussed in **Table 3-7** of Response to Checklist Question 3.11. As discussed in **Table 3-7**, the proposed project would be consistent with these goals and policies.

Los Angeles County General Plan Air Quality Element. The County's General Plan Air Quality Element includes several policies that addresses climate change. Policies applicable to the proposed project includes the following:

- Policy AQ 3.2: Reduce energy consumption in County operations by 20 percent by 2015.
- Policy AQ 3.3: Reduce water consumption in County operations.
- Policy AQ 3.4: Participate in local, regional and state programs to reduce GHG emissions.
- Policy AQ 3.5: Encourage energy conservation in new development and municipal operations.
- Policy AQ 3.6: Support rooftop solar facilities on new and existing buildings.

The proposed residential, mixed-use, and County-related development would be consistent with these policies. The proposed project would include energy conservation features. The proposed project would include sustainability features that would reduce the energy consumption, such as the installation of solar panels over parking spaces on the south side of Building 2, as well as roof-mounted PV solar systems on the proposed buildings.

Los Angeles Countywide Sustainability Plan (OurCounty). The County adopted OurCounty in 2019. It outlines a long-term vision for implementing sustainable actions that improve equity, the environment and the economy across Los Angeles County. The proposed project would be consistent with the strategies outlined in this plan. The proposed project would

increase housing and limit urban sprawl as it would develop 340 affordable housing units for low-income families and seniors in an underutilized property within the City. The proposed project promotes walkability as it would provide community-serving facilities that serves the needs of the proposed residential uses and the residences in the surrounding neighborhood. Additionally, the proposed residential uses would have access to the open space areas at the proposed residential and mixed-use development portion of the MacLaren Hall property, as well as the adjacent MacLaren Community Park, which is being developed separately from the proposed project. Solar panels would be installed on portions of the proposed development area. Additionally, the proposed lighting systems and controls would use high efficacy light sources and would be designed to comply with the California Building Energy Efficiency Standards (Title 24) to ensure energy efficient operation.

The sustainability plan includes the following goals, strategies, and actions that could apply to the proposed County-related development:

- Goal 2: Buildings and infrastructure that support human health and resilience.
- Strategy 2B: Require sustainable and healthy building design and construction.
- Action 31: Adopt CALGreen Tier 1 green building standards and identify which Tier 2 standards could be adopted as code amendments.
- Action 32: Pilot high performance building standards for new County buildings beyond the current LEED Gold standard, such as Passive House, Zero Net Energy, Net Zero Water, Net Zero Waste, the Living Building Challenge and the WELL Building Standard.

The following target dates are applicable to the above goal, strategy, and actions:

- By 2025: All new buildings and 50 percent of major building renovations to be net zero carbon.
- By 2035: 75 percent of major building renovations to be net zero carbon.
- By 2045: 100 percent of major building renovations to be net zero carbon.

Summary. The proposed project would not conflict with applicable plans, policies, and regulations associated with reducing GHG emissions. Therefore, less-than-significant impacts are expected.

	Potentially Significant Impact	Less-Than- Significant Impact with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
3.9 HAZARDS AND HAZARDOUS MATERIALS. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

In 2015, the California Supreme Court in *California Building Industry Association v. Bay Area Air Quality Management District (CBIA v. BAAQMD)*, held that CEQA generally does not require a lead agency to consider the impacts of the existing environment on the future residents or users of a project. However, if a project exacerbates a condition in the existing environment, the lead agency is required to analyze the impact of that exacerbated condition on the environment. The decision from *CBIA v. BAAQMD* is applicable to analysis of CEQA Guidelines Appendix G Initial Study Checklist Questions 3.9d, 3.9e, and 3.9g for Hazards and Hazardous Materials.

a-b) Less-Than-Significant Impact with Mitigation Incorporated. A significant impact would occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, and disposal of hazardous materials, or if it would create a significant hazard through the accidental release of hazardous materials into the environment.

A Phase I Environmental Site Assessment (ESA) was prepared for approximately 10 acres of the MacLaren Hall property in September 2021. This Phase I did not include the portion of the property where the existing cafeteria and dormitory buildings are situated.

The environmental database search that was conducted as part of this Phase I ESA identified the MacLaren Hall property or portions of the property as containing the following:

- A 5,000-gallon underground storage tank (UST) that was installed in 1977. Documents from the County Department of Public Works shows that the tank was removed on July 29, 1993, and a final closure report prepared (September 23, 1993) with no further action required.
- Polychlorinated biphenyls (PCB) waste but has a Completed-Case Closed status dated December 27, 1996.
- Asbestos containing waste, unspecified sludge waste and waste oil/mixed oil with inactive dates of October 25, 2000, and September 10, 2002.
- The MacLaren Hall property is listed on 11 environmental databases pertaining to the 5,000-gallon UST, the generation of polychlorinated biphenyls (PCBs) in 1996, asbestos containing waste, and unspecified sludge waste and waste oil/mixed oil. The Phase I determined that the UST and PCB waste were not a recognized environmental concern (REC).

The database search also identified two facilities in the vicinity that were considered to be an environmental concern. These facilities are potential REC and Vapor Encroachment Concern for the MacLaren Hall property:

- San Gabriel Valley – Area 1 Superfund Site is a 11-square-mile area of contaminated groundwater. It is one of four Superfund sites in the 170-square-mile San Gabriel Basin. Multiple potentially responsible parties contaminated over 30 square miles of groundwater under the Valley with volatile organic compounds (VOCs) and industrial solvents. About 400 facilities in the greater San Gabriel Valley region have soil contamination, some including VOCs. Fourteen groundwater treatment systems are operating as part of the Superfund cleanups in Baldwin Park, El Monte, South El Monte, and the Whittier Narrows area. Since 2002, the 14 projects have treated more than 190 billion gallons of contaminated water and removed more than 90,000 pounds of contaminants from the groundwater. Targeted cleanups of industrial facilities have removed another 80,000 pounds of contaminants from the soil. The El Monte Operable Unit addresses an area of groundwater contamination underlying portions of the cities of El Monte and Rosemead, and a small portion of Temple City. Tetrachloroethene (PCE) and trichloroethene (TCE) are the primary containments of concern. The contamination covers an area of approximately one and one-half square miles. The MacLaren Hall property does not appear to be inside the Superfund Site boundary; however, the groundwater contamination is a regional issue that could have impacted the property.
- San Gabriel Valley – Area 2 Superfund Site, also known as the Baldwin Park Operable Unit, is one of four Superfund sites addressing multiple areas of groundwater contamination in the San Gabriel Basin. The site includes groundwater contamination underlying portions of the cities of Azusa, Irwindale, Baldwin Park, West Covina, La Puente and Industry. Five large groundwater extraction and treatment projects were built between 2000 and 2006. The systems consist of groundwater extraction wells, monitoring wells, pipelines, and multiple water treatment processes for removal of contaminants. From 2002 to 2016, more than 120 billion gallons of water were treated and more than 75,000 pounds of contamination removed from the ground water. The projects are currently treating over 35 million gallons of water per day and removing more than 5,000 pounds of contaminants per year. Between 2000 and present, soil cleanup work was also completed at five industrial properties in the Baldwin Park OU,

removing tens of thousands of pounds of contaminants from the soil and soil gas. TCE, PCE, carbon tetrachloride, perchlorate, N-nitrosodimethylamine (NDMA), 1,2,3-trichloropropane (1,2,3-TCP), and 1,4- dioxane are the primary contaminants of concern. Figures included in the 2020 Annual Performance Evaluation Report – Volume 1, dated April 30, 2021 indicate the MacLaren Hall property is not located in plumes depicting Distribution of Total Chemical of Concern Concentrations Exceeding Maximum Contaminant Levels; however, the groundwater contamination is a regional issue that could have impacted the property.²⁹

A separate Phase I ESA was prepared for the southern portion of the MacLaren Hall property (the location of the proposed residential and mixed-use development) in July 2022. This Phase I ESA identified the following:

- A 5,000-gallon UST containing diesel was installed in the kitchen service parking lot in 1977. In 1993, an application for closure for the permanent tank removal was submitted. A closure report was submitted stating the tank was removed and inspected; no holes or cracks were present. The removal was conducted under the supervision of the Los Angeles County Department of Public Work's Waste Control Engineering Inspector. The tank pit was backfilled with clean imported sand, crusher fill, and soil. Soil samples were collected and no detectable concentrations of total petroleum hydrocarbons (TPH) or benzene, toluene, ethylbenzene, and total xylenes (BTEX) were present. The case was certified closed in 1993 per Los Angeles County Department of Public Works.
- The MacLaren Hall property was listed on Geotracker for well investigation. A no further action letter in relation to the RWQCB Well Investigation Program was issued on December 1996. A no further action letter was issued in October 1997 by the San Gabriel Valley Superfund Area United States Environmental Protection Agency (USEPA) and LARWQCB. It was determined that the property is not part of the USEPA Superfund process, and no further action is planned at the property.
- A no further action letter was submitted by RWQCB dated October 1997, which determined the property is not part of the USEPA Superfund Process in relation to the RWQCB's Well Investigation Program.
- The MacLaren Hall property had violation notices from SCAQMD pertaining to the boiler and asbestos-containing waste manifest from 2002 to 2016.
- LACSD provided six industrial waste inspection reports from 1983, 1989, August 2000, two from November 2000, and January 2000. No violations were observed, and the waste materials contained acid, suspended solids, and silver. In April 2003, LACSD indicated that all industrial wastewater has ceased on the property.
- The MacLaren Hall property is listed on 11 environmental databases. The listings pertain to the historic underground storage tank, the generation of asbestos containing waste, and/or temporary status for generating hazardous waste. Three of the databases indicate that the property generated 4.2074 tons of PCBs and material containing PCBs that were recycled off-site in 1996. The Phase I determined that the environmental database listings were not considered an REC

The Phase I ESA also identified the following during site reconnaissance:

- Residue from the leaking water treatment system in Mechanical Room 2.

²⁹Brown and Caldwell, *Phase I Environmental Site Assessment, MacLaren Hall, 4024 Durfee Avenue, El Monte, California 91732*, September 17, 2021.

- Three water wells north of the pool maintenance room.
- Staining on and around the chiller in the kitchen and services area and the associated bermed area.
- Diesel generator with strong accompanying diesel smell. No leaking was observed.
- Above ground storage tanks, one north of the chiller with unknown contents or use and one south of the chiller containing 93 percent sulfuric acid.
- Water damage of suspect asbestos-containing materials (ACM) observed in the dormitories

With the exception of staining on and around the chiller, none of the items identified during site reconnaissance are considered an REC. The existing and historic uses on the property, the environmental database listings, and removal and closure of the historic UST on the property are not considered an REC. This Phase I ESA determined that the staining on and around the chiller is an REC and recommends that a Phase II subsurface sampling in and around the chiller and berm area for heavy metals, including chromium. The Phase I ESA also recommends that all remaining chemicals, tanks, containers, piping, and residues should be removed and disposed off-site prior to demolition. The Phase I ESA recommends that the water wells are managed accordingly and abandoned, if necessary.³⁰ The removal of chemicals, tanks, containers, piping, and residues would be handled in compliance with applicable federal, state, and local standards and regulations. Additionally, Mitigation Measure **HH-1** would ensure that heavy metals around the chiller and berm area are identified and properly removed, and Mitigation Measure **HH-2** would ensure that the management and abandonment of the water wells would not create a significant hazard to the public.

The buildings on the MacLaren Hall property have the potential to have ACM and/or lead-based paint (LBP) since the buildings were constructed before the 1980s.³¹ State-certified contractors would perform inspection, testing, and removal (abatement) of ACM and LBP in compliance with applicable health and safety and hazardous materials regulations, including those outlined in Title 17 of the CCR, Title 8 Sections 1529 (Asbestos) and 1532.1 (lead), as well as SCAQMD regulations (Rule 1403).

In addition to the removal of ACM, and/or LBP, construction of the proposed project would involve the temporary use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. There is a potential for the release of fuels and/or lubricants during construction. Soil that would be removed are required to be tested to ensure that the soils are not contaminated. If contamination were to be encountered, the soils would be treated in accordance with applicable regulations. All hazardous materials, including all remaining site chemicals, tanks, containers, piping, and residues, would be handled in compliance with applicable standards and regulations. The delivery of hazardous materials to the MacLaren Hall property would be made by carriers following Code of Federal Regulations (CFR) Title 49 Part 173. In addition, the transportation of hazardous materials would be subject to 49 CFR Part 172 which contains the hazardous materials communication requirements including shipping papers, marking, labeling and placarding, in addition to emergency response requirements, training, and security plan.

The proposed project includes operations and maintenance activities that would involve the use, storage, and periodic transport of hazardous materials to and from the project site.

³⁰Converse Consultants, *Phase I Environmental Site Assessment Report: 4024 Durfee Avenue, El Monte, California*, July 27, 2022.

³¹Brown and Caldwell, *Phase I Environmental Site Assessment, MacLaren Hall, 4024 Durfee Avenue, El Monte, California 91732*, September 17, 2021.

Typical hazardous materials may include various potentially hazardous materials used for maintenance (fertilizers, pesticides, cleaning solutions, paints, lubricants). The use of common hazardous substances would be similar to those that are typically used for residential uses, offices, and medical clinics. Proper handling, health and safety practices, hazard communication, and emergency response training would be provided to all personnel responsible for using hazardous materials. The proposed project does not involve any industrial uses or activities that would result in the use or discharge of unregulated hazardous materials and/or substances, or create a public hazard through the transport, use, or disposal of hazardous materials.

Mitigation Measure **HH-1** would ensure that potential heavy metals around the chiller and berm area are properly identified and removed, and Mitigation Measure **HH-2** would ensure that the management and abandonment of the water wells would not create a significant hazard to the public. Additionally, hazardous materials and wastes are regulated at all levels of government, and all hazardous materials during construction and operational activities would be handled in compliance with applicable standards and regulations. The proposed project would comply with all applicable standards and regulations related to hazardous materials during construction and operational activities. Therefore, with implementation of Mitigation Measures **HH-1** and **HH-2**, the proposed project would not create a significant hazard to the public or the environment through the transport, use, disposal, and accidental release of hazardous materials. Impacts related to the creation of hazards to the public or the environment would be less than significant with implementation of mitigation measures.

- c) **Less-Than-Significant Impact with Mitigation Incorporated.** A significant impact would occur if the proposed project would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Twin Lakes Elementary School, La Primaria Elementary School, and Fernando R. Ledesma High School are within one-quarter mile of the MacLaren Hall property. As discussed in Response to Checklist Question 3.9a-b, construction of the proposed project would involve the temporary use and handling of potentially hazardous materials (including vehicle fuels, oils, and transmission fluids), and operations of the proposed project would involve the use of hazardous materials that are typically used for residential uses, offices, and medical clinics. Soil that would be removed are required to be tested to ensure that the soils are not contaminated. If contamination were to be encountered, soils would be treated in accordance with applicable regulations. Proper handling, health and safety practices, hazard communication, and emergency response training would be provided to all personnel responsible for using hazardous materials. The Phase I ESA recommends that a Phase II subsurface sampling in and around the chiller and berm area for heavy metals, including chromium. Mitigation Measure **HH-1** would ensure that potential heavy metals around the chiller and berm area are properly identified and removed. Additionally, the proposed project would comply with all applicable standards and regulations related to the transport, use, and disposal of hazardous materials during construction and operational activities. Therefore, a less-than-significant impact would occur with implementation of mitigation.
- d) **Less-Than-Significant Impact with Mitigation Incorporated.** A significant impact would occur if the proposed project would be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. Response to Checklist Question 3.9a-b discusses the environmental database listings associated with the MacLaren Hall property. It also identified two facilities that were considered to be an environmental concern (San Gabriel Valley – Area 1 Superfund Site and San Gabriel Valley – Area 2 Superfund Site). According to the 2021 Phase I ESA, groundwater was measured at 102.2 feet below

ground surface in a groundwater well located approximately 200 feet southeast of the MacLaren Hall property. Groundwater generally flows towards the San Gabriel River.³² Although groundwater beneath the MacLaren Hall property may have been affected by the San Gabriel Valley – Area 1 and Area 2 Superfund Sites, it is anticipated that the proposed project would not affect or be affected by these superfund sites due to the depth of the groundwater. Construction and operations of the proposed project do not include elements that would cause the MacLaren Hall property to be listed as a hazardous materials site, and the proposed project would not create a significant hazard to the public or the environment. Additionally, implementation of Mitigation Measure **HH-1** would ensure that potential heavy metals around the chiller and berm area are properly identified and removed. Therefore, the proposed project would have a less-than-significant impact with implementation of Mitigation Measure **HH-1**.

- e) **No Impact.** A significant impact would occur if the proposed project would be located within an airport land use plan or within two miles of a public airport or public use airport and would result in a safety hazard or excessive noise for people residing or working in the area due to the MacLaren Hall property's proximity to a public airport or public use airport. The proposed project is 1.6 miles southeast of the San Gabriel Valley Airport (formerly known as the El Monte Airport). Neither the Los Angeles County General Plan nor Los Angeles County Airport Land Use Plan identify the MacLaren Hall property as being located within the Airport Influence Area for this airport.^{33,34} Ascension and descension patterns for the San Gabriel Valley Airport are from north to south. During take-off, aircraft follow the Rio Hondo Channel until it gains altitude. The planning boundaries regarding safety for the San Gabriel Valley Airport established in the Los Angeles County Airport Land Use Plan consist of two Runway Protection Zones (RPZs), one at each end of the runway, and an Airport Influence Area. The Airport Influence Area consists of the airport property, the two RPZs (which are also within the airport property), and a self-storage facility. The proposed project (construction and operation) would not affect or be substantially affected by airport operations and would not result in a safety hazard or excessive noise for people residing or working in the project area. Therefore, the proposed project would not result in an airport- or airstrip-related safety hazard for people residing or working in the area, and no impact would occur.
- f) **Less-Than-Significant Impact with Mitigation Incorporated.** A significant impact would occur if the proposed project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The City of El Monte 2017 Hazard Mitigation Plan is the City's plan for identifying hazards that pose significant threats to the City and providing mitigation strategies to address these hazards.³⁵ The 2017 Hazard Mitigation Plan addresses multi-hazard issues, as well as activities from earthquakes, earth movements, flooding, wildfires, and windstorms. Construction and operation of the proposed project would not involve any uses or components that would interfere with the 2017 Hazard Mitigation Plan.

The MacLaren Hall property is not located along an emergency evacuation route or a disaster route. An evacuation route is used to move the affected population out of an impacted area, while a disaster route is used to bring in emergency personnel, equipment, and supplies to impacted areas to save lives, protect property and minimize impact to the

³² Brown and Caldwell, *Phase I Environmental Site Assessment, MacLaren Hall, 4024 Durfee Avenue, El Monte, California 91732*, September 17, 2021.

³³ County of Los Angeles, *Los Angeles County General Plan, Figure 6.2: Airport Influence Areas Policy Map*, adopted October 6, 2015.

³⁴ Los Angeles County Airport Land Use Commission, *Los Angeles County Airport Land Use Plan*, adopted December 19, 1991.

³⁵ City of El Monte, *2017 Hazard Mitigation Plan*, June 19, 2017.

environment. The nearest emergency evacuation route near the MacLaren Hall property, as identified by the City of El Monte General Plan Public Health and Safety Element, are Ramona Boulevard and Garvey Avenue, approximately 0.1 miles north and 0.5 miles southwest, respectively, from the MacLaren Hall property.³⁶ The nearest disaster routes to the MacLaren Hall property, as identified by the Los Angeles County Department of Public Works, are the I-10 freeway (approximately 0.4 miles to the south), Peck Road (approximately 0.9 miles to the west), and Valley Boulevard (approximately 0.9 miles to the south).³⁷

Construction of the proposed project may involve temporary lane closures on adjacent or nearby public streets for off-site improvements (such as Durfee Avenue, Kerrwood Street, Gilman Road, and Farris Road). However, the roadways would remain accessible to vehicular traffic and emergency vehicles. Access to all surrounding properties would be maintained. Additionally, construction activities occurring within the public right-of-way, such as construction of sidewalks, driveway approaches, undergrounding of utilities, and sewer and water improvements, are required to obtain a public right-of-way encroachment and grading permit from the City's Public Works Department. Construction and operational activities associated with the proposed project would not require temporary or permanent closure of any streets, including designated emergency and disaster routes near the MacLaren Hall property. To ensure that emergency access to the MacLaren Hall property and traffic and pedestrian safety are maintained, Mitigation Measure **HH-3** would be required. This mitigation measure would require a traffic control plan be prepared.

The proposed project would be designed to accommodate emergency vehicles to the MacLaren Hall property. The proposed driveways would be designed to meet the minimum width and turning dimension requirements of the Los Angeles County Fire Department. Vehicles, including emergency response vehicles, would be able to access the MacLaren Hall property via Durfee Avenue, Kerrwood Street, and Gilman Road. Additionally, the MacLaren Hall property is not considered a critical facility, as defined by the Essential Services Building Seismic Safety Act for buildings that provide essential services after a disaster. The proposed project would not involve any uses or components that would interfere with an emergency response or evacuation plan. Changes in traffic associated with the proposed project would be incremental and would not affect emergency response or evacuation planning. Therefore, the proposed project would not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. With implementation of Mitigation measure **HH-3**, and a less-than-significant impact would occur.

- g) No Impact.** A significant impact would occur if the proposed project would expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires. The MacLaren Hall property is located in an urbanized area and is surrounded primarily by residential use. A school, church, and a subacute and rehabilitation center are located within a block from the property. The MacLaren Hall property is not located within or adjacent to a wildland area. No large, undeveloped areas and/or steep slopes that may pose wildfire hazards are located on or near the property. Additionally, the MacLaren Hall property is not located in a fire hazard severity zone, as identified by the California Department of Forestry and Fire Protection (CalFire). The nearest fire hazard zone is

³⁶City of El Monte, *El Monte General Plan*, June 2011.

³⁷County of Los Angeles Department of Public Works, *Disaster Routes*, <https://dpw.lacounty.gov/dsg/disaster/routes/map/El%20Monte.pdf>, accessed July 2022.

located approximately 2.7 miles southeast of the MacLaren Hall property.³⁸ The area between the MacLaren Hall property and the nearest fire hazard severity zone is mostly built out and includes the I-10 freeway, which is a significant physical barrier between the MacLaren Hall property and the fire hazard severity zone.

The proposed buildings would have a fire suppression system as required by local fire and building codes and would be constructed of materials that provide limited fuel. Los Angeles County Fire Department Stations 167 and 168 are located approximately 0.9 miles northwest and 0.8 miles southwest of the MacLaren Hall property. Water flow available to proposed project meets fire flow standards. The proposed project would not involve activities that would expose people or structures to the risk of loss, injury, or death involving wildland fires. Therefore, no impact would occur.

MITIGATION MEASURES

- HH-1** A Phase II ESA shall be prepared and shall include subsurface sampling in and around the chiller and berm area for heavy metals, including chromium. All recommendations contained in the Phase II ESA shall be implemented.
- HH-2** The management and abandonment of the on-site water wells shall follow the standards compiled in the California Department of Water Resources Bulletins 74-81 and 74-90.
- HH-3** Prior to construction, the applicant shall prepare a traffic control plan to address access to and egress from the construction site to ensure that emergency access and traffic and pedestrian safety are maintained.

³⁸California Department of Forestry and Fire Protection, *California Fire Hazard Severity Zone Viewer*, <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>, accessed July 2022.

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

- a) **Less-Than-Significant Impact.** A significant impact would occur if the proposed project would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Construction of the proposed project would require site clearing, grading, and building construction activities. During construction, surface water quality could potentially be affected by loose soils, debris, construction wastes, and fuels that could be carried off-site by surface runoff in into local storm drains, which drain into water resources. However, the proposed project would be required to comply with all federal, state, and local regulations related to water quality standards and wastewater discharge.

