MONTEBELLO PLANNING COMMISSION
MEETING AGENDA

TUESDAY, JANUARY 18, 2022 AT 6:30 P.M.

VIA ZOOM

PLANNING COMMISSION MEMBERS

ALEXANDRA BRISENO, CHAIRPERSON
MARLENE RAMIREZ, VICE CHAIR
NATALIA LOMELI, PLANNING COMMISSIONER
VICTOR CUEVAS, PLANNING COMMISSIONER
BERJ ALIKSANIAN, PLANNING COMMISSIONER

CITY STAFF

JOSEPH PALOMBI, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
MONICA MERCADO-RODRIGUEZ, ASSOCIATE PLANNER
GLORIA V. RAMIREZ, LEGAL COUNSEL
SAMANTHA NEVAREZ, ADMINISTRATIVE SECRETARY

NOTICES

COVID-19 NOTICE: Pursuant to Assembly Bill (SB) 361, Planning Commissioners may attend Planning Commission meetings via teleconferencing and make public meetings accessible telephonically or electronically to all members of the public seeking to observe and address the Planning Commission. **To ensure the health and safety of the public during the local, state, and federally declared COVID-19 Emergency, City Hall Council Chambers will be closed to the public and all *real time* public participation, pursuant to AB 361, will continue to occur in writing, telephonically and/or in person until further notice.** Consistent with the Executive Order, the Planning Commission meeting will be live streamed and can be watched on the City's website at: https://www.cityofmontebello.com/government/live-streaming.html, and may also be viewed on Spectrum Public Access Channel 3 for all Spectrum cable subscribers.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act (ADA) any person with a disability who requires special accommodations in order to participate in a meeting should contact Samantha Nevarez at (323) 887- 1200 Ext: 493 Monday-Thursday from 7:30 a.m.-5:30 p.m. Please call 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II 1203). If you require translation services, please contact us 24 hours before this meeting.

STATEMENT OF PUBLIC COMMENTS AND PARTICIPATION: Members of the public may address the Commission on any items listed on the Agenda. Anyone wishing to address the Commission on an item not listed on the Agenda (Non-Agenda Items) that is within subject matter jurisdiction may do so during the "Public Comments" period. State Law prohibits the Commission from taking action or entertaining extended discussion on a topic not listed on the agenda. In order to conduct a timely meeting, the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per person. "Public Comments" may be limited to 30-minutes. Please show courtesy to others and direct all of your comments to the Commission.

For those interested in making public comments, you may call up until the day of the meeting **prior to the start of the Public Comments period**, **Tuesday, January 18, 2022 at (323) 887-1200 Ext: 494.** Staff will complete the speaker cards and the public will be called during the Commission meeting. The City has also created an email address, pcpubliccomment@cityofmontebello.com, where the public can submit public comments up until the day of the meeting, prior to the start of the Public Comments period. A summary of the comments will be read aloud and submitted for the record. As part of the City's security measures, those members of the public wishing to merely observe the meeting will not have an opportunity to speak unless they have contacted City staff, as indicated above, stating they wish to comment during the meeting.

AGENDA MATERIALS: The agenda and agenda packet related to items on this agenda are available for public inspection at City's website at: https://www.cityofmontebello.com/government/commission.html. The agenda cover sheets may also be emailed upon request.

IN CONSIDERATION OF OTHERS, PLEASE TURN OFF, OR MUTE, ALL CELL PHONES AND PAGERS
THANK YOU FOR YOUR COOPERATION

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CORRECTIONS TO THE AGENDA – PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

PUBLIC COMMENTS

Speakers wishing to address the Planning Commission on an item that is not on the agenda will be called upon in the order that their speaker card was received. Those persons not accommodated during this period will have an opportunity to speak under "Oral Communications – Continued" after all scheduled matters have been discussed.

Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per person. State Law prohibits the Planning Commission from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Planning Commissioner Chair.

STAFF COMMUNICATIONS

MINUTES

1. APPROVAL OF MINUTES – November 16, 2021

RECOMMENDATION: Approve said minutes as written.

PUBLIC HEARING(S)

2. GENERAL PLAN AMENDMENT (GPA), 6TH CYCLE HOUSING ELEMENT UPDATE (2021-2029)

RECOMMENDATION: It is recommended that the Planning Commission conduct a public hearing and take the following action:

A. ADOPT the Resolution recommending that the City Council adopt the Initial Study- Negative Declaration prepared for the General Plan Amendment and approve General Plan Amendment (PC-2022-0001-GPA) - the City of Montebello 6th Cycle Housing Element Update (2021-2029).