The project applicant and construction contractors would be required to comply with the NPDES permit program, which was created by the Clean Water Act to address water pollution from point sources (e.g., pipes, channels, and tunnels) that discharge pollutants to the waters of the United States. The NPDES Construction General Permit is issued by the State Water Resource Control Board and enforced by the City (for the residential and mixed-use development portion of the proposed project) and by the County (for development occurring on the County-related parcel). Construction activities subject to this permit includes clearing, grading, excavation, stockpiling, and other ground disturbances. During construction of the proposed project, management of storm water discharge would be controlled by BMPs as part of the NPDES Construction General Permit.

The NPDES Construction General Permit requires the development of an SWPPP prior to the beginning of construction for construction activities that would disturb one or more acres of soil. As the proposed project would disturb 8.19 acres of land during construction, the project applicant and construction contractors would be required to prepare an SWPPP. During the plan review process, the City's Engineering Division (for the residential and mixed-use development) and the County's Building Official (for development on the County-related parcel) would review the SWPPP for compliance with stormwater requirements. The project applicant and construction contractors would also be required to implement BMPs that are part of the NPDES permit.

Compliance with the NPDES Construction General Permit and applicable regulations in the EMMC and LACC would reduce the risk of water degradation from soil erosion and other pollutants related to construction activities. The proposed project would not violate any water quality standards or waste discharge requirements during construction. No other waste discharges are associated with the proposed project during construction.

Operational activities would include vehicles accessing the project site. Following construction, management of storm water discharge will be controlled by surface drainage conveyance to existing storm drains maintained by the Los Angeles County Flood Control District. Those areas within the MacLaren Hall property that are not covered with hardscape (vegetated softscape) would allow for infiltration. No other waste discharges are associated with operations of the proposed project.

The project applicant and construction contractors for the residential and mixed-use portion of the proposed project would be required to comply with applicable regulations in EMMC Chapter 13.16 (Stormwater Management and Discharge Control) and Chapter 13.20 (Stormwater and Urban Runoff Pollution Control, also known as the Low Impact Development [LID] Ordinance). As required by EMMC Section 13.20.020, an LID plan has been prepared for the residential and mixed use portion of the proposed project. The LID plan must be approved by the City's Engineering Division.³⁹ LID consists of building and landscape features designed to retain or filter stormwater runoff. LID controls promote the use of infiltration and other controls that reduce runoff. LID encourages site sustainability and smart growth in a manner that respects and preserves the characteristics of the County's watersheds, drainage paths, water supplies and natural resources.

To comply with LID requirements, the residential and mixed-use development would develop an infiltration system at the surface parking lot on the south side of the MacLaren Hall property. The infiltration system would include a 225-foot-long perforated pipe surrounded by gravel. Stormwater on the residential and mixed-use development would be collected in roof drains, planter drains, and area drains and conveyed to the infiltration system via polyvinyl chloride (PVC) storm drain piping.

Similar to the City of El Monte, the LACC Chapter 12.84 requires the use of LID principles in development projects. The proposed development on the County-related parcel would be required to comply with the County's LID requirements. The proposed development would be required to provide LID features that complies with LACC Chapter 12.84.

³⁹Labib Funk & Associates, *Low Impact Development Report for Esperanza Village*, June 2022. This document is on file and available for review at the City of El Monte. Community and Economic Development Department.

As the proposed project would be required to comply with all applicable water quality standards and waste discharge requirements during construction and operations, impacts would be less than significant.

- b) Less-Than-Significant Impact.** A significant impact would occur if the proposed project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the proposed project may impede sustainable groundwater management of the basin. The MacLaren Hall property is not currently used for groundwater recharge activities. Furthermore, the proposed project would not install any groundwater wells and would not otherwise directly or indirectly withdraw any groundwater during construction or operations of the proposed project. The proposed project would not deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. As discussed in Response to Checklist Question 3.19a, domestic water service to the MacLaren Hall property would be provided by the San Gabriel Valley Water Company, which would be able to provide reliable water supplies for an average year, single dry year, and multiple dry years for the MacLaren Hall property through 2045. Additionally, the proposed project would be required to obtain a will-serve letter from the San Gabriel Valley Water Company to ensure that sufficient water resources are available to supply water to the proposed development. Therefore, the proposed project would be served by available water supply and would not significantly deplete groundwater supplies or interfere with groundwater recharge. A less-than-significant impact would occur.
- c.i) Less-Than-Significant Impact.** A significant impact would occur if the proposed project would substantially alter the existing drainage pattern of the MacLaren Hall property, including through the alteration of the course of an existing stream or river or through the addition of impervious surfaces, in a manner that would result in a substantial erosion or siltation on or off-site. The MacLaren Hall property is located in an urbanized area of the City and is located approximately 600 feet west of the San Gabriel River. Existing surface water drainage from the MacLaren Hall property generally flows east and southeast. Surface runoff from the MacLaren Hall property is currently diverted to existing storm drains.

During construction, on-site soils would temporarily be exposed to surface water runoff; however, the proposed project would be required to comply with local, state, and federal regulations and standards related to minimizing potential erosion. The proposed residential and mixed-use development would also be required to comply with EMMC Chapter 15.40 regarding grading and erosion control. The City requires that the project applicant prepare an erosion and sedimentation control plan and that the construction contractor implement erosion control measures during ground disturbing activities.

The proposed County-related development would be required to prepare an erosion and sediment control plan if grading activities on this parcel would not be completed prior to November 1 (LACC Appendix J – Grading). The erosion and sediment control plan would include specific BMPs to minimize the transport of sediment and protect public and private property from the effects of erosion, flooding, or the deposition of mud, debris, or construction-related pollutants.

Management of storm water run-off and off-site discharge during construction for the proposed development area (which includes the residential, mixed-use, and County-related development) would be controlled by BMPs as part of the Construction General Permit, and the proposed project would be required to prepare an SWPPP, which would include BMPs to control sedimentation and erosion.

Following construction, the proposed project would increase the amount of impervious surfaces on the MacLaren Hall property compared to existing conditions. Operations of the proposed residential and mixed-use development would be required to comply with the requirements of the City's LID Ordinance (EMMC Chapter 13.20), which requires development to use LID principles to mimic predevelopment hydrology through infiltration, evapotranspiration, and rainfall harvest. To comply with LID requirements, the residential and mixed-use development would develop an infiltration system at the surface parking lot on the south side of the MacLaren Hall property. The infiltration system would include a 225-foot long perforated pipe surrounded by gravel. Stormwater on the residential and mixed-use development would be collected in roof drains, planter drains, and area drains and conveyed to the infiltration system via PVC storm drain piping.

Similarly, the proposed County-related development would be required to comply with LACC Chapter 12.84, which requires the use of LID principles in development projects. The LID features that would be installed for the County-related development is currently unknown. However, the LID features that would be installed would be required to comply with the County's LID requirements.

Compliance with the requirements of EMMC Chapter 13.20 (for the proposed residential and mixed-use development) and Los Angeles County Code Chapter 12.84 (for the County-related development) would reduce stormwater runoff, and stormwater runoff would not increase in a manner that would result in flooding on- or off-site. The flow of water through the MacLaren Hall property would not be in areas of exposed soil or sediment that could erode or cause siltation.

The proposed project would not substantially alter the existing drainage pattern of the MacLaren Hall property and its surrounding area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces. Therefore, the proposed project would not substantially alter the existing drainage pattern of the MacLaren Hall property in a manner that would result in substantial erosion or siltation, and less-than-significant impacts would occur.

- c.ii) Less-Than-Significant Impact.** A significant impact would occur if the proposed project would substantially alter the existing drainage pattern of the MacLaren Hall property, including through the alteration of the course of an existing stream or river or through the addition of impervious surfaces, in a manner that would substantially increase the rate or amount of surface runoff and would result in flooding on- or off-site. The MacLaren Hall property is located within an urbanized area of the City with existing stormwater infrastructure in place. Currently, stormwater on the MacLaren Hall property is drained via sheet flow to the east and southeast, and runoff is directed to existing storm drains.

During construction, storm water run-off and off-site discharge would be controlled by BMPs as part of the NPDES Construction General Permit. Implementation of these BMPs would not cause a substantial increase in the rate or amount of surface run-off in a manner that would result in flooding on- or off-site during construction.

As discussed in Response to Checklist Question 3.10c.i, the proposed project would increase the amount of impervious surfaces on the MacLaren Hall property compared to existing conditions. Operations of the proposed residential and mixed-use development would be required to comply with the requirements of the City's LID Ordinance (EMMC Chapter 13.20), which requires development to use LID principles to mimic predevelopment hydrology through infiltration, evapotranspiration, and rainfall harvest. To comply with LID requirements, the residential and mixed-use development would develop an infiltration system at the surface parking lot on the south side of the MacLaren Hall property. The

infiltration system would include a 225-foot-long perforated pipe surrounded by gravel. Stormwater on the residential and mixed-use development would be collected in roof drains, planter drains, and area drains and conveyed to the infiltration system via PVC storm drain piping.

Similarly, the proposed County-related development would be required to comply with LACC Chapter 12.84, which requires the use of LID principles in development projects. The LID features that would be installed for the County-related development is currently unknown. However, the LID features that would be installed would be required to comply with the County's LID requirements.

Compliance with the requirements of EMMC Chapter 13.20 (for the proposed residential and mixed-use development) and LACC Chapter 12.84 (for the County-related development) would reduce stormwater runoff, and stormwater runoff would not increase in a manner that would result in flooding on- or off-site. Therefore, a less-than-significant impact would occur.

- c.iii) Less-Than-Significant Impact.** A significant impact would occur if the proposed project would increase the rate or amount of surface runoff in a manner which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. As discussed in Response to Checklist Question 3.10a, the proposed project would be required to comply with all federal, state, and local regulations related to water quality standards and wastewater discharge. Construction contractors for the proposed project would be required to obtain coverage under the NPDES Construction General Permit. An SWPPP would be prepared and would include BMPs to limit the amount of polluted runoff that enter the stormwater drainage system. Compliance with applicable regulations and requirements in the SWPPP would ensure that during construction, less-than-significant impacts would occur related to creating or contributing to runoff that exceed the capacity of the City's existing storm drain system or provide additional sources of polluted runoff.

Operation of the proposed project would not increase stormwater runoff in a manner that would exceed the capacity of the existing stormwater drainage system within the public rights-of-way or provide substantial additional sources of polluted runoff. The proposed residential and mixed-use development would be required to comply with the requirements of the City's LID Ordinance (EMMC Chapter 13.20), which requires development to use low impact development principles to mimic predevelopment hydrology through infiltration, evapotranspiration, and rainfall harvest. To comply with LID requirements, the residential and mixed-use development would develop an infiltration system at the surface parking lot on the south side of the MacLaren Hall property. The infiltration system would include a 225-foot-long perforated pipe surrounded by gravel. Stormwater on the residential and mixed-use development would be collected in roof drains, planter drains, and area drains and conveyed to the infiltration system via PVC storm drain piping.

Similarly, the proposed County-related development would be required to comply with LACC Chapter 12.84, which requires the use of LID principles in development projects. The LID features that would be installed for the County-related development is currently unknown. However, the LID features that would be installed would be required to comply with the County's LID requirements.

Compliance with the requirements of EMMC Chapter 13.20 (for the residential and mixed-use development) and LACC Chapter 12.84 (for the County-related development) would reduce stormwater runoff on the MacLaren Hall property. As future development on the project site would be required to comply with all applicable water quality standards and

waste discharge requirements during construction and operations, less-than-significant impacts would occur.

- c.iv) Less-Than-Significant Impact.** A significant impact would occur if the proposed project would substantially alter the drainage pattern in a manner that would impede or redirect flood flows. The MacLaren Hall property is not located within a flood hazard area.⁴⁰ During construction, storm water run-off and off-site discharge from construction activities would be controlled by BMPs as part of the NPDES Construction General Permit. Operations of the proposed residential and mixed-use development would be required to comply with the requirements of the City's LID Ordinance (EMMC Chapter 13.20), and operations of the proposed County-related development would be required to comply with the County's LID requirements (LACC Chapter 12.84). The City and County's LID requirements require the use of LID principles to mimic predevelopment hydrology through infiltration, evapotranspiration, and rainfall harvest. Compliance with the requirements of EMMC Chapter 13.20 and LACC Chapter 12.84 would reduce stormwater runoff, and stormwater runoff would not increase in a manner that would result in flooding on- or off-site. The proposed project would not alter the MacLaren Hall property's drainage patterns in a manner that would impede or redirect flood flows. Therefore, a less-than-significant impact would occur.
- d) Less-Than-Significant Impact.** A significant impact would occur if the proposed project is in a flood hazard, tsunami, or seiche zone and would risk the release of pollutants due to project inundation. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, or lake. A tsunami is a sea wave produced by a significant undersea disturbance. Mudflows result from the down-slope movement of soil and/or rock under the influence of gravity. The MacLaren Hall property is not located near a body of water that is large enough to create a seiche during a seismic event. The MacLaren Hall property is located approximately 27 miles east of the Pacific Ocean and is not within a coastal zone or tsunami inundation area. As discussed in Response to Checklist Question 3.10c.iv, the MacLaren Hall property is not located within a flood hazard area. According to the City's 2017 Hazard Mitigation Plan, the MacLaren Hall property is subject to potential inundation in the event of dam failure at the Santa Fe Dam.⁴¹ However, it is unlikely that inundation due to dam failure would occur and, in accordance with California Water Code Section 6160, each dam is required to have an Emergency Action Plan in place to guide emergency response in case of dam failure. The proposed project would not involve the regular use or storage of large quantities of hazardous materials. While there is little that can be done if the MacLaren Hall property is flooded, the risk of releasing pollutants during flooding would be consistent with the existing risks for the MacLaren Hall property and its surrounding area. The proposed project does not involve uses or activities that would exacerbate this risk. Therefore, less-than-significant impacts would occur.
- e) No Impact.** A significant impact would occur if the proposed project would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The MacLaren Hall property is located in the San Gabriel River watershed, which is regulated by the Los Angeles Regional Water Quality Control Board (LARWQCB). Water quality standards for the Los Angeles region, including the San Gabriel River watershed, are set forth in the *Water Quality Control Plan: Los Angeles Region Basin Plan* (Basin Plan), which was last updated in 2014. The Basin Plan establishes water quality objectives to protect the valuable uses of surface waters and groundwater within the Los

⁴⁰Federal Emergency Management Agency, *FEMA Flood Map Service Center*, <https://msc.fema.gov/portal/search#searchresultsanchor>, accessed July 2022.

⁴¹City of El Monte, *2017 Hazard Mitigation Plan*, June 19, 2017.

Angeles region. Under Section 303(d) of the Clean Water Act, the Basin Plan is intended to protect surface waters and groundwater from both point and nonpoint sources of pollution within the project area and identifies water quality standards and objectives that protect the beneficial uses of various waters. In order to meet the water quality objectives established in the Basin Plan, LARWQCB established total maximum daily loads, which are implemented through stormwater permits. As discussed in Response to Checklist Question 3.10a, the proposed project would be required to comply with applicable regulations associated with water quality. Compliance with these regulations would ensure that the proposed project would be consistent with the Basin Plan.

The City is underlain by the San Gabriel Valley Groundwater Basin. The Sustainable Groundwater Management Act requires local public agencies and groundwater sustainability agencies in high- and medium-priority basins to develop and implement groundwater sustainability plans (GSPs) or alternatives GSPs. GSPs are detailed road maps for how groundwater basins will reach long term sustainability. The MacLaren Hall property is located in a low-priority basin and, to date, no sustainable groundwater management plan has been developed for this groundwater basin.⁴²

The proposed project would not conflict with or obstruct implementation of the Basin Plan. Therefore, impacts related to water quality control plans or sustainable groundwater management plans would be less than significant.

⁴²California Department of Water Resources, *SGMA Basin Prioritization Dashboard*, <https://gis.water.ca.gov/app/bp-dashboards/final/>, accessed July 2022.

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

a) **No Impact.** A significant impact would occur if the proposed project would physically divide an established community. The MacLaren Hall property is located within an urbanized area surrounded by primarily residential uses. An elementary school, a subacute and rehabilitation center, a church, and a park are within a block from the MacLaren Hall property. The MacLaren Hall property and its surrounding uses are served by existing roadways. No street closures would result with implementation of the proposed project. Durfee Avenue, Kerrwood Street, and Gilman Road would continue to provide vehicular access to the MacLaren Hall property and the surrounding area. Pedestrian access would be maintained on the sidewalks along public roads surrounding the MacLaren Hall property. Access to all uses would not be disrupted. The proposed project does not include any elements that would physically divide or block access to or through the community, and no separation of uses or disruption of access between land use types would occur as a result of the proposed project. Therefore, no impact would occur.

b) **Less-Than-Significant Impact.** A significant impact would occur if the proposed project would conflict with applicable land use plans, policies, or regulations in a manner that would result in a significant environmental impact. The MacLaren Hall property has an existing General Plan land use designation and zoning of Public Facilities (PF). The proposed project would construct 340 multi-family residential units, 36,000 square feet of community-serving facilities, and up to 40,000 square feet of County-related uses. The proposed residential units and some of the community-serving facilities (such as the medical clinic and senior health center) are not permitted in a PF Zoning District. Additionally, proposed buildings would not meet the setback and height requirements of the PF Zoning District. To comply with the City's General Plan land use designation and zoning, the proposed project would require a General Plan amendment and a zone change to change the General Plan land use designation and zoning to Specific Plan (SP). According to EMMC Section 17.130.010, the purpose of the SP zone is to serve as a planning tool to enhance development options when current zoning does not adequately provide for an optimal design or development program. The intent of the SP zoning designation is to promote comprehensive planning for quality land development; to encourage a more efficient use of land, to encourage a range of housing and employment activities so as to give imagination and variety in the physical development pattern of the City; to encourage the implementation of sustainable community design principles, use of renewable construction materials, and incorporation of environmental friendly design concepts when possible; and to facilitate development in accordance with the General Plan by permitting greater flexibility and encouraging more creative design development projects.

The uses, types of development, and development standards in a SP Zoning District are those permitted by the specific plan adopted for that area. The uses and types of development proposed in the SP Zoning District are required to maintain and enhance the character of the surrounding area, as well as integrate with the surrounding uses. The standards in the proposed Esperanza Village Specific Plan are designed to ensure that

future development on the MacLaren Hall property is compatible with the surrounding uses. Elements addressed in the proposed Esperanza Village Specific Plan include orientation of buildings and uses, building bulk and scale, building height and setback, parking, and landscaping. If the proposed Esperanza Village Specific Plan is approved by the City, the Specific Plan would serve as the zoning for the MacLaren Hall property, and future development on the property would be required to be consistent with the regulations and standards in the Specific Plan, including land use, development and design standards, infrastructure, and utilities. Any situation not specifically addressed by the proposed Specific Plan would be subject to the requirements of the EMMC, provided that such regulations are not in conflict with the objectives of the proposed Specific Plan.

The City of El Monte General Plan, adopted in 2011, consists of the following elements: Community Design, Land Use, Housing, Parks and Recreation, Circulation, Economic Development, Public Services and Facilities, Cultural Resources, Public Health and Safety, and Health and Wellness. To comply with State requirements, the City prepares the Housing Element every eight years. The most recent housing element was adopted in February 2022. Each General Plan element contains the City's goals and policies related to that element. California Government Code Section 65454 requires specific plans to be consistent with the General Plan. **Table 3-7** evaluates how the proposed project would be consistent with the applicable goals and policies of the El Monte General Plan. As shown, the proposed project would be consistent with the City's General Plan.

TABLE 3-7: GENERAL PLAN CONSISTENCY ANALYSIS	
GOAL/POLICY	CONSISTENCY ANALYSIS
COMMUNITY DESIGN ELEMENT	
Policy CD-1.6: Public Art. Throughout the community, incorporate a diversity of public art in residential, commercial, and public areas that celebrates the multiple cultures and influences in El Monte.	Consistent. The proposed project would be required to comply with the City's Art in Public Places requirement (EMMC Chapter 15.07). Artwork would either be installed in a public place on-site or provided through payment of an in-lieu fee. The proposed artwork would be reviewed to ensure conformity with the City's guidelines and to ensure that it is aesthetically compatible with the surrounding area.
Policy CD-1.7: Identity. Support the creation of highly differentiated identities for residential, commercial, and industrial areas that support the eclectic physical environment of the community.	Consistent. The proposed project would be designed to be consistent with the Spanish Mission style. The proposed project would be designed to complement and be compatible with the surrounding neighborhood.
Goal CD-3: A green City with beautifully landscaped corridors, residential streets, commercial areas, developments, and public areas that are symbolically and physically encircled by an Emerald Necklace of parks and open space.	Consistent. Street trees and landscaping would be provided along the parkways on Gilman Road and Durfee Avenue, within the surface parking lots on the project site, in the courtyards, and roof decks. Shrubs and groundcovers would also be provided in these areas. Landscaping would comply with EMMC Chapter 17.72.
Policy CD-3.8: Private Developments. Require new residential developments, both single and multiple-family housing, to beautify properties with ample greenery and provide for continued maintenance.	Consistent. See Goal CD-3. Landscaping would be maintained during operations of the proposed project.

TABLE 3-7: GENERAL PLAN CONSISTENCY ANALYSIS

GOAL/POLICY	CONSISTENCY ANALYSIS
<p>Goal CD-4: High-quality architectural design of residential, commercial, and industrial buildings evidenced by thoughtful attention and balance of quality materials, durability, aesthetics, functionality, and sustainability concepts.</p>	<p>Consistent. The proposed project would be designed to be consistent with the Spanish Mission style of architecture. The proposed project would use building materials that are high in quality, durable, consistent with the Spanish Mission style, functional, and sustainable. Materials to be used include stucco and plaster with a smooth finish, brick veneer, terra cotta roof tiles, metal balcony rails, vinyl window frames, dual pane windows with low-E coating, prefabricated millwork, and wood trellis.</p>
<p>Policy CD-4.1: Building Materials. Use high-quality, natural building materials, such as stucco, plaster, stone, and wood surfaces for residential structures, and clean, distinctive materials for nonresidential uses.</p>	<p>Consistent. See Goal CD-4.</p>
<p>Policy CD-4.2: Building Scale. Reduce the bulk and perceived size of larger buildings by dividing their mass into smaller parts, stepping down to adjacent structures, and using pedestrian-scale features.</p>	<p>Consistent. Massing of the proposed project would be broken up into a series of separate buildings. The overall massing of the proposed project would modulate in height, scale, and proportion, allowing the proposed buildings to transition from the surrounding one- and two-story residential buildings. Roof decks of Buildings 1 through 4 would be provided along Durfee Avenue and Gilman Road, which would allow the buildings to step back further from the existing residential structures to reduce the building scale and to allow the proposed buildings to transition to a taller height. A variety of rooflines would be provided to reduce the building scale. Pedestrian-scale features would be provided at the ground level.</p>
<p>Policy CD-4.3: Massing. Discourage single-plane massing by incorporating a variety of rooflines, articulated wall planes, and multiple forward and recessed walls.</p>	<p>Consistent. A variety of rooflines would be provided to reduce the building scale. The walls would be articulated to break up large expanses of uninterrupted building surfaces.</p>
<p>Policy CD-4.4: Architectural Detail. Ensure all sides of a building contain a high level of architectural detail and façade articulation, strong patterns of shade and shadow, and integrated architectural detail.</p>	<p>Consistent. All sides of the proposed project would contain architectural detail and façade articulation that are consistent with the Spanish Mission style. The walls would be articulated to break up the building wall surfaces and provide patterns of shade and shadow.</p>
<p>Policy CD-4.5: Sustainability. Encourage “green building” and environmentally sustainable design concepts with respect to energy conservation, water conservation, storm drainage, etc.</p>	<p>Consistent. The proposed project would incorporate sustainable elements, such as windows with low-E coating, high efficacy light sources, PV solar panels at the surface parking lot, roof-mounted solar PV systems, reduced fixture flow rates for plumbing fixtures and fittings, drought-tolerant landscaping, and automatic irrigation system controllers that use weather-based or soil moisture-based controllers. The proposed project would comply with the California Green Building Standards Code, which requires new buildings to reduce water consumption, employ building commissioning to increase building system efficiencies for large buildings, divert construction waste from landfills, and install low pollutant-emitting finish materials. The proposed project would also implement LID strategies to mimic predevelopment hydrology through infiltration, evapotranspiration, and rainfall harvest.</p>
<p>Policy CD-4.6: Rooflines. Require rooflines of varied elevations and finished and refined terminations (e.g., cornice, pediment, etc.) suited to the use of the building.</p>	<p>Consistent. A variety of rooflines would be provided. A mix of pitched, gabled, hip, and flat roof forms and overhangs are proposed. The roofs would be designed to be consistent with the Spanish Mission architectural style and would be suited to the use of the proposed buildings.</p>

TABLE 3-7: GENERAL PLAN CONSISTENCY ANALYSIS

GOAL/POLICY	CONSISTENCY ANALYSIS
<p>Policy CDE-4.7: Landscaping. Require lush and well-maintained landscaping appropriate the structure and its use and context in a manner that meets community expectations for quality.</p>	<p>Consistent. A mix of trees, shrubs, and ground covers would be provided within the surface parking lots on the project site, in the courtyards, roof decks, and around the proposed buildings. Street trees would be provided on the parkways on Gilman Road and Durfee Avenue. The proposed landscaping would complement the Spanish Mission architectural style and would be maintained during proposed project operations. The proposed landscaping would comply with EMMC Chapter 17.72.</p>
<p>Policy CD-4.8: Parking and Garages. Parking and garages should be designed to fulfill their function without detracting from the aesthetic quality of the building face viewed by the public.</p>	<p>Consistent. A majority of the parking spaces would be integrated into the proposed residential buildings, which would not be visible from the surrounding streets and residential properties. Surface parking areas would be landscaped to soften the views of the parking areas from the street and nearby residential properties.</p>
<p>Policy CD-4.9: Utilitarian Aspects. Mechanical equipment, electrical boxes, fencing, and other utilitarian aspects should be shielded so as not to detract from the aesthetic quality of the building or site.</p>	<p>Consistent. All mechanical equipment, electrical boxes, and other utilitarian aspects would be screened from the public rights-of-way.</p>
<p>Goal CD-9: Quality neighborhoods evidenced by distinct identities; focal points that provide recreation and social opportunities; attractive streetscapes that accommodate autos, pedestrians, and cyclists; and attractive and well-designed residential projects that improve property values.</p>	<p>Consistent. The proposed project would provide courtyards and a common open space area that provide recreation and social opportunities for residents and visitors of the project site. The parkways would be landscaped with street trees and groundcovers that accommodate pedestrians and cyclists. Sidewalks would be provided to accommodate pedestrians. Diagonal parking spaces could potentially be provided along Kerrwood Street and Gilman Road to accommodate automobiles. The landscaping and design of the proposed project would incorporate elements that are consistent with the Spanish Mission style.</p>
<p>Policy CD-9.3: Neighborhood Scale. Apply different development and design standards based on community expectations and desires for different neighborhoods. Consider:</p> <ul style="list-style-type: none"> • In stable residential neighborhoods where single-family homes predominate, the existing scale of housing should be preserved. • Follow policies to reduce the perceived scale and impact of two-story homes on adjoining one-story homes. • In neighborhoods of mostly multi-family housing, encourage lot consolidation to foster more creative planning solutions. • In areas with unique features (e.g., equestrian or historic areas), consider overlay zones to allow discretionary review. 	<p>Consistent. The project site is located in a residential neighborhood that consists of a mix of single- and multi-family residential housing. Massing of the proposed project would be broken up into a series of separate buildings. The proposed four-story buildings would modulate in height, scale, and proportion. The proposed project would be designed to allow the proposed buildings to transition in height from the surrounding one- and two-story residential buildings. Roof decks for Buildings 1 through 4 would be provided on Durfee Avenue and Gilman Road to allow the proposed buildings to be stepped back from nearby residential structures to reduce the building scale and to help transition the massing of the proposed project.</p>
<p>Policy CD-9.8: Multiple-Family Housing. Require that new multi-family residential projects be designed to convey a high level of visual and physical quality and distinctive neighborhood character in consideration of the following principles:</p>	<p>Consistent. See Policy CD-9.3. Useable and functional private balconies are proposed for residential units along the northern and eastern elevations for Buildings 1 and 2; along the northern and southern elevations for Building 3; and along the northern, western, and southern elevations for Building 4. Common open space (i.e., courtyards and ground-level open space areas) would include amenities for recreational activities and</p>

TABLE 3-7: GENERAL PLAN CONSISTENCY ANALYSIS

GOAL/POLICY	CONSISTENCY ANALYSIS
<ul style="list-style-type: none"> • Architectural treatment of building elevations and modulation of mass to convey the character of separate units, avoiding the sense of a singular building mass and volume. • Design of parking areas that blend with the architecture of residential structures style, materials, colors, and forms. • Incorporation of usable and functional private open space for each unit and common open space that creates a pleasant living environment and attractive locations for recreation. • Reduce the visual impact of parking through consolidated parking, shared driveways, lane-accessed designs, landscape buffers, and other techniques. • Incorporation of substantial, lush landscaping that softens the hardscape, presents an attractive street image, and provides for a high-quality living experience. 	<p>communal gatherings (e.g., flex lawns, flexible dining areas to allow for community dining, and play structures). The open space areas would incorporate elements that are consistent with the Spanish Mission style of architecture.</p> <p>To reduce the visual impact of parking, the proposed podium parking would be located within Buildings 1 through 4 and Building 6, and the surface parking areas for the proposed residential, mixed-use, and County-related development would incorporate landscaping (trees, shrubs, and groundcovers). Some of the surface parking spaces would be located between the proposed structures and would not be visible to the public. Four parking spaces on the north side of Buildings 3 and 4 and the surface parking lot on the south side of the MacLaren Hall property would be visible to the public. These surface parking areas would be landscaped and designed to blend with the architectural style of the proposed buildings. For the proposed residential and mixed-use development, the driveways would be shared. Landscaping would be provided throughout the project site and along the parkways on Durfee Avenue and Gilman Road to soften the hardscape within the project site.</p>
<p>Policy CD-9.9: Mixed-Use Projects. Require that mixed-use projects convey a high level of visual and physical quality and distinctive neighborhood character in consideration of the following principles:</p> <ul style="list-style-type: none"> • Architectural treatment of building elevations and modulation of mass to convey the character of separate units, avoiding the sense of a singular building mass and volume. • Design of parking areas that blend with residential portions of the structures style, materials, colors, and forms. • Incorporation of usable and functional private open space for each unit and common open space that creates a pleasant living environment and attractive locations for recreation. • Reduction of the visual impact of parking through consolidated parking, shared driveways, lane-accessed designs, landscapes buffers, and other techniques. • Incorporation of substantial, lush landscaping that softens the hardscape, presents an attractive street image, and provides for a high-quality living experience. • Design flexibility in mixed/multi-use development by allowing both vertical and horizontal uses at a variety of scales and heights. 	<p>Consistent. See Policies CD-9.3 and CD-9.8. The proposed non-residential parking spaces at the surface parking lot would be shared among users of Building 5. At the County-related parcel, the parking spaces at the surface parking lot would be shared between users of the adjacent MacLaren Community Park and users of Building 6.</p>

TABLE 3-7: GENERAL PLAN CONSISTENCY ANALYSIS

GOAL/POLICY	CONSISTENCY ANALYSIS
<ul style="list-style-type: none"> • Shared parking for residential, commercial, office, and transit uses to facilitate greater flexibility in site planning. • Ensure mixed/multi-use developments are compatible with adjacent uses through project design, scale, and appropriate buffers and transitions between uses. Taller projects should step down heights as they approach adjacent development. • Where a vertical mix of uses occurs, site retail/office uses on the ground floor, with residential and/or office uses above, and require architectural detailing that differentiates uses. • Minimize the visual impact of surface parking by providing berms and landscape buffering, and/or locating parking lots behind, to the side of, or below buildings. • In multi-use development, locate retail and commercial development close to the street for higher visibility and residential uses behind for convenience and privacy. • Incorporate different architectural styles, a variety of rooflines, wall articulation, balconies, window treatments, and varied colors and quality materials on all elevations. 	
LAND USE ELEMENT	
<p>Goal LU-1: Compatible residential, commercial, and industrial development that is sensitively integrated with existing development and neighborhoods and minimizes impacts on surrounding land uses.</p>	<p>Consistent. The proposed residential, mixed-use, and County-related uses would be designed to be compatible with the surrounding residential neighborhood. The proposed project would incorporate features to minimize effects on the surrounding land uses, such as the provision of an enhanced pedestrian crossing on Gilman Road at Twin Lakes Elementary School and other potential traffic calming measures. Massing of the proposed project would be broken up into a series of separate buildings. The overall massing of the proposed project would modulate in height, scale, and proportion, allowing the proposed buildings to transition from the surrounding one- and two-story residential buildings.</p>
<p>Policy LU-1.1: Code Compliance. Ensure land use compatibility through adherence to the policies, standards, and regulations in the Municipal Code, Development Code, Community Design Element, and other regulations or administrative procedures.</p>	<p>Consistent. The proposed project would comply with all applicable EMMC sections. The proposed Specific Plan would include standards that would sensitively integrate the proposed development with the surrounding residential neighborhood to ensure that the proposed uses would be compatible with the neighborhood.</p>
<p>Policy LU-1.2: Mitigation. Require new uses to provide buffers between existing uses where potential adverse impacts could occur, such as decorative walls, setbacks and landscaping, restricted vehicular access, parking enclosures, and lighting control.</p>	<p>Consistent. The proposed landscaped surface parking lot on the south side of the MacLaren Hall property allows the proposed structures to be set back further from the adjacent residential properties. Roof decks of Buildings 1 through 4 would be provided along Durfee Avenue and Gilman Road, which would allow the buildings to step back further from the surrounding residential structures to reduce the building scale and to allow the proposed buildings to transition to a taller</p>

TABLE 3-7: GENERAL PLAN CONSISTENCY ANALYSIS

GOAL/POLICY	CONSISTENCY ANALYSIS
	height. Roof decks and balconies would be designed and oriented in a manner that would maintain the privacy of the surrounding residences. Additionally, a majority of the parking spaces would be located within the proposed residential and County-related buildings to limit the visual and noise effects of parking on the neighborhood.
Policy LU-1.6: Quality of Life. Prioritize protection of quality of life so that it takes precedence during the review of new projects. Accordingly, the City shall use its discretion to deny or require mitigation of projects that result in impacts that outweigh public benefits.	Consistent. The quality of life of the residents in the neighborhood is considered when developing the requirements for the proposed Specific Plan and when designing the proposed development. Resident concerns were taken into account when designing and establishing requirements for the proposed project.
Policy LU-1.7: Residential Compatibility. Discourage duplexes, triplexes, quadplexes, and apartments from being constructed in predominantly single-family residential neighborhoods to preserve the character and integrity of neighborhoods.	Consistent. The proposed project would be located in a neighborhood with a mix of single- and multi-family residences. The proposed development would be designed to preserve the character and neighborhood of the neighborhood. Additionally, the proposed Specific Plan would include development standards that would preserve the character and integrity of the neighborhood.
Goal LU-2: Revitalization and redevelopment of residential, commercial, and industrial areas through the sensitive integration of infill development, elimination of blight, and master planning efforts.	Consistent. The proposed project is an infill development that would provide residential, a mix of community-serving, and County-related uses on an underutilized property. The proposed development would be designed to integrate with the surrounding neighborhood while providing uses that serves the needs of the community. The proposed Specific Plan would include development standards to ensure that the proposed development and future development on the project site would be compatible and integrate with the neighborhood.
Policy LU-2.4: Master Planning. Utilize master-planning devices such as specific plans, planned development zoning, and creative site planning to stimulate the desired mix and intensity of development and a comprehensive approach to land use planning and design.	Consistent. The proposed project would develop a Specific Plan to ensure that the proposed development and future development on the project site would be compatible and integrate with the surrounding neighborhood. Additionally, the proposed development has been designed to integrate with the neighborhood, such as the incorporation of roof decks to reduce the scale of the proposed buildings while maintaining privacy and the placement of a surface parking lot on the southern end of the MacLaren Hall property to create a wider setback between the proposed buildings and the adjacent residential properties,
Policy LU-2.5: Specific Plan. Require preparation of specific plans that foster cohesive and well-designed residential, commercial, and industrial districts. This requirement shall be applied to large vacant lands or for the reuse of existing properties where it is the intent to establish a cohesive district where there are multiple property owners.	Consistent. The proposed project would develop a Specific Plan to ensure that the proposed development and future development on the project site would be compatible and integrate with the surrounding neighborhood. The proposed Specific Plan would include standards that would also ensure that development on the MacLaren Hall property would be cohesive and well-designed.
Policy LU-3.3: Green Infrastructure. Utilize landscaping, trees, parkways, paths, and equestrian trails, such as the Emerald Necklace, to define and enhance the identity of places, create a pedestrian-friendly environment, and link the various districts throughout El Monte.	Consistent. The proposed project would provide landscaped parkways and street trees along Gilman Road and Durfee Avenue, as well as along the street yard setbacks. Landscaping is also proposed around the proposed buildings. The proposed landscaping would create a pedestrian-friendly environment. The proposed project would incorporate landscaping that is compatible with the proposed Spanish Mission style of architecture to enhance the identity of the MacLaren Hall property.

TABLE 3-7: GENERAL PLAN CONSISTENCY ANALYSIS

GOAL/POLICY	CONSISTENCY ANALYSIS
Policy LU-3.5: Identity. Develop a cohesive theme for the entire community and subthemes for individual residential neighborhoods and districts to foster identity, create a sense of community, and add to the City's eclectic image.	Consistent. The proposed development, including building elements and landscaping, would be designed to be consistent with the Spanish Mission style of architecture. By maintaining a consistent architectural style, the proposed development would have a cohesive identity.
Goal LU-4: A complementary balance of land uses that provide adequate opportunities for housing, economic activity, transportation, parks, and recreation to support an exemplary quality of life and a sustainable community.	Consistent. The proposed project would develop a mix of residential, community-serving (vocational training school, medical clinic, and senior health center), and County-related uses that serves the needs of the community. A trail/path may potentially be installed along the southerly end of Twin Lakes Elementary School to connect the project site and the surrounding neighborhood to Emerald Necklace Park and the San Gabriel River Trail. The proposed project would complement and would provide opportunities for housing, transportation, and recreation.
Policy LU-4.1: Housing Opportunities. Support a range of types and prices of housing available to all economic segments of the community, in appropriate locations to meet present and future needs, consistent with the goals and policies in the Housing Element.	Consistent. The proposed project would develop 170 residential units that would be affordable to low- and extremely low-income persons and 170 residential units that would be affordable to seniors. These housing units would meet the housing needs of the community and would be consistent with the goals and policies of the General Plan Housing Element.
Policy LU-4.2: Neighborhoods. Develop strong residential neighborhoods that are distinguished by distinct architecture, parks and open space, public facilities and services, and public involvement in their planning and improvement.	Consistent. The proposed development, including building elements, open space areas, and landscaping, would be designed to be consistent with the Spanish Mission style of architecture. It would be designed to be compatible and integrate with the surrounding neighborhood. The proposed development would provide a mix of community-serving facilities that serves the needs of the community. Community input was taken into account when designing the proposed development and when developing the standards for the Specific Plan.
Policy LU-4.5: Balanced Growth. Direct land uses and community growth in a manner that is consistent with community-wide goals and is consistent with the vision of the General Plan.	Consistent. The proposed residential, mix of community-serving, and County-related uses, as well as other elements associated with the proposed project (such as bicycle paths, diagonal parking, and traffic calming elements) would serve the needs of the community and would be consistent with the vision of the General Plan, which include a City where people can easily and safely access community facilities and services, promoting connections with the natural environment, fostering healthy lifestyles, and preserving and enhancing neighborhoods.
Policy LU-4.7: Transportation. Require that new development provide adequate mitigation for negative traffic or mobility impacts, unless the project is found to have overriding public benefits.	Consistent. The proposed project would comply with the recommendations identified in the Traffic Impact Analysis. The recommendations include providing a fair share financial contribution toward future signalization of the Durfee Avenue and Ramona Boulevard intersection and conduct a local neighborhood study to define traffic-calming measures that would be implemented before operations of the proposed project.
Policy LU-4.8: Transportation. Encourage and facilitate a range of quality childcare facilities and services, including infant care, pre-school care and after-school care, to promote economic development and serve the needs of working families.	Consistent. The proposed County-related development would include a childcare facility, which would serve the needs of working families.

TABLE 3-7: GENERAL PLAN CONSISTENCY ANALYSIS

GOAL/POLICY	CONSISTENCY ANALYSIS
<p>Policy LU-9.5: Bicycle Lanes/Walkways. Create a Class 2 bicycle lane along Durfee Road, from the south City limits to Ramona to provide an exclusive or semi-exclusive use of bicycles; also line the street with complete sidewalks to encourage pedestrian activity.</p>	<p>Consistent. The proposed project would support this policy by providing sidewalks with landscaped parkways and street trees. An enhanced pedestrian crossing is also proposed on Gilman Road at Twin Lakes elementary School. Existing Class 2 bicycle lanes are located adjacent to the project site along Durfee Road.</p>
<p>Policy LU-9.7: Housing Design. In concert with expectations for architecture in the Community Design Element and corridor implementation plans, require excellence in residential architecture design and construction practices exemplified by the following principles:</p> <ul style="list-style-type: none"> • Materials. Use high-quality, natural building materials, such as stucco, plaster, stone, and wood surfaces. Prohibit reflective glass, glossy surfaces, or poor imitation materials. • Durability. Materials and design should evidence high attention to durability (without sacrificing aesthetics) that will withstand weather, use, and the test of time. • Aesthetics. Structural appearance should incorporate thoughtful design in rooflines, facades, entryways, building orientation, and site layout. • Functionality. Residential buildings must be designed in a manner to fulfill the functional needs of housing, including size of units, parking needs, and other accommodations. • Sustainability. Incorporate green building techniques, energy efficiency, and other sustainable building technologies into new housing balanced with the overriding need for aesthetics. 	<p>Consistent. See Goal CD-4 and Policies CD-4.2 and CD-4.5. The proposed residential buildings would be designed to fulfill the functional needs of housing. Residential parking would be provided in the proposed residential buildings as podium parking and at the surface parking areas. Roof decks, courtyards, and a ground-level open space areas are proposed and would serve the residents and visitors of the proposed development.</p>
<p>Policy LU-9.19: Green Parkway. Line corridors with green parkways and/or lush landscaped medians, shade-providing canopy trees, and complete sidewalks, wherever possible, to improve the streetscape, add value to properties, and beautify the corridors.</p>	<p>Consistent. The proposed project would provide landscaping along the parkways on Durfee Avenue and Gilman Road. Landscaping would consist of ground covers, shrubs, and street trees. An enhanced pedestrian crossing is proposed on Gilman Road at Twin Lakes elementary School.</p>
HOUSING ELEMENT	
<p>Goal 1: Sustainable neighborhoods evidenced by quality housing conditions, ample community services, exemplary public safety and security, quality public facilities and infrastructure, and civic pride.</p>	<p>Consistent. The proposed project would develop residential units affordable to low- and extremely low-income individuals and seniors while providing a mix of community-serving facilities (vocational training school, medical clinic, and senior health center) to future residents on the MacLaren Hall property and residents in the surrounding community. The proposed project would use building materials that are high in quality and would incorporate features that would improve safety and security of the property. Existing infrastructure that serves the MacLaren Hall property would be upgraded.</p>

TABLE 3-7: GENERAL PLAN CONSISTENCY ANALYSIS

GOAL/POLICY	CONSISTENCY ANALYSIS
<p>Policy H-1.3: Community Amenities. Require adequate provision of public services and facilities, infrastructure, open space, adequate parking and traffic management, pedestrian and bicycle routes, and public safety to create highly desirable neighborhoods.</p>	<p>Consistent. The proposed project would support this policy by upgrading infrastructure that serves the project site and provide common open space for residents of the proposed project. Parking would be provided for all proposed uses on the MacLaren Hall property. The County-related parcel would have joint-use parking that would be shared by the County-related building and the adjacent MacLaren Community Park. Diagonal street parking could potentially be provided along Kerrwood Street and Gilman Road. Traffic calming measures would be provided along Durfee Avenue and Gilman Road. A trail/path may potentially be installed along the southerly end of Twin Lakes Elementary School to connect the MacLaren Hall property and the surrounding neighborhood to Emerald Necklace Park and the San Gabriel River Trail.</p>
<p>Policy H-2.1: Housing Sites. Provide adequate sites through land use, zoning, and specific plan designations to allow single-family homes, multi-family homes, Accessory Dwelling Units, urban housing, mixed-use housing, mobile homes, and special needs housing.</p>	<p>Consistent. The proposed project would provide 340 residential units on a 6.11-acre portion of the MacLaren Hall property. The housing units would be affordable to low- and extremely low-income individuals/households and seniors, including transitional age youths and the homeless. If adopted by the City, the proposed Esperanza Village Specific Plan would constitute the zoning for the MacLaren Hall property, would provide land use and development standards for the design and development of the property, and would supplement other applicable regulations in the City's Zoning Code.</p>
<p>Policy H-2.5: Major Corridors. Direct the production of quality mixed/multi-use projects along major corridors (Durfee Road, Peck Road, and Garvey Avenue) to allow for efficient land use practices, improved mobility, and energy conservation.</p>	<p>Consistent. The proposed project would support this policy by developing a mix of residential, community-serving, and County-related uses on Durfee Avenue.</p>
<p>Policy H-2.7: Neighborhood Amenities. Require new residential projects to be adequately served by parks and recreation services, libraries, sanitary sewers and storm drains, transportation, public safety, and other public services and facilities.</p>	<p>Consistent. The proposed residential uses would be located adjacent to the MacLaren Community Park. Direct access to the park from the residential portion of the development would be provided via a gate northeast of the proposed Building 3. Residential access to the park would also be available on Gilman Road. The proposed project would also develop courtyards, roof decks, and a ground-level open space area that are shared among the residents of the proposed project. A public open space area would also be provided on Durfee Avenue that would be open to residents, visitors, and users of the proposed development, as well as the general public. As discussed in Response to Checklist Question 3.15a, the proposed project would be adequately served by parks, libraries, sewers, storm drains, transportation, public safety, and other public services and facilities.</p>
<p>Policy H-2.11: Architectural Design. Require architectural excellence through the exemplary use of materials, color, site planning, environmentally sustainable practices, building treatments, landscaping, and other best practices in concert with community expectations for quality.</p>	<p>Consistent. See Goal CD-4 and Policy CD-4.5. The proposed buildings on the project site would be designed and oriented in a manner that would allow the massing of the proposed buildings to transition from the surrounding one- and two-story buildings. Drought-tolerant landscaping that complements the Spanish Mission style would also be installed.</p>

TABLE 3-7: GENERAL PLAN CONSISTENCY ANALYSIS

GOAL/POLICY	CONSISTENCY ANALYSIS
Goal 3: A diversity of quality housing types and prices that meet the needs of residents, support the economic development and revitalization, and provide opportunities for residents of all ages and income levels.	Consistent. See Goal 1 and Policy H-2.1. The proposed project would provide 340 affordable residential units on a site that is underutilized. The proposed project would also include a mix of community-serving uses (vocational school, senior care center, and medical clinic) that support and are accessible to the residents living on the project site and the surrounding neighborhood.
Policy H-3.6: Partnership. Support collaborative partnerships of nonprofit organizations, affordable housing developers, major employers, and others to provide affordable workforce housing, senior housing, and other housing types suited to lifestyle needs.	Consistent. The City is working with a nonprofit affordable housing developer to provide affordable housing to low- and extremely low-income individuals and seniors at the MacLaren Hall property.
Policy H-3.7: Diverse Housing. Support the production of varied housing types, including single-family, townhomes, apartments, and special needs housing that are priced at levels affordable to all income levels.	Consistent. The proposed project would support this policy by providing 340 apartment units that are affordable to low- and extremely low-income individuals/households and seniors.
Policy H-3.9: Development Standards. Provide zoning, development standards and appropriate regulatory incentives to facilitate quality live-work, mixed use, and other housing suited to different lifestyle needs.	Consistent. The proposed project involves a General Plan amendment and zone change to change the General Plan land use designation and zoning of the MacLaren Hall property from PF to SP. The SP designation would involve the development of the Esperanza Village Specific Plan, which would provide land use and development standards to ensure quality development of the proposed residential and non-residential uses and all future development on the MacLaren Hall property.
Goal 4: Adequate rental, homeownership, and supportive services to individuals, families, and those with special needs that will help them find and maintain affordable housing in the community.	Consistent. See Policy H-3.7.
Policy H-4.1: Senior and Disabled Housing. Support development of accessible and affordable housing for seniors and disabled people; provide assistance for seniors and people with a disability to maintain and improve their homes to facilitate independent living.	Consistent. The proposed project would provide 340 affordable housing units, of which 170 units would be allocated to seniors. A senior care facility is also proposed to provide services to seniors living on the project site and in the surrounding neighborhood.
Policy H-4.2: Family Housing. Facilitate and encourage the development of larger market rate rental and ownership units suitable for families with children, including lower and moderate income families, and the provision of supportive services such as child care.	Consistent. The proposed project would support this policy as it would provide 170 residential units that are affordable to low- and extremely low-income households. Supportive services, such as a medical clinic, are also proposed to serve the needs of residents living on the MacLaren Hall property. Additionally, a childcare center may potentially be developed on the County-related parcel.
Policy H-4.4: Homeless People. Support adequate opportunities for emergency, transitional, and permanent supportive housing, including services, within El Monte through the implementation of land use and zoning practices and monitoring through permitting procedures.	Consistent. The proposed project would develop 340 housing units that would be affordable to low- and extremely low-income individuals, including the homeless. Supportive services, such as a vocational school, is proposed. To facilitate this change, the General Plan land use designation and zoning would change from PF to SP.