PLANNING COMMISSIONER ORALS

A. Chair, Alexandra Briseno
B. Vice Chair, Marlene Ramirez
C. Commissioner, Berj Aliksanian

D. Commissioner, Victor Cuevas
E. Commissioner, Natalia Lomeli

ADJOURNMENT

The City of Montebello Planning Commission will adjourn to the next Regular Meeting on February 1, 2022 at 6:30 p.m. which can be live streamed at www.cityofmontebello.com (Click on Live Stream)

I, Samantha Nevarez, Administrative Secretary for the City of Montebello Planning and Community Development department hereby certify that a copy of this agenda has been posted on or before Thursday, January 13, 2022 at 5:30 p.m.

Samantha Nevarez

Samantha Nevarez, Administrative Secretary

CITY OF MONTEBELLO

PLANNING COMMISSION
MEETING AGENDA

MINUTES

TUESDAY, NOVEMBER 16, 2021 AT 6:30 P.M.

CITY HALL COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA

CALL TO ORDER – Vice-Chair Ramirez called the meeting to order at 6:35 p.m.

ROLL CALL – Members present were Vice-Chair Ramirez, Commissioner Cuevas and Commissioner Lomeli

PLEDGE OF ALLEGIANCE – Commissioner Lomeli

CORRECTIONS TO THE AGENDA – PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR - None

STATEMENT OF ORAL COMMUNICATIONS

STAFF COMMUNICATIONS – None.

MINUTES

1. **APPROVAL OF MINUTES FOR – October 19, 2021**

   Motion to approve the meeting minutes motioned by Commissioner Cuevas and Seconded by Commissioner Lomeli. Director Palombi took roll and the item was approved 3-0.

PUBLIC HEARING(S)

2. CONDITIONAL USE PERMIT (CUP) NO. NO. PC-2021-0010-CUP TO ALLOW THE ON-SALE DISPENSING OF BEER, WINE, AND DISTILLED SPIRITS (TYPE "47" CALIFORNIA STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE) AT AN EXISTING BONA FIDE RESTAURANT (MARISCOS LA ZOTA ESTILO SINALOA) LOCATED AT 477 WASHINGTON BOULEVARD ("PROJECT SITE") AND NOTICE OF EXEMPTION UNDER CEQA § 15301 (EXISTING FACILITIES).

The Public Hearing regarding the CUP No. PC-2021-0010-CUP for Mariscos La Zota Estilo Sinaloa was opened. Assistant Planner, Mr. Daniel Ruiz provided a presentation for the CUP No. PC-2021-0010-CUP. The Applicant, (Mariscos La Zota Estilo Sinaloa) addressed the Commission on behalf of the Restaurant. Commissioner Lomeli addressed staff regarding if the CUP would strictly be for the applicant or for the location. Director Palombi confirmed the CUP would run with the land and if there was a change in ownership that the CUP would be approved for future locations. The Public Hearing was then closed. Upon further discussion, the item was motioned by Commissioner Lomeli along with the condition that if the ownership did change then the CUP would need to be revisited for further review and approved. The Item was seconded by Commissioner Cuevas. Director Palombi took roll and the item was approved 3-0.

MOTIONED: Commissioner Lomeli
SECONDED: Commissioner Cuevas
APPROVED: 3-0-0-2
AYES: Vice-Chair Ramirez, Commissioner Cuevas and Commissioner Lomeli
NOES: None
ABSTAIN: None
ABSENT: Chair Briseno and Commissioner Aliksanian

3. CONDITIONAL USE PERMIT ("CUP") NO. PC-2021-0012-CUP TO ALLOW THE OPERATION OF A MARTIAL ARTS GYM (LOS ANGELES MUAY THAI) AT AN EXISTING TENANT SPACE LOCATED AT 2313 W. WHITTIER BOULEVARD ("PROJECT SITE") AND NOTICE OF EXEMPTION UNDER CEQA § 15301 (EXISTING FACILITIES).

The Public Hearing regarding CUP No. PC-2021-0012-CUP for a CUP to operate a Martial Arts Gym (Los Angeles Muay Thai) to operate at 2313 W. Whittier Blvd. was opened. Assistant Planner, Mr. Daniel Ruiz provided a presentation for the CUP No. 2021-0012-CUP to the Planning Commission. The Applicant, Mr. David Huerta and Mrs. Erica Huerta of Los Angeles Muay Thai addressed the Planning Commission. Vice-Chair Ramirez thanked the Applicant for bringing something positive into the City. Upon questions and comments, the Public Hearing was closed. The item was motioned by Commissioner Lomeli and Seconded by Commissioner Cuevas. Director Palombi took roll and the item was approved 3-0.