TABLE 3-7: GENERAL PLAN CONSISTENCY ANALYSIS

GOAL/POLICY	CONSISTENCY ANALYSIS
<p>Policy H-4.6: Affordable Housing Preservation. Preserve existing publicly subsidized affordable housing and expand quality and affordable rental housing opportunities for families, with housing linked to quality childcare, health, and other services.</p>	<p>Consistent. The proposed project would support this policy by expanding the quality and number of affordable rental housing opportunities available to low- and extremely low-income families. Services that would support residents living on the MacLaren Hall property are also proposed. These services include a medical clinic and a vocational school. Additionally, a childcare center may potentially be developed on the County-related parcel.</p>
PARKS AND RECREATION ELEMENT	
<p>Policy PR-2.1: Access to Recreation Programs. Ensure residents have equal opportunities to participate in recreational activities and programs regardless of their age, economic status, disability, or other arbitrary factors.</p>	<p>Consistent. The proposed project would support this policy as it would provide a pedestrian gate at the residential and mixed-use development portion of the MacLaren Hall property to allow residents of the project site direct access to the MacLaren Community Park. The County-related parcel would have a surface parking lot that allows for joint-use parking with the adjacent MacLaren Community Park. This parking lot would also include a pick-up/drop-off area for users of the park. A trail/path may potentially be installed along the southerly end of Twin Lakes Elementary School to connect the MacLaren Hall property and the neighborhood to Emerald Necklace Park and the San Gabriel River Trail. These proposed project elements would allow future residents on the MacLaren Hall property and existing residents in the surrounding neighborhood to have access to recreational areas. Existing bicycle lanes on Durfee Avenue and Ramona Boulevard allows future residents on the MacLaren Hall property connect to the San Gabriel River Trail by bicycling.</p>
<p>Policy PR-2.8: Access to Recreational Facilities. Enhance options for residents to access community centers and other recreational facilities through transit, safe routes, bicycle routes, and walking paths.</p>	<p>Consistent. See Policy PR-2.1.</p>
<p>Goal PR-5: A comprehensive system of walking, hiking, biking, and equestrian paths and trails that are accessible, safe, and connect to homes, residences, parks, and other community destinations.</p>	<p>Consistent. See Policy PR-2.1.</p>
CIRCULATION ELEMENT	
<p>Policy C-2.2: Roadway Performance Standards. The City desires to maintain a level of service (LOS) D throughout the City, except that LOS E may occur in the following circumstances:</p> <ul style="list-style-type: none"> • Intersections/roadways at, or adjacent to, freeway ramps • Intersections/roadways on major corridors and transit routes • Intersections/roadways on truck routes • Intersections/roadways in or adjacent to commercial districts <p>These standards may require, but are not intended to mandate, roadway and/or intersection widening. They are a policy goal and shall be used to monitor traffic conditions to assess the impacts of new development. As LOS standards apply only to vehicles and do not account for</p>	<p>Consistent. The traffic impact analysis for the proposed project showed that the proposed project would maintain an LOS of A or B at three of the four analyzed intersections during “Existing with Project” and “Future with Project” conditions. LOS at Durfee Avenue/Ramona Boulevard intersection, however, would worsen from LOS D under “Existing” conditions to LOS E under “Existing with Project” conditions. This intersection would worsen from LOS E under “Future without Project” conditions to LOS F under “Future with Project” conditions. Durfee Avenue and Ramona Boulevard are major corridors with transit routes. The increased delay is at the stop-sign controlled approach of Durfee Avenue at this location. According to the traffic impact analysis, the proposed project would not cause the traffic signal warrant to be met and a fair-share financial contribution by the proposed project toward future signalization of the intersection is recommended. The proposed project would contribute to the fair-share financial contribution. Additionally, the proposed project would incorporate elements that would enhance the walkability of the neighborhood by incorporating street trees and landscaping along the parkways fronting the MacLaren Hall</p>

TABLE 3-7: GENERAL PLAN CONSISTENCY ANALYSIS

GOAL/POLICY	CONSISTENCY ANALYSIS
walkability or other modes, they shall not be the sole criteria for judging transportation system performance. Pedestrian walkability and convenience, livability, transit access, operability, and aesthetics shall also be performance criteria.	property and by providing traffic calming measures along Durfee Avenue and Gilman Road.
Policy C-2.5: Context-Sensitive Street Standards. Design and operate streets and intersections to be sensitive to adjacent land uses and districts and to all roadway users, including transit, bicycles, and pedestrians, where appropriate.	Consistent. The proposed project would support this policy by potentially installing traffic calming measures along Gilman Road and/or Durfee Avenue. An enhanced pedestrian crossing would be installed on Gilman Road at Twin Lakes Elementary School.
Policy C-3.2: Traffic Flow Management. Manage traffic flow on roadways for appropriate vehicle speeds, calm traffic in the City, and protect neighborhoods from traffic intrusion. Apply appropriate techniques to control the volume and speed of traffic consistent with land use policy, sensitive uses, and other concerns.	Consistent. The proposed project would support this policy by providing traffic calming measures along Durfee Avenue and Gilman Road.
Goal C-5: A connected, balanced, and integrated system of walking, biking, and equestrian paths and trails that is accessible and safe and connect to homes, residences, parks, and other community destinations.	Consistent. A trail/path may potentially be installed along the southerly end of Twin Lakes Elementary School to connect MacLaren Hall property and the neighborhood to Emerald Necklace Park and the San Gabriel River Trail.
Policy C-6.4: Parking Supply. Require residential, commercial, industrial, and other land uses in the community to provide adequate on-site parking for their respective uses; allow for joint-use parking provided the parking needs of individual uses are satisfied.	Consistent. The proposed project would provide sufficient parking on the MacLaren Hall property that would meet the City parking requirements (for the residential and mixed-use development) and the County parking requirements (for the County-related development). The County-related parcel would have joint-use parking that would be shared by the County-related uses and the adjacent MacLaren Community Park.
Policy C-6.6: Project Mitigation. Require appropriate mitigation measures to be implemented by projects that have a significant or potentially significant impact on the transportation network.	Consistent. The traffic impact analysis for the proposed project does not identify any significant or potentially significant impacts on vehicle miles traveled (VMT). Although not a CEQA-related issue, the traffic impact analysis also evaluated the proposed project's effect on the local circulation system with regards to LOS. LOS at the Durfee Avenue/Ramona Boulevard intersection would worsen from LOS D under "Existing" conditions to E under "Existing with Project" conditions, and from LOS E under "Future without Project" conditions to F under "Future with Project" conditions. The delay would occur at the stop-sign controlled approach of Durfee Avenue. However, the traffic impact analysis determined that the proposed project would not cause the traffic signal warrant to be met at Durfee Avenue and Ramona Boulevard. The traffic impact analysis recommends that the proposed project provide a fair-share financial contribution toward future signalization of the intersection. The City would require that the proposed project provide this fair-share financial contribution as a condition of approval.

TABLE 3-7: GENERAL PLAN CONSISTENCY ANALYSIS	
GOAL/POLICY	CONSISTENCY ANALYSIS
PUBLIC SERVICES AND FACILITIES ELEMENT	
Policy PSF-3.3: Stormwater. Continue to require and enforce the implementation of best management practices for existing public and private entities and new development to minimize stormwater runoff.	Consistent. Development on the MacLaren Hall property would be required to implement BMPs, as required by the City, to minimize stormwater runoff.
Policy PSF-3.7: Water Conservation. Require the incorporation of best management practices, where feasible, to conserve water in public landscaping, private development projects, and public agencies.	Consistent. Development on the MacLaren Hall property would be required to implement BMPs, as required by the City, to conserve water.
Policy PSF-4.3: Fair Share. Require development to pay the full cost of improving water, wastewater, road, parks, or other infrastructure necessitated by their projects, unless findings are made that the fair share requirement should be waived due to overriding public benefit.	Consistent. The applicant of the proposed project would be required to pay a fair share contribution to improve infrastructure that is necessitated by the proposed development.
Policy PSF-4.7: Specific Plans. Require that specific plans contain comprehensive infrastructure master plans that detail infrastructure conditions and needs; prepare a financing plan to fund improvements and a cost-sharing arrangement for property owners to pay for infrastructure.	Consistent. The proposed Esperanza Village Specific Plan includes an infrastructure plan, a financing plan, and cost-sharing arrangement to fund infrastructure improvements.
Goal PSF-5: A comprehensive array of quality social and human services, educational opportunities, and cultural services that enrich the lives of El Monte children, youth, adults, and seniors.	Consistent. The proposed project would include community-serving facilities, such as a vocational school, medical clinic, and senior health center, for future residents of the MacLaren Hall property and existing residents in the surrounding neighborhood.
Policy PSF-5.7: Health Care. Partner with local health service providers, public schools, community service groups, faith-based organizations, and other groups to promote healthy lifestyles and increase the quantity and quality of health care services to residents.	Consistent. See Goal PSF-5.
PUBLIC HEALTH AND SAFETY ELEMENT	
Policy PHS-1.1: Building Codes. Ensure that new and retrofitted buildings comply with the most recently adopted City and state building codes governing seismic safety and structural design to minimize the potential for damage, personal injury, and loss from earthquakes.	Consistent. The proposed project would comply with the most recently adopted City and state building codes governing seismic safety and structural design.

TABLE 3-7: GENERAL PLAN CONSISTENCY ANALYSIS

GOAL/POLICY	CONSISTENCY ANALYSIS
<p>Policy PHS-1.2: Geotechnical Study. As necessary, require detailed geologic, geotechnical, or soil investigations in areas of potential seismic or geologic hazards as part of the environmental and/or development review process.</p>	<p>Consistent. A geotechnical study has been prepared for the proposed residential and mixed-use development, and a geotechnical study will be prepared for the proposed County-related development, which is currently conceptual. The geotechnical studies would require the approval of the City (for the residential and mixed-use development) and the County (for the County-related development) during the development review process. Additionally, both the residential and mixed-use development and the County-related development would be required to conduct a soil investigation as part of the development review process.</p>
<p>Policy PHS-1.3: Structural Hazards. Mitigate structural hazards related to seismic events through appropriate methods such as excavating and refilling land with engineered fill, ground improvements, structural design, and other appropriate mitigation.</p>	<p>Consistent. Proposed development on the MacLaren Hall property would be required to implement the recommendations contained within the geotechnical studies, which would require the review and approval by the City (for the residential and mixed-use development) and County (for the County-related development). In addition, the proposed project would be required to comply with all applicable building codes and standards, including the CBC, which is designed to assure safe construction and includes building foundation requirements appropriate to site conditions</p>
<p>Policy PHS-2.2: Water Quality. Improve in-stream water quality through best management practices to meet or exceed Regional Water Quality Control Board standards and National Pollutant Discharge Elimination Systems permitting requirements.</p>	<p>Consistent. The proposed project would be required to implement BMPs to meet LARWQCB standards and NPDES permitting requirements.</p>
<p>Goal PHS-3. Clean and healthful air through the implementation of responsive land use practices, enhancement to the natural landscape, pollution reduction strategies, and cooperation with regional agencies.</p>	<p>Consistent. The proposed project would support this goal by providing community-serving facilities on the same property as residential units. The community-serving facilities would serve the residents of the project site and the surrounding neighborhood, which would limit the amount of vehicle miles that the residents of the project site and the surrounding neighborhood would have to take to access these facilities.</p>
<p>Policy PHS-3.3: Community Forest. As prescribed in the Parks and Recreation Element, enhance the City's community forest by planting trees along all roadways as a means to help filter air pollutants, clean the air, and provide other health benefits to the community.</p>	<p>Consistent. The proposed project would support this policy by installing street trees along the parkways on Durfee Avenue, Kerrwood Street, and Gilman Road.</p>
<p>Goal PHS-5: A safe and healthy environment that minimizes the public health risks and threats posed by hazardous materials and wastes.</p>	<p>Consistent. The proposed project does not involve any industrial uses or activities that would result in the use or discharge of unregulated hazardous materials and waste. The proposed project would comply with all applicable standards and regulations related to hazardous materials during construction and operational activities,</p>
<p>Policy PHS-8.2: Land Use Compatibility. Require the inclusion of noise reducing design features in development consistent with standards in PHS-1, Title 24 California Code of Regulations, and the El Monte Municipal Code.</p>	<p>Consistent. The proposed development would include noise reducing design features to comply with the requirements of Title 24 of the California Code of Regulations and EMMC.</p>
<p>Policy PHS-8.3: Site Planning. Incorporate noise considerations into the site plan review process, particularly with</p>	<p>Consistent. Noise was considered during the site plan review of the proposed process. As discussed in Response to Checklist Question 3.13a, parking lot noise would not exceed the EMMC</p>

TABLE 3-7: GENERAL PLAN CONSISTENCY ANALYSIS

GOAL/POLICY	CONSISTENCY ANALYSIS
regard to parking and loading areas, ingress/egress points and refuse collection areas.	ambient noise standards. A majority of the trash areas would be located in the enclosed podium parking areas. The proposed loading area would be oriented in a manner that would limit noise in the surrounding neighborhood.
HEALTH AND WELLNESS ELEMENT	
Policy HW-3.1: Range of Housing. Strive to eliminate concentrations of poverty by promoting a range of housing options integrated into mixed income neighborhoods	Consistent. The proposed project would develop 340 residential units that are affordable to low- and extremely low-income individuals in a neighborhood with a mix of single- and multi-family residential uses.
Policy HW-3.3: Landscape Improvements. Make streets and other public spaces more visually appealing and environmentally friendly by planting street trees, improving landscaping, adding decorative street furniture, and regularly cleaning the sidewalks and streets.	Consistent. The proposed project would support this policy by installing street trees and other types of landscaping along the parkways on Gilman Road, Kerrwood Street, and Durfee Avenue.
Policy HW-3.6: Public Art and Fountains. Develop public art, fountains and other forms that beautify El Monte and provide a collection of nationally recognized, permanent outdoor artwork throughout the City of El Monte. Identify opportunities to support and fund local artists and students to create public art in the City.	Consistent. The proposed project would support this policy as it would comply with the City's Art in Public Places requirements (EMMC Chapter 15.07).
Policy HW-4.3: Traffic-Calming. Implement a traffic-calming program to reduce traffic speeds and encourage safe driving practices in neighborhoods and high-volume pedestrian areas throughout the City.	Consistent. As a condition of approval, the applicant of the proposed residential and mixed-use development would be required to fund a local neighborhood study that includes public outreach to identify traffic-calming measures to be implemented on Gilman Road and Durfee Avenue prior to operations of the proposed development. An enhanced pedestrian crossing on Gilman Road at Twin Lakes Elementary School is also proposed as part of the proposed project.
Policy HW-5.5: Pedestrian Improvements. Prioritize improvements to sidewalks and the pedestrian environment in the Downtown and areas around schools and parks.	Consistent. The proposed project would support this policy by improving sidewalks adjacent to the project site, which would improve the pedestrian environment around Twin Lakes Elementary School and the MacLaren Community Park. An enhanced pedestrian crossing on Gilman Road at Twin Lakes Elementary School is proposed as part of the proposed project. The proposed project would provide sidewalks with landscaped parkways and street trees.
Policy HW-7.3: Traffic Calming: Implement traffic calming strategies in areas immediately around schools and parks.	Consistent. See Policy HW-4.3. Potential traffic-calming measures on Gilman Road and Durfee Avenue would be located immediately around Twin Lakes Elementary School and MacLaren Community Park.
Goal HW-12: Land use patterns reduce driving, enhance air quality, and improve respiratory health.	Consistent. The proposed project would support this goal by providing community-serving facilities on the same property as residential units. The community-serving facilities would serve the residents of the project site and the surrounding neighborhood, which would limit the amount of vehicle miles that the residents of the project site and the surrounding neighborhood would have to take to access these facilities. The proposed development would also be adjacent to a community park, and bicycle lanes are located adjacent to the property along Durfee Avenue. Short-term and long-term bicycle storage would be provided on the project site. The proposed walking path/trail along the south side of Twin Lakes Elementary School

TABLE 3-7: GENERAL PLAN CONSISTENCY ANALYSIS	
GOAL/POLICY	CONSISTENCY ANALYSIS
	would allow residents of the proposed project and the surrounding neighborhood to walk to the San Gabriel River Trail. The proposed project is also located within walking distance of an El Monte Blue Line Trolley stop, which is located approximately 135 feet northwest of the MacLaren Hall property.
Policy HW-12.1: Walking, Cycling, and Transit Use. Promote land use patterns that reduce driving rates and promote walking, cycling and transit use.	Consistent. See Goal HW-12.
Policy HW-12.5: Air Pollution Mitigation. Use landscaping, ventilation systems, double paned windows, or other mitigation measures to achieve healthy indoor air quality and noise levels in sensitive land uses.	Consistent. The proposed project would incorporate features that would achieve healthy indoor air quality and noise levels in the proposed residential units.
Goal HW-13: Convenient physical access to health care facilities for City residents and a wide range of healthcare, public health clinics, and mental health care facilities in and around El Monte.	Consistent. The proposed project would support this policy by providing a medical clinic and senior health center to serve the future residents of the MacLaren Hall property and existing residents in the surrounding neighborhood.
SOURCE: City of El Monte, 2011 and 2022; TAHA, 2022	

The proposed project would be reviewed by the Planning Commission and City Council as part of the discretionary review process for a General Plan amendment, zone change, Specific Plan amendment, code amendment, design review, and tentative tract map. The regulatory procedures provide the City with further assurances for review and opportunities to incorporate additional conditions to ensure that the proposed project would improve the character and condition of the MacLaren Hall property. With approval of the requested discretionary actions, the proposed project would be consistent with the City's General Plan and EMMC, and the proposed project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation. Therefore, a less-than-significant impact would occur.

	Potentially Significant Impact	Less-Than- Significant Impact with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
3.12 MINERAL RESOURCES. 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-b) No Impact. A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value and residents of the state or result in the loss of a locally important mineral resource recovery site as delineated on a local general plan, specific plan, or other land use plan. The MacLaren Hall property is located in a residential neighborhood and is developed with structures that was previously used as a facility that housed foster youth for short-term stay. The property is currently used as administrative offices for the DCFS, Alma Family Services, and a Department of Health Services medical clinic. The MacLaren Hall property is not identified by the City of El Monte as containing significant mineral deposits site that would be of value to the region and the residents of the state. The proposed project does not involve activities that would result in the loss for access to or availability of any known mineral resource. Furthermore, the MacLaren Hall property is not located near any oil fields, and no oil extraction and/or quarry activities have historically occurred on or are presently conducted at the MacLaren Hall property. Therefore, the proposed project would not result in the loss of availability of any known regionally valuable or locally important mineral resource, and no impact would occur.

	Potentially Significant Impact	Less-Than- Significant Impact with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
3.13 NOISE. Would the project:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Less-Than-Significant Impact with Mitigation Incorporated.** Sound is technically described in terms of the loudness (amplitude) and frequency (pitch). The standard unit of measurement for sound is the decibel (dB). The human ear is not equally sensitive to sound at all frequencies. The A-weighted scale, abbreviated dBA, reflects the normal hearing sensitivity range of the human ear.

Noise is generally defined as unwanted sound. The degree to which noise can impact the human environment ranges from levels that interfere with speech and sleep (annoyance and nuisance) to levels that cause adverse health effects (hearing loss and psychological effects). Human response to noise is subjective and can vary greatly from person to person. Factors that influence individual response include the intensity, frequency, and pattern of noise, the amount of background noise present before the intruding noise, and the nature of work or human activity that is exposed to the noise source.

Studies have shown that the smallest perceptible change in sound level for a person with normal hearing sensitivity is approximately 3 dBA. A change of at least 5 dBA would be noticeable and may evoke a community reaction. A 10-dBA increase is subjectively heard as a doubling in loudness and would likely cause a negative community reaction. Noise levels decrease as the distance from the noise source to the receiver increases. Noise levels generated by a stationary noise source, or "point source," will decrease by approximately 6 dBA over hard surfaces (e.g., pavement) for each doubling of the distance. For example, if a noise source produces a noise level of 89 dBA at a reference distance of 50 feet, then the noise level would be 83 dBA at a distance of 100 feet over hard surface from the noise source, 77 dBA at a distance of 200 feet, and so on. Noise levels generated by a mobile source will decrease by approximately 3 dBA over hard surfaces for each doubling of the distance.

L_{eq} is the average noise level on an energy basis for any specific time period. The L_{eq} for one hour is the average energy noise level during the hour. The average noise level is based on the energy content (acoustic energy) of the sound. L_{eq} can be thought of as the level of a continuous noise which has the same energy content as the fluctuating noise level. The equivalent noise level is expressed in units of dBA.

Summary of Applicable Noise Regulations/Standards

City of El Monte Noise Regulations/Standards. The potential for noise impacts to the City of El Monte community are assessed against City standards and regulations. The City of El Monte regulates noise sources within the City through EMMC Chapter 8.36 (Noise Control) and Section 17.50.110 (Noise). EMMC Chapter 8.36 limits construction noise to specific hours during the day but does not include a quantitative standard for construction noise. EMMC Chapter 8.36 includes noise standards for permanent sources of noise.

EMMC Sections 8.36.040(A) and 17.50.110(A) provides ambient noise standards for stationary sources at different zoning districts. The City applies these noise standards to non-transportation noise sources. These standards do not gauge the compatibility of development in the noise environment but provide restrictions on the amount and duration of noise generated at a property, as measured at the property line of the noise receptor. EMMC Section 8.36.040 provides the following ambient noise standards to single-family, multi-family, and commercial zoning districts:

- Single-family (R-1) Zoning District: 50 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 45 dBA between 10:00 p.m. and 7:00 a.m.
- Multi-Family (R-2, R-3, and R-4) Zoning Districts: 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 50 dBA between 10:00 p.m. and 7:00 a.m.
- Commercial (C-1, C-2, and C-3) Zoning Districts: 65 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 60 dBA between 10:00 p.m. and 7:00 a.m.

EMMC Sections 8.36.040 and 17.50.110 prohibit the generation of noise that causes the ambient noise standards to exceed by the following between 7:00 a.m. and 10:00 p.m.

- 5 dBA for a cumulative period of more than 5 minutes but less than 15 minutes in any hour
- 10 dBA for a cumulative period of more than one minute but less than 5 minutes in any hour
- 15 dBA for any period of time (less than one minute in an hour).

EMMC Sections 8.36.050 and 17.50.070(D) limit construction activities to the hours between 6:00 a.m. and 7:00 p.m., Monday through Friday or between the hours of 8:00 a.m. and 7:00 p.m. on Saturday and Sunday. EMMC does not include a quantitative standard for construction noise.

County of Los Angeles Noise Regulations/Standards. The County noise regulations would apply to construction activities on the County parcel. The County noise standards would also be relevant to the potential for County activities to affect MacLaren Community Park, as well as uses that may be developed on the County-related parcel (such as a daycare center). The County has established noise standards for construction and operational activities.

LACC Chapter 12.08 (Noise Control) is the County's Noise Ordinance. The County's Noise Ordinance establishes noise standards to control unnecessary, excessive, and annoying noise and vibration. Section 12.08.440 of the Noise Ordinance prohibits the operation of any tools or equipment used between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, that creates a noise disturbance across a residential or commercial real-property line. The only exceptions would be emergency work or public safety projects (Section 12.08.0570, part 5, exemption H, Public Health and Safety Activities) or by variance issued by the health officer. Section 12.08.440 of the Noise Ordinance establishes working

hours and maximum levels of equipment noise that are allowable from both mobile and stationary equipment at affected uses in the County, as shown in **Table 3-8**.

TABLE 3-8: LOS ANGELES COUNTY CONSTRUCTION NOISE LIMITS			
Allowable Work Dates & Hours	dBA		
	Single-Family Residential	Multi-Family Residential	Semi-Residential/Commercial
MOBILE EQUIPMENT (LESS THAN 10 DAYS OF EQUIPMENT OPERATION)			
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	75	80	85
Daily, 8:00 p.m. to 7:00 a.m. and all day Sunday and legal holidays	60	65	70
STATIONARY EQUIPMENT (MORE THAN 10 DAYS OF EQUIPMENT OPERATION)			
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	60	65	70
Daily, 8:00 p.m. to 7:00 a.m. and all day Sunday and legal holidays	50	55	60
SOURCE: Los Angeles County Municipal Code, <i>Section 12.08.440 Construction Noise</i> , 1978.			

Section 12.08.390 of the Los Angeles County Noise Ordinance regulates operational noise with allowable noise limits within designated noise zones. The exterior standards are shown in **Table 3-9**. The Noise Ordinance also states that should the existing ambient noise level exceed the exterior noise standards, then the measured noise level shall become the new exterior noise standards.

TABLE 3-9: LOS ANGELES COUNTY EXTERIOR NOISE STANDARDS							
Noise Zone	Land Use	Time	Exceed 30 min/hr	Exceed 15 min/hr	Exceed 5 min/hr	Exceed 1 min/hr	Exceed at any time
I	Noise Sensitive	Anytime	45	50	65	60	65
II	Residential	10:00 p.m. to 7:00 a.m.	45	50	65	60	65
		7:00 a.m. to 10:00 p.m.	50	55	70	65	70
III	Commercial	10:00 p.m. to 7:00 a.m.	55	60	75	70	75
		7:00 a.m. to 10:00 p.m.	60	65	80	75	80
IV	Industrial	Anytime	70	75	90	85	90
SOURCE: Los Angeles County Municipal Code, <i>Section 12.08.390 Exterior Noise Standards</i> , 1978.							

The County has established construction noise limits for residential or semi-residential/commercial land uses but not for community parks. Regarding operational noise, the County has established exterior noise standards for noise-sensitive zones, residential properties, commercial properties, and industrial properties. Noise-sensitive zones are identified in the County Code as areas requiring exceptional quiet. The exterior noise standards do not apply to the MacLaren Community Park, which includes its own noise generating uses such as basketball courts, tennis courts, play sets, and recreation fields. It is not a park that is intended to be exceptionally quiet to ensure community enjoyment.

Existing Noise Levels

Noise-sensitive land uses are locations where people reside or where the presence of unwanted sound could adversely affect the use of the land. Residences, schools, hospitals, guest lodging, libraries, and some passive recreation areas would each be considered noise-sensitive and may warrant unique measures for protection from intruding noise. A distance of 500 feet is generally used as the screening distance for noise in an existing urban environment. The off-site residences closest to the MacLaren Hall property in each direction are listed below, along with institutional land uses that would be within 500 feet of the MacLaren Hall property. The distances are from the MacLaren Hall property to the nearest noise-sensitive structure:

- Residences adjacent to the south (the closest residence is 10 feet from the property line),
- Residences approximately 60 feet to the north and east,
- Residences and Truth Chinese Alliance Church approximately 125 feet to the west, and
- Twin Lakes Elementary School approximately 150 feet to the east (distance does not account for the school surface parking lot).

Parts of the MacLaren Hall property are occupied by the DCFS administrative offices, Alma Family Services, and a Department of Health Services medical clinic. These land uses will be relocated from the MacLaren Hall property as part of the County's MacLaren Community Park project, which is tentatively expected to begin construction activities in early 2023 and open in early 2025. These facilities would not be impacted by project-related construction or operational noise.

Off-site improvements that may be constructed as part of the proposed project may expose sensitive receptors to noise. Noise-sensitive receptors closest to the proposed off-site improvements are as follows:

- Residences, Truth Chinese Alliance Church, and California Villa approximately 60 feet to the west of the proposed water improvements in Durfee Avenue,
- Residences, Truth Chinese Alliance Church, and California Villa approximately 95 feet to the west of the proposed utility improvements along Durfee Avenue,
- Residences approximately 55 feet to the east of the proposed utility improvements along Gilman Road,
- Residences approximately 50 feet from sewer improvements along Ferris Road,
- Residences approximately 20 feet to the south of the proposed trail/path installation at the south side of Twin Lakes Elementary School; and
- Twin Lakes Elementary School classrooms approximately 50 feet to the north of trail/path installation.

Although Voorhis Elementary School is approximately 460 feet south of the proposed sewer improvements in Farris Road, the Mountain View School District Board of Education took actions to close the school. Due to the school closure, no students are attending the school, and this school is not considered a noise-sensitive use.

To characterize the existing noise environment around the MacLaren Hall property, short-term noise measurements were taken using a SoundPro DL Sound Level Meter on Tuesday, July 12th, 2022, between 11:00 a.m. and 1:30 p.m. Hourly noise levels ranged from 51.7 to 63.8 dBA L_{eq} . Roadway noise was the most significant source of noise in the area. Monitoring locations and existing noise levels are shown in **Table 3-10**.

TABLE 3-10: EXISTING AMBIENT NOISE LEVELS		
Noise Monitoring Location	Representative Land Use	Sound Level (dBA, L_{eq})
3900 Gilman Rd.	Twin Lakes Elementary School	60.5
12301 Deana Ave.	Residences	58.2
4024 Durfee Ave.	Residences, Truth Chinese Alliance Church, and California Villa	62.1
4003 Maxson Dr.	Residences	63.8
12210 Kerrwood St.	Residences	51.7
SOURCE: TAHA, 2022		

Construction Noise

Construction activities typically require the use of numerous pieces of noise-generating equipment. Typical noise levels from various types of equipment that may be used during each construction phase are listed in **Table 3-11**. Due to the use of noise-generating equipment, construction activities would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. **Table 3-11** also shows the noise level during each construction phase when multiple pieces of construction equipment are operating simultaneously. When considered as an entire process with multiple pieces of equipment operating at the same time, demolition activity would generate the loudest noise level of approximately 83.8 dBA L_{eq} at 50 feet.

TABLE 3-11: CONSTRUCTION EQUIPMENT NOISE LEVEL RANGES	
Construction Equipment	Noise Level at 50 feet (dBA, L_{eq})
DEMOLITION	
Backhoe	73.6
Concrete Saw	82.6
Dozer	77.7
Excavator	76.7
Combined Demolition Noise Level	83.8
SITE PREPARATION	
Backhoe	73.6
Dozer	77.7
Combined Site Preparation Noise Level	79.1
GRADING	
Backhoe	73.6
Dozer	77.7
Excavator	76.7
Grader	81.0
Combined Grading Noise Level	80.2
BUILDING CONSTRUCTION	
Backhoe	73.6
Crane	72.6
Forklift	63.2
Combined Building Construction Noise Level	73.6

TABLE 3-11: CONSTRUCTION EQUIPMENT NOISE LEVEL RANGES	
Construction Equipment	Noise Level at 50 feet (dBA, L _{eq})
PAVING, ARCHITECTURAL COATING, AND LANDSCAPING	
Air Compressor	73.7
Backhoe	73.6
Compactor	76.2
Concrete Mixer Truck	74.8
Paver	74.3
Combined Paving, Architectural Coating, and Landscaping Noise Level	78.6
SOURCE: FHWA, Roadway Construction Noise Model, Version 1.1, 2008	

On-Site Construction Noise. Construction activity would simultaneously occur throughout the MacLaren Hall property due to its phased development. The construction noise analysis assesses the maximum noise levels at sensitive receptors regardless of the phasing. **Table 3-12** presents the estimated potential maximum construction noise levels at sensitive receptors closest to proposed project. The sensitive receptors' distance presented in **Table 3-12** represents the distance of the sensitive receptors from the nearest main construction area, rather than the MacLaren Hall property line since most of the construction activities would occur further from the property line. Noise levels generated by construction equipment and typical construction activities would be less from activities that occur more central to the construction site and further away from the sensitive receptors. In addition, the most noise-intensive construction activities would occur during the early phases of construction (e.g., site preparation and structural framing) as construction activities would primarily occur outdoors. The majority of the latter phases of construction would occur within the newly constructed buildings and would result in lower noise levels than exterior construction.

TABLE 3-12: UNMITIGATED ON-SITE CONSTRUCTION NOISE LEVELS AT SENSITIVE RECEPTORS			
Sensitive Receptors	Distance to Construction (Feet) /a/	Existing Ambient Noise Level (dBA, L _{eq})	Maximum Construction Noise Level (dBA, L _{eq}) /b/
Residences to the south	80	63.8	79.7
Residences to the north	80	51.7	79.7
Residences to the east	85	63.8	79.2
Residences to the west and Truth Alliance Church	130	62.1	75.5
Twin Lakes Elementary School	170	60.5	73.2
/a/ Distance to nearest main construction area (e.g., buildings).			
/b/ Construction reference noise level based on nearest construction area and activity that would occur.			
SOURCE: TAHA, 2022			

The proposed project would be constructed in a manner typical of urban infill projects and would not require unusually noisy activities, such as pile driving. In addition, the proposed project would not require nighttime construction activities. Construction would comply with the allowable construction hours of 7:00 a.m. to 8:00 p.m., which is designed to control noise exposure. However, the incremental noise level increase may be disruptive to nearby land uses. Therefore, without mitigation, construction activities would potentially result in significant noise impacts.

Off-Site Construction. In addition to on-site improvements, the proposed project would include several off-site improvements, such as water improvements, undergrounding of utilities, sewer improvements, and installation of a trail/path along the southerly end of Twin Lakes Elementary School, that may involve the use of construction equipment.

Off-site construction would typically involve less equipment than on-site construction. Street improvements typically involve the use of equipment most similar to a skid steer loader (small bulldozer) or jackhammer along with hand tools. Installation of the trail/path would also involve similar equipment. A jackhammer typically generates a noise level of approximately 81.9 dBA L_{eq} at 50 feet. However, jackhammer use would represent a small portion of the construction period and construction noise would be more typically represented by the use of a skid steer loader. A skid steer loader would generate a noise level of approximately 64.3 dBA, L_{eq} at 50 feet. **Table 3-13** presents the estimated noise levels at the sensitive receptors closest to each off-site improvement.

TABLE 3-13: UNMITIGATED OFF-SITE CONSTRUCTION NOISE LEVELS AT SENSITIVE RECEPTORS			
Sensitive Receptors	Distance to Construction (Feet)	Existing Ambient Noise Level (dBA, Leq)	Maximum Construction Noise Level (dBA, Leq)
OFF-SITE WATER IMPROVEMENTS IN DURFEE AVE.			
Residences, Truth Chinese Alliance Church, and California Villa along Durfee Ave.	60	62.1	62.1
UNDERGROUNDING OF UTILITY ON DURFEE AVE. AND GILMAN RD.			
Residences, Truth Chinese Alliance Church, and California Villa along Durfee Ave.	95	62.1	58.7
Residences along Gilman Rd.	55	60.5	63.5
Twin Lakes Elementary School	150	60.5	54.8
SEWER IMPROVEMENTS IN FERRIS RD.			
Residences along Ferris Rd.	50	58.2	64.3
TRAIL/PATH INSTALLATION ON SOUTH SIDE OF TWIN LAKES ELEMENTARY SCHOOL			
Residences to the south	20	58.2	72.3
Twin Lakes Elementary School Classrooms	50	58.2	64.3
SOURCE: TAHA, 2022			

To reduce construction noise levels at noise sensitive uses, the proposed project would be required to implement Mitigation Measures **N1** through **N5**. Mitigation Measure **N1** would require construction equipment to be equipped with mufflers to reduce engine noise, which would reduce noise levels by approximately 5 dB. Mitigation Measure **N2** would require the existing concrete wall along the southern perimeter of the MacLaren Hall property to remain in place until grading activities have been completed and the placement of a plywood wall after the existing wall has been removed, if feasible, followed by a permanent wall adjacent to residences. The walls would provide at least 10 dB of attenuation below what is presented in **Table 3-12** for construction noise at residences to the south of the MacLaren Hall property. Although difficult to quantify, Mitigation Measures **N3** through **N5** would also help control noise levels by locating construction staging areas away from noise sensitive receptors, establishing a noise disturbance coordinator to address noise complaints, and requiring direct coordination with Twin Lakes Elementary School administrators. Construction of the proposed residential and non-residential mixed-use buildings would be

required to comply with EMMC, which restricts construction activities to 6:00 a.m. and 7:00 p.m., Monday through Friday or between the hours of 8:00 a.m. and 7:00 p.m. on Saturday and Sunday. Construction of the County building would be required to comply with County regulations, which also limit hours of construction (see **Table 3-8** above). The limitation of construction activities to daytime hours, along with the mitigation measures, would control noise exposure. Therefore, with mitigation incorporated, the proposed project would result in a less-than-significant impact related to construction noise.

MacLaren Community Park would follow Los Angeles County requirements because it is owned and will be operated by the County. However, it is not a use intended to be enjoyed with exceptional quiet, as described for noise-sensitive zones in the County Code. The proposed park would include active sports uses which would generate their own noise. It is not anticipated that construction noise would make the park unusable. The County Noise Ordinance would also apply to potential sensitive uses that may be located on the County-related parcel (e.g., daycare center). The County would incorporate design features and implement BMPs to ensure that any potential sensitive uses that may potentially be developed as part of the proposed project would not be impacted by noise. Since operations of the County-related development is expected to occur after construction of the proposed project has been completed, any potential sensitive uses that may potentially be located at the County-related development would not be adversely affected by project-related construction activities. The mitigation measures described above would reduce noise levels at the park, and the proposed project would not result in a significant construction noise impact at the County-owned park or potential sensitive receptors on the County related parcel.

Operations Noise

On-Site Noise Sources. The proposed project would include several stationary noise sources typical of residential developments such as heating, ventilation, and air conditioning (HVAC) systems, parking garages and surface lots, and outdoor common areas.

HVAC Equipment Noise. HVAC equipment may potentially generate unwanted noise in the area surrounding the proposed project. EMMC Sections 8.36.050(B) and 17.50.110(C) prohibit noise levels from the use or operation of any machinery, equipment, pump, fan, air conditioning apparatus to exceed the ambient noise standards at the property line of any receiving property. The ambient noise levels for single-family, multi-family, and commercial zoning districts are identified above under the discussion, "Summary of applicable Noise Regulations/Standards." HVAC equipment typically generates noise levels of approximately 50 dBA L_{eq} at 50 feet from the equipment.⁴³ The proposed HVAC equipment would be located on the roofs of the proposed structures and would be surrounded by parapet walls. The parapet walls would block the line-of-sight of the HVAC equipment to noise sensitive receptors. The parapet walls would reduce HVAC equipment noise level by approximately 5 dBA, resulting in a noise level of approximately 45 dBA L_{eq} at 50 feet. The equipment would not be located within 50 feet of any adjacent land use, and the 45 dBA represents a conservative worst-case noise level.

EMMC Sections 8.36.040 and 17.50.110 set ambient noise standards of 50 dBA from 7:00 a.m. to 10:00 p.m. and 45 dBA from 10:00 p.m. to 7:00 a.m. in single-family residential zoning districts. The ambient noise standards for multi-family residential zoning districts are

⁴³Daikin Air Intelligence, *Base Efficient Air Conditioner Packaged Rooftop Unit DBC Commercial 7.5 – 12.5 Nominal Tons*, <https://budgetheating.com/v/vspfiles/downloadables/DBC%20Series%207.5-12.5%20Tons%20Technical%20Specifications.pdf>.

55 dBA from 7:00 a.m. to 10:00 p.m. and 50 dBA from 10:00 p.m. to 7:00 a.m. The nearest noise sensitive receptors are residential uses in the multi-family (R-3) zoning district, approximately 100 feet to the south of the HVAC equipment. At this distance, HVAC noise would be approximately 39 dBA L_{eq} . Neither the daytime 55 dBA nor nighttime 50 dBA ambient noise standard would be exceeded. The nearest noise-sensitive receptor in the single-family zoning district is more than 100 feet east of the nearest rooftop HVAC equipment for the proposed project. HVAC equipment noise would not cause noise levels at the single-family residential zoning district to exceed 50 dBA from 7:00 a.m. to 10:00 p.m. and 45 dBA from 10:00 p.m. to 7:00 a.m. Therefore, the proposed project would result in a less-than-significant impact related to HVAC noise.

Parking Activity Noise. Parking activity noise may also result in increase in noise in the area surround the proposed project. The proposed project would provide a total of 558 parking spaces. Of the 448 parking spaces that would be allocated to the residential and non-residential mixed-use development, 310 spaces would be located in the ground-level podium parking garages of the proposed residential buildings. The remaining 138 parking spaces would be provided at the surface parking areas. The County-related parcel is tentatively planning to provide 145 parking spaces, of which 68 parking spaces would be located within the proposed County-related building, and 77 parking spaces would be provided at the surface parking lot of the County-related parcel. In addition to parking on the MacLaren Hall property, diagonal parking spaces could potentially be provided along the Kerrwood Street and Gilman Road rights-of-way.

Sources of parking-related noise would be similar to those that currently exist in the surrounding area and would include engines accelerating, doors slamming, car alarms, and people talking. Parking activity noise was calculated using the Federal Highway Administration Traffic Noise Model Version 3.1 based upon a maximum AM Peak hour volume of 295 trips per hour for automobiles travelling at 15 miles per hour. The resultant parking activity noise level would be approximately 48.2 dBA L_{eq} at 50 feet. This represents a generalized noise level and parking activity and its associated noise would typically be dispersed throughout the proposed development, resulting in reduced noise levels at each distinct parking location. Parking located within the podium parking garages and activity related to the internal drive aisles would typically not have a direct line-of-sight to off-site sensitive receptors, which would further reduce parking noise. The proposed off-site parking spaces would generate noise levels similar to the existing noise environment since parking already exists along these roadways. Existing noise levels range between 51.7 to 63.8 dBA L_{eq} and the proposed project's parking noise would be less than existing noise levels. Neither the daytime 50 dBA or nighttime 45 dBA standard of the EMMC would be exceeded. Therefore, the proposed project would result in a less-than-significant impact related to parking activity noise.

Outdoor Common Area Noise. The proposed development would include outdoor common areas, such as courtyards and rooftop decks. The primary source of noise related to these outdoor common areas would be conversational noise. In social situations, people often talk at an approximate distance of 3 to 13 feet. A typical voice level of one person speaking at a normal volume at this distance is approximately 57.8 dBA L_{eq} .⁴⁴ At 25 feet, the noise level would be reduced to approximately 45.4 dBA L_{eq} . Although the courtyards and rooftop decks may promote outdoor gatherings, the distance between the proposed buildings and nearby residential uses is approximately 100 feet. At this distance, a person's normal speaking voice would be reduced to approximately 27.3 dBA, L_{eq} . Neither the daytime 50 dBA nor

⁴⁴Soundplan Essential 4.0.

nighttime 45 dBA ambient noise standards for single-family residential zoning districts would be exceeded. Similarly, the daytime 55 dBA and nighttime 50 dBA ambient noise standards for multi-family residential zoning distances would not be exceeded. In addition, existing noise levels range between 51.7 to 63.8 dBA L_{eq} and conversational noise associated with the outdoor areas is not anticipated to be audible above traffic noise in the surrounding area. Therefore, the proposed project would result in a less-than-significant impact related to outdoor common area noise.

In addition to the proposed project's impact on the environment, it is noted that while not an impact under CEQA, future residences on the MacLaren Hall property would be affected by the surrounding noise environment, including the adjacent park. Activities occurring from the MacLaren Community Park in general (including the soccer field, basketball court, tennis court, children's play areas, and barbeque areas) would not involve a substantial number of spectators, whistles from officiants, or the use of a public address sound system. Noise from occasional shouts associated with the use of sports facilities and play areas could occur and be noticeable. Such noise would be intermittent and potentially annoying to some future residents on the MacLaren Hall property but would not result in a substantial increase in time-averaged noise levels.

Off-Site Mobile Noise Sources. Off-site noise sources that would be generated by the proposed project primarily consists of vehicular traffic along the surrounding streets. The proposed project would generate up to approximately 3,178 daily vehicle trips⁴⁵, of which 295 would be AM peak hour trips, and 265 would be PM peak hour trips. Roadway noise levels were calculated for Existing (2022), Future No Project (2027) and Future with Project (2027) traffic conditions. According to EMMC Sections 8.36.040 and 17.50.110, a 5 dBA increase would be considered a disruptive increase in noise. The maximum increase in the hourly noise level would be approximately 1.2 to 1.5 dBA along Durfee Avenue between Kerrwood Street and Ramona Boulevard. The incremental increase of 1.2 to 1.5 dBA related to mobile source noise would be less than 5 dBA and is not anticipated to result in a perceptible change in sound level for a person with normal hearing sensitivity. Therefore, the proposed project would result in a less-than-significant impact related to off-site mobile noise.

Summary

Overall, construction of the proposed project may result in noise levels that would be disruptive to nearby sensitive receptors. However, construction activity would comply with the allowable hours of construction permitted by the EMMC (i.e., between 6:00 a.m. and 7:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 7:00 p.m. on Saturday and Sunday). Noise-sensitive receptors located adjacent to the proposed off-site improvements may also experience disruptive noise, but to a lesser degree due to the anticipated limited use of construction equipment. Mitigation Measures **N1** through **N5** would be implemented to reduce construction noise levels at sensitive receptors. With mitigation incorporated, proposed project would result in a less-than-significant impact related to construction noise.

Operational noise, such as noise from HVAC equipment, vehicles at the proposed podium parking and surface parking areas, outdoor common areas, and off-site mobile source noise, would not result in ambient noise levels at noise sensitive receptor to noticeably

⁴⁵ The noise analysis is based on the conservative estimate of trips identified in the traffic impact analysis, which is based on generic factors and not project-specific uses and anticipated operations – including use of shuttles and servicing a population that is highly transit-dependent. Project trips are estimated to be less than evaluated here.

increase or exceed EMMC noise standards. Therefore, proposed project would result in a less-than-significant impact related to operational noise.

- b) Less-Than-Significant Impact.** Vibration is an oscillatory motion through a solid medium in which the motion's amplitude can be described in terms of displacement, velocity, or acceleration. Vibration can be a serious concern, causing buildings to shake and rumbling sounds to be heard. In contrast to noise, vibration is not a common environmental problem. It is unusual for vibration from sources such as buses and trucks to be perceptible, even in locations close to major roads. Some common sources of vibration are trains, buses on rough roads, and construction activities, such as rock blasting, pile driving, and the operation of heavy earth-moving equipment. High levels of vibration may cause physical personal injury or damage to buildings. In addition, high levels of vibration may damage fragile buildings or interfere with equipment that is highly sensitive to vibration (e.g., electron microscopes).

Construction Vibration

Construction activity can generate varying degrees of vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located in the vicinity of a construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, and to damage at the highest levels.

On-Site Construction Vibration. Because construction activity is short-term and equipment would be located in different areas of the MacLaren Hall property, the primary concern regarding construction vibration relates to building damage. The County-owned MacLaren Community Park is not considered sensitive to temporary vibration generated by construction activities. For example, the Federal Transit Administration (FTA) has not identified impact criteria for outdoor uses such as parks. Construction activities would be unlikely to damage park structures.

Activities that can result in damage include demolition and site preparation in close proximity to sensitive structures. Typical vibration levels associated with relevant construction equipment are provided in **Table 3-14**. Importantly, construction would not require pile driving, which generates elevated vibration levels above what typical construction equipment does.

TABLE 3-14: VIBRATION VELOCITIES FOR CONSTRUCTION EQUIPMENT	
Equipment	Peak Particle Velocity at 25 feet (Inches/Second)
Excavator	0.040
Small Bulldozer	0.003
SOURCE: FTA, <i>Transit Noise and Vibration Impact Assessment</i> , September 2018	

The City has not established vibration standards for construction activities. FTA has published guidance stating that non-engineered timber and masonry buildings (e.g., typical older single-family residential buildings) can withstand peak particle velocity (PPV) vibration of levels of at least 0.2 inches per second without experiencing damage. Shown below are the nearest structures in each direction from the MacLaren Hall property along with anticipated vibration levels. On-site construction equipment would be most closely

represented by an excavator, which generates a vibration level of approximately 0.040 inches per second PPV. Vibration levels generated by on-site construction equipment at nearby structures are shown in **Table 3-15**. There is the potential for heavy-duty construction equipment to operate within approximately 10 feet of at least one residential structure south of the MacLaren Hall property. At this distance, an excavator would generate a vibration level of approximately 0.158 inches per second and the 0.2 inches per second vibration damage threshold would not be exceeded. The vibration damage threshold would also not be exceeded at structures located further away from the construction area due to attenuation of vibration levels with distance. Therefore, the proposed project would result in a less-than-significant impact related to building damage from vibration associated with on-site construction.

TABLE 3-15: ON-SITE EQUIPMENT VIBRATION DAMAGE ANALYSIS

Structure	Distance from Construction Activity (feet) /a/	Reference Vibration Level (inches/second)	PPV at Structure (inches/second)	Potentially Exceed 0.2 Inches/Second threshold
Residences to the south	10	0.040	0.158	No
Residences to the north and east	70	0.040	0.009	No
Residences, Truth Chinese Alliance Church, and California Villa to the west	125	0.040	0.004	No
Twin Lakes Elementary School	160	0.040	0.002	No
/a/ Distance conservatively measured from property line of the MacLaren Hall property to nearest structure. SOURCE: FTA, <i>Transit Noise and Vibration Impact Assessment</i> , September 2018				

Off-Site Construction Vibration. Proposed off-site improvements may also involve vibration generating equipment. The trail installation south of Twin Lakes Elementary School would be the closest to off-site structures and is deemed representative of other off-site improvements. On-site construction equipment would be most closely represented by a small bulldozer, which generates a vibration level of approximately 0.003 inches per second PPV. Vibration levels generated by off-site construction equipment at nearby structures are shown in **Table 3-16**. The 0.2 inches per second threshold would not be exceeded. Therefore, the proposed project would result in a less-than-significant impact related to building damage from vibration associated with construction of off-site improvements.

TABLE 3-16: OFF-SITE EQUIPMENT VIBRATION DAMAGE ANALYSIS				
Structure	Distance from Construction Activity (feet)	Reference Vibration Level (inches/second)	PPV at Structure (inches/second)	Potentially Exceed 0.2 Inches/Second threshold
OFF-SITE WATER IMPROVEMENTS IN DURFEE AVE.				
Residences, Truth Chinese Church, and California Villa along Durfee Ave.	60	0.003	>0.001	No
UNDERGROUNDING OF UTILITY ON DURFEE AVE. AND GILMAN RD.				
Residences, Truth Chinese Church, and California Villa along Durfee Ave.	95	0.003	>0.001	No
Residences along Gilman Rd.	55	0.003	0.001	No
Twin Lakes Elementary School	150	0.003	>0.001	No
SEWER IMPROVEMENTS IN FERRIS RD.				
Residences along Ferris Rd.	50	0.003	0.001	No
TRAIL/PATH INSTALLATION ON SOUTH SIDE OF TWIN LAKES ELEMENTARY SCHOOL				
Residences to the south	20	0.003	0.004	No
Twin Lakes Elementary School Classrooms	50	0.003	0.001	No
SOURCE: FTA, <i>Transit Noise and Vibration Impact Assessment</i> , September 2018				

Operational Vibration

The proposed project would not include significant sources of vibration. Vehicle trips associated with the project would not generate perceptible vibrations as rubber-tired vehicles rarely create ground-borne vibration problems unless there is a discontinuity or bump in the road that causes the vibration.⁴⁶ The proposed off-site improvements would not include operational sources of vibration. Therefore, the proposed project would result in a less than significant impact related to operational vibration.

- c) **No Impact.** The proposed project is 1.6 miles southeast of the San Gabriel Valley Airport (formerly known as the El Monte Airport). According to the El Monte General Plan Public Health and Safety Element, the San Gabriel Valley Airport is a general aviation airport that generates noise primarily along the flight path from aircraft landings and departures. Landings and takeoffs occur to the north/south with planes generally flying east over the City. Noise from the San Gabriel Valley Airport, while noticeable, is less than the noise produced from jets at larger commercial airports. The El Monte Airport Master Plan Report does not identify the MacLaren Hall property as being located within 60 or 65 CNEL airport noise contours.⁴⁷ The Los Angeles County General Plan and Los Angeles County Airport Land Use Plan do not identify the MacLaren Hall property as being located within the Airport Influence Area for this airport.^{48,49} There is no potential to expose people working or residing

⁴⁶FTA, *Transit Noise and Vibration Impact Assessment*, September 2018.

⁴⁷County of Los Angeles, *El Monte Airport Master Plan Report, Figure 7B: Noise Contours – Year 2013*, June 1995.

⁴⁸County of Los Angeles, *Los Angeles County General Plan, Figure 6.2: Airport Influence Areas Policy Map*, adopted October 6, 2015.

⁴⁹Los Angeles County Airport Land Use Commission, *Los Angeles County Airport Land Use Plan*, adopted December 19, 1991.

in the area to excessive aircraft noise. Therefore, no impact related to excessive airport noise would occur.

MITIGATION MEASURES

- N-1** Power construction equipment (including combustion engines), fixed or mobile, shall be equipped with muffling devices consistent with manufacturers' standards. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.
- N-2** The existing concrete wall along the southerly perimeter of the MacLaren Hall property shall remain in place until grading and excavation activities within at least 100 feet of the southern property line have been completed. As feasible during construction, a temporary six-foot-tall plywood wall will be placed along the southern property line adjacent to residences after the concrete wall has been demolished. A six-foot-tall concrete masonry unit (CMU) wall will be placed along the southern property line adjacent to residences when construction activities associated with the residential and mixed-use development has been completed.
- N-3** Noise generating construction activities whose specific location on the MacLaren Hall property may be flexible (e.g., operation of compressors and generators) shall be conducted as far away as possible from noise-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses. The construction contractor shall locate construction staging areas away from noise-sensitive uses.
- N-4** A "noise disturbance coordinator" shall be established prior to construction. The noise disturbance coordinator shall be responsible for responding to local complaints about construction noise. The noise disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall be required to implement reasonable measures such that the complaint is resolved. All notices that are sent to residential units within 500 feet of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.
- N-5** Prior to initiating construction activity, the construction contractor shall coordinate with the school administrator for Twin Lakes Elementary School to discuss construction activities that generate high noise levels. Coordination between the school administrator and the construction contractor shall continue on an as-needed basis throughout the construction phase of the proposed project to mitigate potential disruption of classroom activities.

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

- a) **Less-Than-Significant Impact.** A significant impact would occur if the proposed project would induce substantial population growth that would not have otherwise occurred as rapidly or in as great a magnitude. The proposed project is located in an urban area of Los Angeles County with sufficient local workforce available for construction. While construction of the proposed project would create temporary construction-related jobs, the work requirements of most construction projects are highly specialized so that construction workers remain at a job site only for the time in which their specific skills are needed to complete a particular phase of the construction process. Accordingly, construction workers associated with the proposed project are not anticipated to relocate their household's place of residence as a consequence of working on the proposed project and, therefore, no new permanent residents are anticipated as a result of proposed project construction.

According to the US Census Bureau, the City has an estimated population of 106,907 and an average household size of 3.87 persons per household in 2021.⁵⁰ Based on the average household size for the City, the proposed project is estimated to increase population by up to 1,316 persons.⁵¹ This estimate is conservative for the proposed project because half the units would be occupied by seniors who have a much smaller average household size. SCAG forecasts the City to have a population of 122,614 by year 2030, which is an increase of 15,707 persons over the next nine years.⁵² The estimated population increase of up to 1,316 persons by the proposed project, which would represent approximately eight percent of the projected population increase for the City, would represent a minor component of City growth and would not be expected to add substantially, if at all, to the SCAG 2030 population forecast for the City. Therefore, the proposed project would not add growth beyond what was anticipated for the City.

The state housing element law requires SCAG to determine the amount of housing needed within its six-county region and allocate a share of the regional housing need to each community. California Government Code Section 65583 requires a city's housing element to make adequate provision for the housing needs of all economic segments of the community, including assisting in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households. California Government Code Section 65583 also requires local jurisdictions to provide their "fair share" of regional housing needs. The City has been allocated a total production goal of 8,502 housing units for the 2021-2029 period, of which 853 would be for low-income and 1,797 housing units

⁵⁰United States Census, *Quick Facts: El Monte City, California*, <https://www.census.gov/quickfacts/fact/table/elmontecitycalifornia/PST045221>, accessed July 2022.

⁵¹The proposed project would provide affordable housing to families and seniors. It is anticipated that senior units would have a lower-than-average household size since many seniors live alone.

⁵²SCAG, *Growth Forecast by Jurisdiction for 2020 Connect SoCal*, adopted September 3, 2020.

would be for very low income households.⁵³ The proposed project would contribute to the City's "fair share" of regional housing needs as the proposed project would provide 340 residential units that are affordable to extremely low- and low-income individuals, of which 170 units would be allocated to seniors.

The proposed project is located in a developed portion of the City and is served by existing roads and utility infrastructure. The proposed project does not propose extension of roads or other infrastructure that would encourage development beyond what is already planned elsewhere in the City. Additionally, the neighborhood immediately surrounding the project is fully established. As the proposed project would be consistent with the SCAG 2030 population forecast for the City and would be within the regional housing needs allocated to the City, the proposed project would not directly or indirectly induce substantial unplanned population growth, and impacts would be less-than-significant.

- b) No Impact.** A significant impact would occur if the proposed project would displace substantial numbers of existing people or housing. The dormitories on the MacLaren Hall property is unutilized. Construction and operational activities would not require the removal or displacement of housing or persons that would warrant the construction of replacement housing elsewhere. Therefore, no impact would occur.

⁵³City of El Monte, 2021-2029 Housing Element, adopted February 2022.

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

- a.i) Less-Than-Significant Impact.** The City of El Monte contracts with the County of Los Angeles Fire Department (LACFD) for fire and paramedic services. LACFD Stations 167 and 168 are the closest fire stations to the MacLaren Hall property. Station 167 is approximately 1.2 “road miles” northwest of the property at 11757 Bryant Road, and Station 168 is approximately 1.1 “road miles” southwest of the property at 3207 Cogswell Road. At these distances, the two fire stations would have a maximum response time of five minutes or less.

Construction of the proposed project may generate traffic associated with the movement of construction equipment, removal of demolition and excavation materials, and construction worker trips. Construction activities associated with the proposed project are not expected to directly block emergency routes since construction would not involve any street closures. Although temporary partial lane closures may be required during construction and slow-moving construction-related vehicles may be present along streets, emergency access would remain available along all surrounding streets. Emergency vehicles would be able to circumvent slow-moving construction-related vehicles using sirens during emergencies. Construction of the proposed project would not trigger the need for new or expanded fire protection facilities or increased staff levels.

The proposed project would introduce 340 residential units, 36,000 square feet of mixed community-serving facilities, and up to 40,000 square feet of County-related uses. These uses would incrementally increase demand for fire protection services. However, the proposed project would be constructed to comply with the requirements of the County’s Fire Code, which requires adequate fire flow for the proposed development, fire prevention and suppression measures, fire access, and a sufficient number of hydrants. For example, the proposed project would include fire suppression systems in all four-story buildings. The San Gabriel Valley Water Company indicates that each of the existing five hydrants that are adjacent to the site have a fire flow of 2,500 gallons per minute (gpm) for two hours. The Los Angeles Fire Department has indicated the need to install eight public fire hydrants each with a required fire flow of 2,500 gm for two hours. The proposed improvements to the water line within Durfee would be sized to ensure adequate fire flow.

The proposed project would be designed to accommodate emergency access to and within the MacLaren Hall property. The proposed driveways within the MacLaren Hall property would be designed to meet the minimum width and turning dimensions as required by LACFD. Additionally, all buildings would be constructed to meet the current building code requirements for fire safety. Proposed development on the MacLaren Hall property would be required to submit project plans to LACFD and incorporate LACFD fire protection and suppression features that are appropriate for the development. Compliance with the County Fire Code, the inclusion of LACFD fire suppression measures, and the provision of sufficient fire flow would ensure that operation of the proposed project would not cause LACFD to expand the existing LACFD fire protection facilities or increase staff levels.

As the proposed project would be required to comply with the County Fire Code and LACFD requirements, the proposed project would not increase demand on fire protection services in a manner that would adversely affect LACFD service ratios, response times, or other performance objectives. Therefore, impacts related to fire protection services would be less than significant.

- a.ii) Less-Than-Significant Impact.** A significant impact would occur if the proposed project would result in the provision of or need for new or physically altered police protection services, the construction and/or operation of which would cause significant environmental impacts in order to maintain service ratios, response times, or other performance objectives. The El Monte Police Department provides police protection services to residents and businesses within the City. The El Monte Police Department is located at 11333 Valley Boulevard, approximately 1.8 “road miles” west of the MacLaren Hall property.

Project construction may generate traffic associated with the movement of construction equipment, removal of demolition and excavation materials, and construction worker trips. However, construction activities are temporary and would not involve the closure of an entire street. Emergency access would remain available along all surrounding streets and would not directly block emergency routes. Although temporary partial lane closures may be required during construction and slow-moving construction-related vehicles may be present along streets, emergency access would remain available along all surrounding streets. Emergency vehicles would be able to circumvent slow-moving construction-related vehicles using sirens during emergencies. Construction of the proposed project would not trigger the need for new or expanded police protection facilities or increased staff levels.

Project plans would be submitted to the El Monte Police Department for review and appropriate on-site security features would be required by the police department. On-site security features would reduce the demand on police protection services, and the proposed project would not increase demand on police protection services in a manner that would adversely affect the El Monte Police Department service ratios, response times, or other performance objectives. Therefore, less-than-significant impacts related to police protection services would occur.

- a.iii) Less-Than-Significant Impact.** A significant impact would occur if the proposed project would induce substantial employment or population growth, which could increase demand for school facilities that would exceed the capacity of the schools, necessitating a new school or physical alteration of an existing school, the construction of which would cause a significant environmental impact. The MacLaren Hall property is located within Mountain View School District (Twin Lakes Elementary and Madrid Middle Schools) and El Monte Union High School District (Fernando R. Ledesma and Mountain View High Schools). The MacLaren Hall property is located within the school assignment boundaries of Twin Lakes Elementary School, Madrid Middle School, and Mountain View High School. Although Fernando R. Ledesma High School is approximately 0.2 mile from the property, the school

does not specifically serve the project site as it is a continuation high school for youths who are at risk of not graduating from high school.

In the 2019-2020 school year, Twin Lakes Elementary School, which serves grades K-5, had a total enrollment of 370 students.⁵⁴ Madrid Middle School, which serves grades 6-8, had a total enrollment of 768 students during the same school year.⁵⁵ Data for the 2020-21 school year for these two schools were not available during the preparation of this document. Mountain View High School, which serves grades 9-12, had a total enrollment of 1,354 students during the 2020-21 school year.⁵⁶

The need for new school facilities is typically associated with a population increase that generates an increase in enrollment large enough to cause new schools to be constructed. The proposed project would result in a net increase of 340 residential units, of which 170 units would be allocated to low- and extremely low-income individuals and 170 units would be allocated to low- and extremely low-income seniors. The 170 units that would be allocated to seniors are not expected to generate any school-age children or increase the demand for school services. The remaining 170 units are estimated to generate approximately 120 students to the school districts serving the City, which would potentially generate approximately 20 new students (68 grades K-5 students, 17 grades 6-8 students, and 34 grades 9-12 students).⁵⁷

While the proposed project would generate a direct demand for school facilities, the applicant would be required to pay developer school impact fees to the Mountain View School District and El Monte Union High School District. Pursuant to Section 65995(3)(h) of the California Government Code, the payment of statutory fees “is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization.” Therefore, a less-than-significant impact related to schools would occur.

- a.iv) Less-Than-Significant Impact.** A significant impact would occur if the proposed project would induce substantial population growth resulting in the need for and/or the provision of new or physically altered parks, the construction of which would cause significant environmental impacts. As discussed in Response to Checklist Question 3.14a, the proposed project would result in a net population increase of up to approximately 1,316 persons. The population increase would generate direct demand on parks and recreational facilities. The proposed project would include on-site courtyards, roof decks, and a ground-level open space area. These open space areas include amenities for outdoor dining and passive recreation. The project applicant would be required to pay a development impact fee to pay for any additional park facilities, vehicles, equipment, and services required as a result of the proposed project. Any additional park services required as a result of the

⁵⁴Mountain View School District, *Twin Lakes Elementary School 2019-20 School Accountability Report Card Published During the 2020-2021 School Year*, <https://twinlakes.mtviewschools.com/common/pages/DisplayFile.aspx?itemId=8493585>, accessed July 2022.

⁵⁵Mountain View School District, *Madrid Middle School 2019-20 School Accountability Report Card: Published During the 2020-21 School Year*, <https://madrid.mtviewschools.com/common/pages/DisplayFile.aspx?itemId=8485780>, accessed July 2022.

⁵⁶El Monte Union High School District, *Mountain View High School Accountability Report Card Reported Using Data from the 2020-21 School Year, Published During 2021-22*, <https://www.emuhd.org/site/handlers/filedownload.ashx?moduleinstanceid=100&dataid=14260&FileName=Mountain%20View.pdf>, accessed July 2022.

⁵⁷Assuming a student generation rate of 0.4 grades K-5 students, 0.1 grades 6-8 students, and 0.2 grades 9-12 students per residential unit, as provided in the *City of El Monte General Plan and Zoning Code Update Environmental Impact Report*, SCH No. 2008071012, May 2011.

proposed project would be mitigated by the applicant paying the development impact fees. Therefore, impacts would be less than significant.

- a.v) Less-Than-Significant Impact.** A significant impact would occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, including roads, transit, utilities, and libraries, that would exceed the capacity available to serve the MacLaren Hall property, necessitating new or physically altered public facilities, the construction of which would cause significant environmental impacts. Potential impacts to roads and transit are discussed in Section 3.17, Transportation, and potential impacts to utilities are discussed in Section 3.19, Utilities and Service Systems. As discussed in these sections, the proposed project would not result in significant impacts to these public facilities or result in the need for 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.

With regards to libraries, the City is served by two libraries, both operated by the County of Los Angeles Public Library. El Monte Public Library is located at 3224 Tyler Avenue, approximately 1.6 miles southwest of the MacLaren Hall property. Norwood Library is located at 4550 Peck Road, approximately 1 mile northwest of the MacLaren Hall property. The County of Los Angeles Public Library system is financed by property taxes from the service area, general county funds, parcel tax, grants, feeds, and funds raised by the Library Foundation. As a result, the proposed project would contribute to the financing of library services through property taxes, which would mitigate the need for new or physically altered government facilities that support library use. Therefore, less-than-significant impacts related to library facilities would occur.

	Potentially Significant Impact	Less-Than- Significant Impact with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
3.16 RECREATION. Would the project:				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Less-Than-Significant Impact.** A significant impact would occur if the proposed project would result in an increased use of existing parkland and recreational facilities in a manner that would accelerate or induce their physical deterioration. As discussed in Response to Checklist Question 3.15a.iv, the population increase of up to 1,316 persons as a result of the proposed project would generate direct demand on parks and recreational facilities. Residents of the proposed project would also use nearby City parks and other public and regional parks. According to the Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment, the City has approximately 44.2 acres of existing parks and recreational facilities.⁵⁸ MacLaren Community Park will be adjacent to the proposed development and would likely be used by residents of the proposed project. With the addition of MacLaren Community Park, the City will have approximately 49.8 acres of parks and recreational facilities. As discussed in Response to Checklist Question 3.14a, the City has an estimated population of 106,907 in 2021, which results in an estimated parkland-to-population ratio of 0.47 acres per 1,000 residents. With the additional up to 1,316 persons that would be generated by the proposed project, the parkland-to-resident ratio would decrease to 0.46 acres per 1,000 residents, which is not considered a substantially decrease. The increased use of existing public park facilities by residents of the proposed project would not be at a level that would result in physical deterioration of existing parks and other recreational facilities and would not require the need for new or physically altered facilities. Additionally, the proposed project would include on-site open space areas that could be used for recreational activities (five courtyards, five roof decks, and ground-level public and common open space areas). These open space areas could be used for communal gatherings and would include amenities for outdoor dining and recreational activities, such as barbeque areas, flex lawns, a playground structure, flexible seating areas, and tables and chairs for community dining. These on-site open space areas are expected to meet some of the demand for recreational facilities generated by residents of the proposed project.

The proposed project would be required to pay development impact fees, which would contribute funding for parks and recreational facilities. Any additional park services required as a result of the proposed project would be mitigated by the applicant paying the development impact fee. Thus, the proposed project would not substantially increase the use of existing neighborhood and regional parks or other recreational facilities that would

⁵⁸County of Los Angeles, *Los Angeles Countywide Comprehensive Park & Recreation Needs Assessment, Appendix A: Study Area Profiles*, May 9, 2016, https://lacountyparkneeds.org/wp-content/root/FinalReportAppendixA/StudyArea_115.pdf, accessed July 2022.

cause or accelerate adverse deterioration of existing parks and recreational facilities. Therefore, a less-than-significant impact is anticipated.

- b) Less-Than-Significant Impact.** A significant impact would occur if the proposed project would include or require the construction or expansion of recreational facilities, the construction and operation of which would have an adverse physical effect on the environment. The proposed project would develop courtyards, roof decks, and ground-level open space area that could be used for communal gatherings and recreation. These open space areas would include amenities for outdoor dining and recreational activities, such as barbeque areas, flex lawns, a playground structure, flexible seating areas, and tables and chairs for community dining. The potential environmental effects associated with the construction and operation of proposed on-site recreational spaces have been evaluated throughout this IS/MND as part of the proposed project. As discussed throughout this IS/MND, the proposed project, including the proposed on-site recreational areas, would not have significant environmental effects. Additionally, the proposed project would be required to pay development impact fees, which would contribute funding for public parks and recreational facilities. Any additional park services required as a result of the proposed project would be mitigated by the applicant paying the development impact fees. Therefore, a less-than-significant impact would occur.

	Potentially Significant Impact	Less-Than- Significant Impact with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
3.17 TRANSPORTATION. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A traffic impact analysis was prepared for the project by the KOA Corporation and is summarized below. The report is included in **Appendix E**.

- a) **Less-Than-Significant Impact.** A significant impact would occur if the proposed project would conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

The proposed project would be located within walking distance of the City's Blue Route trolley stop, approximately 135 feet northwest of the MacLaren Hall property on Durfee Avenue, north of Kerrwood Street. The Blue Route would connect the MacLaren Hall property to other local trolley routes and the regional transit system. The Blue Route provides access to the El Monte Trolley Station at 3679 Center Avenue. From the El Monte Transit Station, passengers can connect with the other El Monte Trolley routes (Red, Green, Orange, and Yellow Routes) and the Metrolink San Bernardino Line. The Metrolink San Bernardino Line stops at the El Monte Metrolink Station, located across the street from the El Monte Trolley Station at 10925 Railroad Street. The El Monte Trolley Station and El Monte Metrolink Station are approximately 1.6 miles west of the MacLaren Hall property. From the MacLaren Hall property, the Blue Route also connects to Foothill Transit Bus Lines 190 and 488 along Ramona Boulevard, both of which also connect to the El Monte Metrolink station. The nearest bus stop for Foothill Transit Bus Lines 190 and 488 is approximately 800 feet northwest of the project site. The proposed project does not include components that would disrupt services to local trolley routes and the regional transit system. The Blue Route bus line would continue to serve the MacLaren Hall property and the surrounding area.

Class II bicycle lanes are located along both sides of Durfee Avenue adjacent to the MacLaren Hall property. The proposed project does not include components that would interfere with the use of these bicycle lanes. It would include long-term bicycle parking at the four residential buildings, and short-term bicycle parking at the residential and non-residential mixed-use buildings. The provision of long-term and short-term bicycle parking would support the use of bicycles. These bicycle lanes on Durfee Avenue would not be altered by the proposed project and would continue to serve the MacLaren Hall property and the surrounding area.

The existing sidewalks adjacent to the MacLaren Hall property would be improved to better serve pedestrians in the neighborhood. The sidewalks would be widened to 10 feet along Durfee Avenue and 12 feet along Kerrwood Street and Gilman Road.

Diagonal street parking could potentially be provided along Gilman Road and Durfee Avenue. Additionally, vehicular access to the MacLaren Hall property would be provided via new driveways along Gilman Road, Kerrwood Street, and Durfee Avenue. All sidewalks, diagonal street parking, and driveways would comply with applicable City requirements. Additionally, **Table 3-7** shows that the proposed project would be consistent with the applicable goals and policies of the City's General Plan Circulation Element.

While delay-based metric (including Level of Service or LOS) are no longer used in the determination of significance, they are used in project planning. LOS is typically used to describe the operating conditions of a roadway based on factors such as speed, travel time, and delay. According to the traffic impact analysis for the proposed project, which is included in **Appendix E**, the proposed project would generate a net total of up to 3,178 daily vehicle trips⁵⁹, of which up to 295 trips would be during the AM peak hour and up to 265 trips would be during the PM peak hour.⁶⁰ The City requires an LOS analysis for projects that generate an excess of 50 trips during either the AM or PM peak hours at any signalized intersection. The traffic impact analysis evaluated LOS at four study intersections (Gilman Drive/Ramona Boulevard, Durfee Avenue/Ramona Boulevard, Durfee Avenue/Kerrwood Street, and Durfee Avenue/Deana Street). The traffic impact analysis showed that the proposed project would maintain an LOS of A or B at three of the four analyzed intersections during "Existing with Project" conditions and "Future with Project" conditions. LOS at Durfee Avenue/Ramona Boulevard intersection, however, would worsen from LOS D under "Existing" conditions to LOS E under "Existing with Project" conditions. This intersection would worsen within LOS F under "Future without Project" conditions to "Future with Project" conditions. This intersection is a two-way stop-controlled intersection, with stop-sign controlled approach on Durfee Avenue. Due to the projected increase in delay, a signal warrant analysis was conducted to determine whether a traffic signal is warranted at the intersection. According to the traffic impact analysis, the proposed project would not cause the traffic signal warrant to be met, and a fair-share financial contribution by the proposed project toward future signalization of the intersection is recommended. Consistent with the traffic impact analysis, the proposed project would contribute to the fair-share financial contribution towards the future signalization of the intersection.

Vehicle miles traveled (VMT) measures the amount and distance of vehicle travel attributed to a project or use and is now the primary metric used in the evaluation of traffic impacts. Low VMT areas are areas in the City where VMT falls below the City's adopted threshold of significance. Low VMT areas likely already has a good mix of uses and adding additional uses in this area would provide for less and/or shorter trips and bundling of trips. According to the traffic impact analysis for the proposed project, because of the proposed use (affordable housing) and based on the San Gabriel Valley Council of Governments VMT Evaluation Tool analysis, the proposed project has a less-than-significant impact. The VMT impact standard for the City is a threshold that is 15 percent below the local average. The baseline threshold value for residential and non-residential VMT are 15.7 and 34.9 VMT per service population, respectively.

The San Gabriel Valley Council of Governments VMT Evaluation Tool was used to review the screening potential for the proposed project. Based on the results of the VMT Evaluation Tool, the proposed residential uses would result in a reduction of more than 15 percent from the baseline threshold of 15.7 VMT per service population, and the proposed non-residential

⁵⁹The traffic analysis is based on a conservative estimate of trips based on generic factors and not project-specific uses and anticipated operations – including use of shuttles and servicing a population that is highly transit-dependent. Project trips are estimated to be less than evaluated here.

⁶⁰KOA Corporation, *Traffic Study: Esperanza Village Project Traffic Impact Analysis*, August 2022.

uses would result in a reduction of 34.1 percent from the baseline threshold of 34.9 VMT per service population. Thus, the proposed residential and non-residential uses would pass the low VMT screening and can be screened from further VMT analysis.⁶¹ The proposed project would not conflict with any program plan, ordinance or policy addressing the circulation system. Therefore, impacts would be less than significant.

- b) **Less-Than-Significant Impact.** A significant impact would occur if the proposed project was inconsistent with CEQA Guidelines Section 15064.3(b). CEQA Guidelines Section 15064.3 identifies VMT as a criterion for evaluating a project's transportation impact. As discussed in Response to Checklist Question 3.17a, the proposed project would pass the low VMT screening and can be screened from further VMT analysis. As a result, a full VMT analysis would not be required, and the proposed project would not result in significant transportation impacts. Therefore, the proposed project would not conflict with CEQA Guidelines Section 15064.3(b), and impacts would be less than significant.
- c) **No Impact.** A significant impact would occur if the proposed project would introduce design features or incompatible uses that would increase hazards. The proposed project would not require the construction of any new roads, or the modification of any existing roads or pedestrian pathways that would result in an increase in hazards due to a design feature. Access and circulation associated with the proposed project would be designed and constructed in conformance with all applicable City and LACFD requirements. The proposed project would not introduce incompatible uses that would increase hazards. Additionally, the proposed project would be designed to comply with the LACFD requirements regarding emergency access. The proposed project design would also be reviewed by the City's Planning Division, Building Division, Engineering Division, and LACFD during the plan review process to ensure all applicable requirements are met. Therefore, no impact would occur.
- d) **Less-Than-Significant Impact with Mitigation Incorporated.** A significant impact would occur if the proposed project would result in inadequate emergency access. The proposed project would be designed to allow adequate emergency access to the MacLaren Hall property in accordance with the City's driveway standards and LACFD requirements. Additionally, the proposed driveways would be designed to meet the minimum width and turning dimensions as required by the LACFD. Construction of the proposed project may involve temporary lane closures; however, emergency vehicles would still be able to travel along these roadways and access to all surrounding properties would be maintained. Mitigation Measure **HH-3**, included in Section 3.9 Hazards and Hazardous Materials above, requires the applicant to prepare a traffic control plan to address access to and egress from the construction site to ensure that emergency access and traffic and pedestrian safety are maintained. Therefore, the proposed project would not result in inadequate emergency access, and a less-than-significant impact with mitigation is expected.

⁶¹KOA Corporation, *Traffic Study: Esperanza Village Project Traffic Impact Analysis*, August 2022.

	Potentially Significant Impact	Less-Than- Significant Impact with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
3.18 TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a-b) Less-Than-Significant Impact with Mitigation Incorporated. A significant impact would occur if the proposed project would cause a substantial adverse change in the significance of a tribal cultural resource. As discussed in Response to Checklist Question 3.5a, the MacLaren Hall property is not listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources.

The Cultural Resources Element of the General Plan states that the City of El Monte's prehistory includes occupation by the Gabrieleño/Tongva tribe from as early as 7000 BC to the 1770s.⁶² The City is at the confluence of the Rio Hondo and the San Gabriel Rivers where Native American villages would have located nearest large watercourses and abundant natural resources for food and medicine. These waterways are considered "cultural landscape" as stated in PRC Section 21074 (a) and are considered as a tribal cultural resource under AB 52. Locations abundant in natural resources were able to support higher levels of activity within village boundaries, as well as high levels of interaction between villages in shared areas designated for trade depots, trade routes, and travel routes. Areas between villages were actively used by Native American tribes and supported movement throughout the traditional ancestral territory. These areas are considered to have high potential for buried resources. Likewise, banks and shores of surface waters have a higher potential for containing tribal cultural resources, such as artifacts and human remains, which may be encountered during ground disturbing activities. Accordingly, both the historical villages and areas between villages would have potential for buried tribal cultural resources in undisturbed soils.

The MacLaren Hall property was previously developed with structures associated with a facility that provided temporary housing for girls with venereal disease. The structures were demolished and new structures were constructed to provide short-term housing for foster youths. Some of these structures are currently used as administrative offices for County departments. No tribal cultural resources have been identified as present within the MacLaren Hall property.

⁶²City of El Monte, *El Monte General Plan, Cultural Resources Element*, <https://www.ci.el-monte.ca.us/DocumentCenter/View/1451/General-Plan-Cultural-Resources-Element?bidId=>, accessed July 2020.

A record search of the NAHC Sacred Lands File was completed for the proposed project and the results were positive – indicating that the MacLaren Hall property has the potential to contain tribal cultural resources.⁶³ In accordance with AB 52 and SB 18 requirements, California Native American tribes traditionally and culturally affiliated with the geographic area of the MacLaren Hall property were notified of the proposed project on June 14, 2022. The Gabrieleno Band of Mission Indians - Kizh Nation responded. Inputs obtained by City staff during tribal consultation for the proposed project indicates that, while no tribal cultural resources have been identified as present within the MacLaren Hall property, the property has potential for buried tribal cultural resources within original soils due to the positive results from the NAHC Sacred lands File Search and the property's proximity to the San Gabriel River. The following mitigation measures would ensure that any inadvertent discovery of tribal cultural resources encountered during ground-disturbing activities are properly documented, salvaged, and protected. Mitigation Measure **TR-1** would provide for tribal monitoring of ground-disturbing activities, Mitigation Measures **TR-2** and **TR-3** would identify procedural steps for the inadvertent discovery of tribal cultural resources, and human remains and funerary objects, respectively. Therefore, with implementation of Mitigation Measures **TR-1** through **TR-3**, impacts related to the tribal cultural resources would be less than significant.

MITIGATION MEASURES

TR-1 The City of El Monte or its representative, referred to as the "City" (for the proposed residential and mixed-use development), and the County of Los Angeles or its representative, referred to as the "County" (for the County-related development), shall retain a Native American monitor from (or approved by) the Gabrieleno Band of Mission Indians – Kizh Nation (the "Kizh" or "Kizh Nation"). The monitor shall be retained prior to the commencement of any ground-disturbing activity for the subject project, at all project locations (i.e., both on-site and off-site locations, as applicable, that are included in the project description/definition and/or required in connection with the proposed project, such as public improvement work). Ground-disturbing activity includes pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

The City and County shall provide the Kizh with a minimum of 30 days advance written notice of the general anticipated commencement of any project ground-disturbing activity and 48 hours notice of specific activities so that the Kizh has sufficient time to secure and schedule a monitor for the proposed project.

The City and County shall hold at least one pre-construction sensitivity/educational meeting prior to the commencement of any ground-disturbing activities, where a senior member of the Kizh will inform and educate the project's construction and managerial crew and staff members (including any project subcontractors and consultants) about the tribal cultural resources mitigation measures and compliance obligations, as well as places of significance located on the project site (if any), the appearance of potential tribal cultural resources, and other informational and operational guidance to aid in the project's compliance with the TCR mitigation measures.

The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of

⁶³Native American Heritage Commission, *Letter Re: Native American Consultation, Pursuant to Senate Bill 18 (SB18), Government Codes §65352.3 and §65352.4, as well as Assembly Bill 52 (AB 52), Public Resources Code §21080.1, §21080.3.1 and §21080.3.2, Esperanza Village Project, Los Angeles County, May 27, 2022.*

ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Kizh. Monitor logs will identify and describe any discovered tribal cultural resources, including but not limited to Native American cultural and historical artifacts, remains, places of significance, etc., as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the City and County on an agreed upon routine basis.

Native American monitoring for the proposed project shall conclude upon either: (1) written confirmation from a designated project point of contact to the Kizh that all ground-disturbing activities and all phases that may involve ground-disturbing activities at the project site and at any off-site project location, as applicable, are complete; or (2) written notice by the Kizh to the project applicant/lead agency that no future, planned construction and/or development activity at the project site or at any off-site project location, as applicable, possesses the potential to impact tribal cultural resources.

TR-2 In the event that subsurface objects or artifacts that may be tribal cultural resources are discovered during the course of any ground-disturbing activities associated with the proposed project, all such work in the immediate vicinity of the discovery (i.e., within a 50-foot radius) shall cease, except as needed to maintain safety on-site, and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. Additionally, the County shall contact all tribes listed on the "Native American Contact List" provided for the proposed project by the NAHC, and provide any affected tribe a reasonable period of time (no less than 14 days) to evaluate the discovery and advise the City (for the residential and mixed-use development) and County (for the County-related development) regarding the significance and treatment of any discovered tribal cultural resources, as well as any mitigation and/or monitoring requirements for future ground-disturbing activities. Work on the other portions of the proposed project outside of the buffered area may continue during this assessment period.

If significant tribal cultural resources are discovered and avoidance cannot be ensured, the City (for the residential and mixed-use development) and County (for the County-related development) shall develop a Monitoring and Treatment Plan (the "Plan"), drafts of which shall be provided to the affected tribe(s) for review and comment. A representative of the affected tribe(s) shall monitor the remainder of the proposed project and implement the Plan accordingly.

In addition to any recommendations from the affected tribe(s), the City (for the residential and mixed-use development) and County (for the County-related development) shall take necessary actions to avoid or minimize impacts to the identified tribal cultural resources, consistent with best practices identified by the NAHC and in compliance with all applicable federal, state, and local laws, rules, and regulations.

The City (for the residential and mixed-use development) and County (for the County-related development) may recommence ground-disturbing activities within the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in the first three paragraphs of Mitigation Measure **TR-2**, above.

Any information determined to be confidential in nature by the City and County shall be excluded from disclosure under the applicable provisions of the California Public Records Act and California Public Resources Code Section 6254, and shall comply with the City and County's AB 52 confidentiality protocols.

TR-3 In the event that human remains and/or funerary objects are encountered during any ground-disturbing activities associated with the proposed project, all such work in the immediate vicinity of the discovery (i.e., within a 100-foot radius) shall cease. The City (for the residential and mixed-use development) and County (for the County-related development) shall immediately report any discoveries of human remains to the County Coroner, in accordance with California Public Resources Code Sections 5097.98(reiterated in the California Code of Regulations Sections 15064.5(e) [hereinafter "CEQA Guidelines"]) and 5097.99, as well as California Health and Safety Code Section 7050.5. The County Coroner will make a determination as to whether the human remains are Native American. If the County Coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact the NAHC within 24 hours, and the City and County shall take any and all actions necessary to comply with State law requirements. (See Health and Safety Code Section 7050.5; Public Resources Code Section 5097.98; and CEQA Guidelines, Section 15064.5(d) and 15064.5(e).) Any discovery of Native American human remains and/or funerary objects shall be kept confidential to prevent further disturbance.

	Potentially Significant Impact	Less-Than- Significant Impact with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
3.19 UTILITIES AND SERVICE SYSTEMS. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Less-Than-Significant Impact.** A significant impact would occur if the proposed project would require or result in the relocation or construction of new utilities facilities or service systems, which would cause significant environmental effects.

Water Supply. The MacLaren Hall property lies within the service area for the San Gabriel Valley Water Company. The San Gabriel Valley Water Company has a service area of approximately 45 square miles and derives its groundwater supplies from groundwater wells that produce water from two groundwater basins, the Main San Gabriel Basin and the Central Basin, with the Main San Gabriel Basin as the Water Company's primary groundwater source. The Water Company's water supply sources also include recycled water and a connection with the Metropolitan Water District of Southern California for delivery of treated imported water. According to the Water Company's 2020 Urban Water Management Plan (UWMP), the population in the San Gabriel Valley Water District's service area is approximately 256,335 in 2020 and is projected to increase to 273,024 in 2045. The population projection in the UWMP were obtained from the SCAG 2020-2040 RTP/SCS. The proposed project is estimated to increase population by up to approximately 1,316 persons, which would be about 8 percent of the Water Company's projected service area population increase.⁶⁴ As discussed in Response to Checklist Question 3.14a, the proposed project would be within the SCAG 2030 population forecast and would not add growth beyond what was anticipated.

According to the Water Company's 2020 UWMP, the San Gabriel Valley Water Company is projected to meet future water demands for normal, single-dry, and multiple-dry year conditions through 2045.⁶⁵ As the proposed project would be within the SCAG population

⁶⁴San Gabriel Valley Water Company, *Final 2020 Urban Water Management Plan and Water Shortage Contingency*, June 2021, https://wuedata.water.ca.gov/public/uwmp_attachments/3740369498/FINAL%20San%20Gabriel%20Valley%20Water%20Company%202020%20UWMP.pdf.

⁶⁵*Ibid.*

forecast, water demand associated with the proposed project has been accounted for in the 2020 UWMP.

The proposed project would increase water demand by approximately 91,008 gallons per day, or 102 acre feet per year, which represents 0.3 percent of the Water District's available water supply for a normal year and single dry year, and 0.2 to 0.3 percent of the available water supply for multiple dry year.^{66,67,68} Additionally, the proposed project would be required to obtain a will-serve letter from the San Gabriel Valley Water Company to ensure that sufficient water resources are available to supply water to the proposed development. Sufficient water supplies would be available to serve the proposed project.

The estimated water demand of the proposed project would be typical for residential, community-serving, and office-related uses and is not expected to exceed available supplies or the available capacity within the distribution infrastructure that would serve the MacLaren Hall property. The proposed project would be required to comply with Sections 4.303 and 4.304 of the CalGreen Code, which require indoor and outdoor water conservation measures to be implemented for residential development, such as low flush toilets, aerators on sinks and showerheads, water efficient appliances, and water-efficient automatic irrigation system controllers. Additionally, prior to the issuance of the building permit, the applicant would be required to verify that the City's water system can accommodate the proposed project's fire flows and all potable water demand. The applicant of the proposed project would be required to obtain a will-serve letter from the San Gabriel Valley Water Company to ensure that sufficient water resources are available to supply water to the proposed development. The estimated water demand of the proposed project is not expected to exceed available supplies or the available capacity within the distribution infrastructure that would serve the MacLaren Hall property.

The proposed project would improve the water line on the east side of Durfee Avenue, adjacent to the MacLaren Hall property. Improvements to the water infrastructure in Durfee Avenue are within the limits identified for the proposed project and, thus, the potential impacts associated with the proposed water line has been considered in the respective sections of this IS/MND. Adequate water supplies would be available to the proposed project, and new or expanded water facilities would not be required. Therefore, impacts related to water supply infrastructure would be less than significant.

Wastewater. Wastewater generated from the MacLaren Hall property would be collected by sewer pipelines that are maintained by the City's Public Works Department. Wastewater collected by the City is then directed to the Sanitation Districts of Los Angeles County (LACSD) trunk sewer pipelines where wastewater is conveyed to the LACSD Whittier Narrows Water Reclamation Plant (WNWRP). WNWRP treats approximately 9.1 million gallons per day (mgd) of wastewater and has the capacity to treat up to 15 mgd of wastewater, which leaves an available capacity of 5.9 mgd.⁶⁹ The proposed project is

⁶⁶Based on the Los Angeles County Sanitation District wastewater generation rate of 340 gallons per day per multi-family residential units and 300 gallons per day per square feet for professional buildings. Estimated water demand is assumed to be 120 percent of wastewater flows.

⁶⁷One acre-foot is about 326,000 gallons, which meets the annual average indoor/outdoor water needs of one or two households.

⁶⁸San Gabriel Valley Water Company, *Final 2020 Urban Water Management Plan and Water Shortage Contingency*, June 2021, available at https://wuedata.water.ca.gov/public/uwmp_attachments/3740369498/FINAL%20San%20Gabriel%20Valley%20Water%20Company%202020%20UWMP.pdf.

⁶⁹Los Angeles County Sanitation Districts, *Who We Are and What We Do for You, Table 2: Level of Treatment, Capacity, Flow*, <https://www.lacsd.org/services/wastewater-programs-permits/wastewater-revenue-program/who-we-are-what-we-do-for-you>, accessed July 2022.

estimated to generate approximately 75,840 gallons per day of wastewater, which is approximately 1 percent of the available capacity at WNWRRP.⁷⁰ WNWRRP would have adequate available capacity to serve the proposed project, and the proposed project would not cause WNWRRP to exceed wastewater treatment requirements of the LARWQCB. Thus, new or expanded wastewater treatment facilities would not be required, and impacts would be less than significant.

Stormwater Drainage. Existing stormwater runoff from the MacLaren Hall property generally flows south and southeast and is collected by existing catch basins on Gilman Road and Kerrwood Street. The proposed project would increase the amount of impervious surfaces on the MacLaren Hall property compared to existing conditions. The project applicant and construction contractors for the residential and mixed-use portion of the proposed project would be required to comply with the City's LID Ordinance (EMMC Chapter 13.20) to reduce runoff. To comply with LID requirements, the proposed residential and mixed-use development would develop an infiltration system at the surface parking lot on the south side of the MacLaren Hall property. The infiltration system would include a 225-foot-long perforated pipe surrounded by gravel. Stormwater on the residential and mixed-use development would be collected in roof drains, planter drains, and area drains and conveyed to the infiltration system via PVC storm drain piping.

Similar to the City of El Monte LID requirements, the Los Angeles County Code Chapter 12.84 requires the use of LID principles in development projects. The proposed County-related development on the County-related parcel would be required to comply with the County's LID requirements.

Compliance with the City and County's LID requirements would ensure that development on the MacLaren Hall property would not substantially increase compared to existing conditions. Construction of the proposed on-site storm drainage infrastructure are within the limits identified for the proposed project and, thus, the potential impacts associated with the proposed storm drain lines have been considered in the respective sections of this IS/MND.

The proposed project would also be subject to the latest requirements of the NPDES permit program, LARWQB, and applicable pollution control and stormwater drainage measures. As the proposed project would not cause a substantial increase in the peak flow rates or volumes that would exceed the drainage capacity of existing stormwater drainage facilities, new or expanded stormwater drainage facilities beyond those that would be installed by the proposed project would not be required, and impacts would be less than significant.

Electric Power and Natural Gas. Energy use associated with operation of the proposed project would be typical of residential uses, community-serving uses, and offices, requiring electricity and natural gas for interior and exterior building lighting, HVAC, electronic equipment, machinery, refrigeration, appliances, security systems, and more. The proposed project would be served by Southern California Edison for electricity and SoCalGas for natural gas. The MacLaren Hall property is in a developed, urbanized portion of the City of El Monte that is served by existing electrical power and natural gas services. With implementation of the proposed project, new electricity and natural gas connections would be established for the residential units and non-residential development on the MacLaren Hall property. However, no substantial electrical or natural gas infrastructure is present on or adjacent to the MacLaren Hall property that would need to be relocated to accommodate

⁷⁰Assumes a generation rate of 340 gallons per day for each multi-family residential unit and 300 gallons per day per 1,000 square feet for professional buildings. Los Angeles County Sanitation Districts, *Table 1, Loadings for Each Class of Land Use*, <https://www.lacsd.org/home/showpublisheddocument/3644/637644575489800000>, accessed July 2022.

the proposed project. Therefore, impacts associated with electric power and natural gas facilities would be less than significant.

Telecommunications. Telecommunication services include phone, television, and internet providers. The MacLaren Hall property is in a developed, urbanized portion of the City of El Monte that is served by existing telecommunications services. The proposed project would potentially require additions of new on-site telecommunications infrastructure to serve the new development and potential upgrades and/or relocation of existing telecommunications infrastructure. Installation of new telecommunications infrastructure would be limited to on-site telecommunications distribution and minor off-site work associated with connections to the existing system. The proposed project would underground the existing utility lines. No upgrades to off-site telecommunications systems are anticipated to occur as a result of the proposed project. Any work that may affect services to the existing telecommunications lines would be coordinated with service providers and are not expected to cause significant environmental effects. Therefore, impacts would be less than significant.

- b) **Less-Than-Significant Impact.** A significant impact would occur if the proposed project would increase water usage such that the MacLaren Hall property would not have enough water supplies during normal, dry and multiple dry years. During construction, potable water would be used to comply with SCAQMD Rule 403 fugitive dust control requirements. This use of water would be temporary and would not impact long-term water supplies.

As discussed in Response to Checklist Question 3.19a, operational activities associated with the proposed project would result in an increased water demand by approximately 102 acre-feet per year, which represents 0.3 percent of the Water District's available water supply for a normal year and single dry year, and 0.2 to 0.3 percent of the available water supply for multiple dry year. Sufficient water supplies would be available to serve the proposed project during normal, single dry, and multiple dry years. Therefore, impacts would be less than significant.

- c) **Less-Than-Significant Impact.** A significant impact would occur if the proposed project's wastewater demand exceeded the capacity of the MacLaren Hall property's wastewater treatment provider. Wastewater generated during construction would be temporary and would not adversely affect the capacity of any wastewater treatment plant.

As discussed in Response to Checklist Question 3.19a, wastewater on the MacLaren Hall property is treated at the WNWTP, and WNWTP has sufficient remaining available treatment capacity to adequately serve the proposed project. The proposed project is estimated to generate approximately 75,840 gallons per day of wastewater, which is approximately 1 percent of the available capacity at WNWTP. It is anticipated that the amount of wastewater that would be generated by the proposed project would be met, and no new entitlements or resources would be required to meet the proposed project's expected wastewater needs. Therefore, less-than-significant impacts would occur.

- d-e) **Less-Than-Significant Impact.** A significant impact would occur if the proposed project would generate solid waste in excess of state or local standards, in excess of the capacity of local infrastructure, impair the attainment of solid waste reduction goals, or would not comply with federal, state, and local management and reduction statutes and regulations related to solid waste. The City established a franchise agreement with Valley Vista Services to provide refuse and recycling services to residents and businesses in the City.

Construction activities would generate waste in the form of soil spoils, construction building materials, vegetation, and routine trash. Waste generated during construction would be limited and would go to local landfills that are permitted to accept such wastes. The nearest

landfill that accepts construction and demolition debris is Azusa Land Reclamation Landfill. This landfill has a maximum permitted throughput of 8,000 tons per day, a remaining capacity of 51,512,201 cubic yards, and a maximum permitted capacity of 80,571,760 cubic yards.⁷¹ Solid waste generated during construction of the proposed project can be adequately served by the Azusa Land Reclamation Landfill. The applicant of the proposed project would be required to comply with CalGreen Code Section 4.408 and EMMC Section 8.20.261, both of which requires that at least 65 percent of demolition and construction debris be diverted from landfills by recycling and/or salvage for reuse. Construction of the proposed project would not generate solid waste in excess of the state or local standards, in excess of the capacity of local infrastructure, or that could otherwise impair the attainment of solid waste reduction goals.

Solid waste generated during operations of the proposed project could potentially be sent to Lancaster Landfill, Chiquita Canyon Sanitary Landfill, and/or Victorville Sanitary Landfill. **Table 3-18** provides the maximum permitted throughput, remaining capacity, and maximum permitted capacity for the three landfills.

TABLE 3-18: LANDFILL CAPACITY			
Landfill	Maximum Permitted Throughput (tons per day)	Remaining Capacity (cubic yards)	Maximum Permitted Capacity (cubic yards)
Lancaster Landfill	5,100	14,514,648	27,700,000
Chiquita Canyon Sanitary Landfill	12,000	60,408,000	110,366,000
Victorville Sanitary Landfill	3,000	93,400,000	79,400,000
SOURCE: CalRecycle, 2022			

The proposed project is estimated to generate 438.2 tons of solid waste per year, or approximately 1.2 tons of solid waste per day.⁷² which represent less than 0.1 percent of the permitted daily intake capacity at the three landfills identified in **Table 3-18**. Local landfills would have sufficient throughput and capacity to accommodate waste generated by the proposed project.

PRC Section 41780.01(a) states that it is California's policy goal to reduce, recycle, or compost at least 75 percent of solid waste generated by 2020, and annually thereafter. The proposed project would be required to comply with these and other applicable regulations related to solid waste, including CalGreen Code Section 4.408 and EMMC Section 8.20.261. Waste generated during construction and operation of the proposed project are not expected to be in quantities considered in excess of State or local standards, or in excess of the capacity of local infrastructure, or that could otherwise impair the attainment of solid waste reduction goals. Therefore, less-than-significant impacts would occur.

⁷¹CalRecycle, *Azusa Land Reclamation Co. Landfill (19-AA-0013)*, <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Index/1001>, accessed July 2022.

⁷²Assumes a generation rate of 0.46 tons/dwelling unit/year for apartments, 0.8 tons/employee/year and 0.18 tons/student/year for junior college, 3.09 tons/employee/year for medical offices, and 0.93 tons/1,000 square feet/year for government office building. California Air Pollution Officers Association, *California Emissions Estimator Model (CalEEMod, Version 2016.3.2) Users Guide Appendix D Default Data Tables*, October 2017.

	Potentially Significant Impact	Less-Than- Significant Impact with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
3.20 WILDFIRE. 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 downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **No Impact.** A significant impact would occur if the proposed project would be located in or near a state responsibility area or land classified as a very high fire hazard severity zone (VHFHSZ) and would substantially impair an adopted emergency response plan or emergency evacuation plan. A fire hazard severity zone is a mapped area developed by CalFire that designates zones with varying degrees of fire hazard (i.e., moderate, high, and very high). Areas that are designated as Very High or High Fire Hazard Severity Zones are the most likely to experience wildfire. The MacLaren Hall property is not located in or near a state responsibility area or in a VHFHSZ, as identified by CalFire. The nearest VHFHSZ is located approximately 2.7 miles southeast of the MacLaren Hall property.⁷³ Additionally, the proposed project would not involve activities that would expose people or structures to the risk of loss, injury, or death involving wildland fires. Therefore, the MacLaren Hall property would not be subject to severe wildfires or wildfires of greater concern.

As discussed in Response to Checklist Question 3.9f, the MacLaren Hall property is not located along an emergency route. Additionally, the proposed project would not involve any uses or features that would interfere with the designated emergency/disaster routes near the MacLaren Hall property or the City's 2017 Hazard Mitigation Plan. The proposed project would be designed to accommodate emergency access to the MacLaren Hall property. The proposed driveways and drive aisles would be designed to meet the minimum width and turning dimension requirements of LACFD. Furthermore, all buildings would be constructed to meet the current County Fire Code and building code requirements for fire safety. The applicant would be required to submit project plans to LACFD and incorporate the County Fire Department's fire protection and suppression features that are appropriate for the proposed project.

Emergency access to the MacLaren Hall property and the surrounding uses would be maintained during construction of the proposed project and would not interfere with the

⁷³California Department of Forestry and Fire Protection, *California Fire Hazard Severity Zone Viewer*, <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>, accessed July 2022.

designated emergency/disaster routes near the MacLaren Hall property or the City's 2017 Hazard Mitigation Plan. As the MacLaren Hall property is not located in a VHFHSZ and would not impair an adopted emergency response plan or emergency evacuation plan, no impact would occur.

- b) **No Impact.** A significant impact would occur if the proposed project would be located in or near a state responsibility area or land classified as VHFHSZ and would exacerbate wildfire risks that would expose project occupants to pollutant concentrations for a wildfire or the uncontrolled spread of a wildfire. As discussed in Response to Checklist Question 3.20a, the proposed project is not located in or near a state responsibility area or in a VHFHSZ. The MacLaren Hall property and surrounding area is relatively flat and located in an urbanized area. The southern California region, including the City of El Monte, is susceptible to high winds that are mostly the result of Santa Ana wind conditions, which are generally warm, offshore dry winds that originate from the east or northeast.⁷⁴ Much of the southern California region encounters winds capable of spreading wildfire and wildfire pollutants. However, areas that are especially susceptible to exacerbate such fire risks are those that receive high gusts of wind and are within a fire hazard severity zone and has been a historically burn area. The MacLaren Hall property is not within a fire hazard severity zone. As a result, it is unlikely that the proposed project would expose project occupants to uncontrolled spread of a wildfire or pollutant concentrations from wildfire. Therefore, no impact would occur.
- c) **No Impact.** A significant impact would occur if the proposed project would be located in or near a state responsibility area or land classified as VHFHSZ and would require the installation or maintenance of infrastructure that may exacerbate the risk of fire or ongoing impacts to the environment. As discussed in Response to Checklist Question 3.20a, the MacLaren Hall property is not located in or near a state responsibility area or in a VHFHSZ. The MacLaren Hall property would be adequately served by existing facilities and utilities and would not require additional installation or maintenance of roads, fuel breaks, emergency water sources, or power lines. Thus, the proposed project would not require installation or maintenance of associated structures that may exacerbate fire risk or that may require in temporary or ongoing impacts to the environment. Furthermore, the proposed project would adhere to relevant building design codes, including the City's Fire Code. Therefore, no impact would occur.
- d) **No Impact.** A significant impact would occur if the proposed project would be located in or near a state responsibility area or land classified as VHFHSZ and would expose people or structures to significant risks after a wildfire, such as downslope or downstream flooding or landslides. As discussed in Response to Checklist Question 3.20a, the proposed project is not located in or near a state responsibility area or in a VHFHSZ. The MacLaren Hall property and its surrounding area is relatively flat. No slopes or hills are located in the vicinity of the MacLaren Hall property and, thus, people or structures would not be exposed to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, no impact would occur.

⁷⁴City of El Monte, 2017 Hazard Mitigation Plan, June 19, 2017.

	Potentially Significant Impact	Less-Than- Significant Impact with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
3.21 MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts which are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of an individual 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **Less-Than-Significant Impact with Mitigation Incorporated.** A significant impact would occur if the proposed project has the potential to degrade the quality of the environment; substantially reduce, threaten, or eliminate fish, plant, or wildlife habitats or population, including rare or endangered species; or eliminate historical, archaeological, or paleontological resources. The preceding analyses conclude that no significant unmitigated impacts to the environment would occur. The proposed project is located within a highly urbanized area, and while currently unoccupied, the MacLaren Hall property was previously developed. As discussed in Section 3.4, Biological Resources, of this IS/MND, the MacLaren Hall property does not contain suitable habitat for special-status wildlife species (including rare, threatened, and endangered species) and no special-status species were identified or have a high likelihood of occurring on the MacLaren Hall property. Additionally, the MacLaren Hall property does not contain any riparian habitat or features necessary to support riparian habitat. The proposed project would not 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, or reduce the number or restrict the range of a rare or endangered plant or animal. Although the proposed project would remove trees on the MacLaren Hall property, which may provide nesting habitat for birds, Mitigation Measure **BR-1** would be implemented to ensure that nesting birds would not be adversely affected by the proposed tree removal.

As discussed in Response to Checklist Question 3.5a, no historic resources are located on the MacLaren Hall property. Similarly, no archaeological, paleontological, and tribal cultural resources are known to exist on the MacLaren Hall property (Response to Checklist Questions 3.5b, 3.7f, and 3.18a-b). No paleontological resources are anticipated to be encountered during excavation activities. However, it is possible that unanticipated tribal cultural resources may be encountered during ground disturbance activities, and Mitigation Measures **TR-1** through **TR-3** would reduce the potential for the destruction of any significant tribal cultural resources. With implementation of these mitigation measures, the proposed project would not eliminate important examples of major periods of California history or prehistory.

As discussed in Response to Checklist Question 3.9a-b, all hazardous materials on the MacLaren Hall property would be handled in compliance with applicable federal, state, and local standards and regulations. The staining around the chiller in the kitchen and services area is considered an REC and that the water wells on the property should be managed accordingly and abandoned, if necessary. Mitigation Measure **HH-1** would ensure that potential heavy metals around the chiller and berm area are properly identified and removed, and Mitigation Measure **HH-2** would ensure that management and abandonment of the water wells would not create a significant hazard to the public. Mitigation Measures **HH-1** and **HH-2** would reduce the potential for the proposed project to degrade the quality of the environment. Mitigation Measure **HH-3** would ensure that emergency access to and egress from the MacLaren Hall property, and traffic and pedestrian safety are maintained.

With implementation of Mitigation Measures **BR-1**, **HH-1**, **HH-2**, **HH-3** and **TR-1** through **TR-3**, impacts would be less than significant.

- b) Less-Than-Significant Impact with Mitigation Incorporated.** A significant impact would occur if the proposed project, in conjunction with nearby projects, would result in impacts that are less-than-significant when viewed separately but significant when viewed together. Nearby projects within one mile of the MacLaren Hall property are shown in **Table 2-2**. MacLaren Community Park, which is on the MacLaren Hall property and adjoins the proposed development, is the closest project to the proposed development area.

The environmental topic areas that were found to have no impact are not expected to cause the proposed project to make any contributions to potential cumulative impacts because a no impact conclusion means that the proposed project would have no contribution to that particular environmental topic area. Similarly, the environmental topic areas that were found to have a less-than-significant impact are not expected to cause the proposed project to significantly contribute to cumulative impacts since the proposed project's contribution to that particular environmental topic area is not large enough to contribute to significant cumulative impacts.

As discussed in this Initial Study, impacts to Aesthetics, Agriculture and Forestry Resources, Energy, GHG Emissions, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation (VMT), Utilities and Service Systems, and Wildfire were found to be none or less than significant. Impacts in these issue areas are generally limited to the MacLaren Hall property and would not contribute to a significant cumulative impact. Potential impacts to air quality; migratory wildlife; archaeological, paleontological, and tribal resources; hazardous materials; noise and traffic (emergency access) were determined to be less than significant with implementation of mitigation measures. The following analysis evaluates whether the proposed project would contribute to significant cumulative impacts in these environmental topic areas.

Construction of the proposed project is not expected to overlap substantially with other nearby projects, including MacLaren Community Park. If construction of any of the nearby projects, including MacLaren Community Park, were to overlap with the proposed project, the proposed project would not contribute to cumulative impacts. With regards to air quality, the proposed project would be below the SCAQMD regional and localized thresholds for individual projects. The nearby projects, including MacLaren Community Park, are smaller in size than the proposed project and construction activities associated with the nearby projects would generally not be as intense as the proposed project. If overlapping construction activities were to occur, the SCAQMD regional and localized thresholds are not expected to exceed since the proposed project would be below the SCAQMD regional and localized thresholds. According to the MacLaren Community Park Initial Study, the

estimated peak daily regional construction emissions during construction of the park are 2.79 pounds per day (ppd) of VOC, 26.87 ppd of NO_x, 26.94 ppd of CO, less than 0.1 ppd of SO_x, 4.48 ppd of PM₁₀, and 2.30 ppd of PM_{2.5}. Estimated peak daily localized construction emissions would be 26.09 ppd of NO_x, 26.34 ppd of CO, 3.28 ppd of PM₁₀, and 1.96 ppd of PM_{2.5}.⁷⁵ If construction activities associated with the MacLaren Community Park were to overlap with construction of the proposed project, the combined emissions would be below the SCAQMD regional and localized thresholds. Similarly, operational activities associated with nearby projects when added to the proposed project, would not exceed the SCAQMD thresholds. As discussed in Response to Checklist Question 3.3b, individual projects that do not generate emissions greater than the SCAQMD regional significance thresholds are not expected to result in cumulatively considerable net increase of criteria pollutants. Pollutant emissions associated with construction and operation of the proposed project would be below all applicable SCAQMD thresholds. Therefore, the proposed project would not result in a cumulatively considerable net increase of air pollutants.

Development of nearby projects, including MacLaren Community Park, have the potential to remove existing trees and mature vegetation, which could potentially have active nests associated with migratory birds. As with the proposed project, nearby projects would be required to comply with MBTA. Mitigation Measure **BR-1** would reduce the proposed project's impact on migratory birds to less than significant levels. Therefore, the proposed project's effect on biological resources would be reduced to a level that would not be cumulatively considerable.

While development of nearby projects (including MacLaren Community Park), when combined with the proposed project, have the potential to uncover or disturb known or previously unknown archaeological, paleontological, and tribal cultural resources, Mitigation Measures **TR-1** through **TR-3** would reduce proposed project impacts on archaeological and tribal cultural resources to less than significant levels, and Mitigation Measures **GS-1** and **GS-2** would reduce proposed project impacts on paleontological resources to less than significant levels. Therefore, the proposed project's effect on archaeological, paleontological, and tribal cultural resources would be reduced to a level that would not be cumulatively considerable.

The proposed project has the potential to handle hazardous materials during construction. The nearby projects (including MacLaren Community Park) and the proposed project are required to comply with all federal, state, and local standards and regulations associated with hazardous materials. Additionally, Mitigation Measures **HH-1** and **HH-2** would ensure that the proposed project would not create a significant hazard to the public or environment during construction. The proposed project and nearby projects (including MacLaren Community Park) do not involve any uses or activities that would result in the use or discharge of unregulated hazardous materials and/or substances. During operations, these projects would use common hazardous substances similar to those that are typically used for residential uses, commercial uses, offices, landscaping, and clinics. Hazardous materials that are used for these types of facilities are regulated at the federal, state, and local level. Therefore, with implementation of Mitigation Measure **HH-1** and **HH-2**, the proposed project would not make a cumulatively considerable contribution related to hazardous materials.

Construction and operational activities associated with the proposed project would not require temporary or permanent closure of any streets, including designated emergency and disaster routes near the MacLaren Hall property. If construction activities associated with

⁷⁵County of Los Angeles, *MacLaren Community Park Initial Study/Mitigated Negative Declaration*, September 2021.

the MacLaren Hall Community Park were to overlap with the proposed project, access to streets, emergency and disaster routes, and surrounding properties are expected to be maintained. According to the IS/MND for the MacLaren Community Park, construction and operations of the park would not cause any public road closures that could block emergency access, and changes in traffic associated with the park project would be incremental and would not affect emergency response or evacuation planning. Implementation of Mitigation Measure **HH-3** would further ensure that emergency access to the MacLaren Hall property and that traffic and pedestrian safety are maintained. Therefore, with implementation of Mitigation Measure **HH-3**, the proposed project would not make a cumulatively considerable contribution related to hazardous materials.

The effects of noise is generally localized. The adjacent MacLaren Community Park would be the only nearby project that has the potential to result in a cumulative noise increase that adversely affect nearby sensitive receptors. The other nearby projects are at least 0.7 miles from the MacLaren Hall property and, if construction of these nearby projects were to occur at the same time as the proposed project, construction noise associated with these nearby projects is not expected to be audible in the neighborhood immediately surrounding the MacLaren Hall property. Construction noise for the MacLaren Community Park would be similar the proposed project, except that the proposed project would have more noise associated with building construction. Overlapping construction activities could result in incremental increases in noise compared to non-overlapping activities. Should construction of MacLaren Community Park occur simultaneously with the proposed project, construction noise could increase incrementally at nearby noise sensitive receptors. However, as discussed in Section 3.13, Noise, compliance with existing regulations and implementation of Mitigation Measures **N-1** through **N5** would reduce any potential for combined construction noise levels to adversely affect nearby noise sensitive receptors. With implementation of these mitigation measures, the proposed project would not make a cumulatively considerable contribution to noise levels during construction.

During operations of the proposed project, on-site noise sources would be below the ambient noise standards for residential zoning districts. Future traffic noise levels on the analyzed roadway segments (with and without the proposed project) take into consideration existing traffic conditions, ambient increases in traffic, and traffic generated from nearby projects. These noise levels are shown in **Tables 3-12** and **3-13**. As discussed in Response to Checklist Question 3.13a, traffic would not result in a noticeable increase in noise levels. Therefore, the proposed project would not make a cumulatively considerable contribution to noise levels during operations.

As discussed above, none of the environmental topic areas that would result less-than-significant impact with implementation of mitigation measures would cause the proposed project to contribute to significant cumulative impacts. Therefore, the proposed project would not have impacts that are individually limited but cumulatively considerable. Impacts would be less than significant.

- c) **Less-Than-Significant Impact with Mitigation Incorporated.** A significant impact may occur if the proposed project has the potential to cause substantial adverse effects on human beings, either directly or indirectly. As discussed in this IS/MND, the proposed project would have less-than-significant impacts with implementation of mitigation measures for the following environmental topic areas: migratory wildlife; archaeological, paleontological, and tribal cultural resources; hazards and hazardous materials; noise and transportation (emergency access). The proposed project would have less-than-significant impacts or no impacts for all other environmental topic areas. All potential impacts of the proposed project have been identified, and mitigation measures have been prescribed, where applicable, to

reduce all potential impacts to less-than-significant levels. Upon implementation of mitigation measures included in this IS/MND and compliance with existing regulations, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly. Therefore, a less-than-significant impact is anticipated with incorporation of the mitigation measures identified in this IS/MND.

4.0 LIST OF PREPARERS AND SOURCES CONSULTED

This section also documents all the sources that contributed in the preparation of this IS/MND.

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4.3 SOURCES CONSULTED

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Appendix A

Air Quality and Greenhouse Gas Emissions Calculations

Appendix B

Biological Resources Constraint Analysis

Appendix C

Historic Resource Evaluation

Appendix D

Noise and Vibration

Appendix E

Traffic Impact Analysis