MOTIONED: Commissioner Lomeli
SECONDED: Commissioner Cuevas
APPROVED: 3-0-0-2

AYES: Vice-Chair Ramirez, Commissioner Cuevas and Commissioner Lomeli
NOES: None
ABSTAIN: None
ABSENT: Chair Briseno and Commissioner Aliksanian

PLANNING COMMISSIONER ORALS

A. Vice Chair, Marlene Ramirez
B. Commissioner, Victor Cuevas
C. Commissioner, Natalia Lomeli

ADJOURNMENT

Meeting was adjourned at 7:07 p.m. to the next regularly scheduled Planning Commission meeting on December 7, 2021.

_____

Joseph Palombi, Planning Commission Secretary

CITY OF MONTEBELLO
PLANNING COMMISSION

ITEM NO. 2

MEETING DATE: JANUARY 18, 2022

MEETING: Regular Meeting

STAFF REPORT

CASE NO.(S): PC-2022-0001-GPA
ENV No. 2-22-ND

Subject: General Plan Amendment (GPA), 6th Cycle Housing Element Update (2021-2029)

Location: Citywide

Submitted By: Monica Mercado-Rodriguez, Associate Planner

RECOMMENDATION

It is recommended that the Planning Commission conduct a public hearing and take the following actions:

1. ADOPT the Resolution recommending that the City Council adopt the Initial Study- Negative Declaration prepared for the General Plan Amendment and approve General Plan Amendment (PC-2022-0001-GPA) - the City of Montebello 6th Cycle Housing Element Update (2021-2029).

BACKGROUND

The Housing Element of the City of Montebello ("City") General Plan ("Housing Element") sets forth the City's goals, policies and programs that address existing and projected future housing needs for the City's various economic segments. The Housing Element also provides policy guidance for local decision making related to housing needs during an eight (8) year planning period which coincides with the Regional Housing Needs Assessment (RHNA) project period established by the Southern California Association of Governments (SCAG). The RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. RHNA quantifies the need for housing within each jurisdiction during specified planning periods.

The City's existing Housing Element covers the planning period extending from 2016-

2021, which is referred to as the "Fifth Housing Element cycle" in reference to the five (5) required updates that have occurred. State Planning Law mandates that jurisdictions within the SCAG region update their Housing Element for the 6th Cycle planning period, which spans the 2021-2029 period (October 15, 2021- October 2029).

The following provides a general timeline describing major milestones in preparing Montebello's draft 6th Cycle Housing Element Update (2021-2029):

- February 15, 2021 – June 15, 2021 – Bilingual Housing Element community online survey resulted in 712 responses, including 18 in Spanish.
- June 17, 2021 – Joint meeting with Housing Element Task Force (HETF) and Planning Commission held a public workshop via Zoom to provide a general overview of the update process.
- June 21-24, 2021 - 4-day Visioning Workshop was held via Zoom to engage the community to develop a consensus on a citywide vision for growth, preservation and renewal of housing.
- July 15, 2021 – Second joint meeting with HETF and Planning Commission to gather input on the effectiveness of existing housing goals, policies and programs, review AFFH requirements and discuss suitable sites.
- August 26, 2021 – Public workshop to review preliminary goals, policies, and programs for the draft Housing Element
- September 8, 2021 – Receive and file report to the City Council, which included the outcome of the Visioning Workshop for their review and comments.
- September 9-19, 2021 – Draft Housing Element public comment period.
- September 20-29 – City staff completes necessary edits to draft Housing Element.
- September 30, 2021- Draft 2021-2029 Housing Element was transmitted to State Department of Housing and Community Development (HCD) for a 60-day review.
- August 13, 2021 – City Housing Element update team met with HCD staff to receive preliminary verbal comments on the draft document.
- August 13, 2021 – City Housing Element update team initiates the work effort to revise the draft Housing Element to address HCD's verbal comments.
- On November 29, 2021, the City received a written letter from HCD describing changes necessary to the draft document to bring it into compliance with State law.
- December 21, 2021 - Initial Study (IS)/Negative Declaration (ND) available for public review which analyzed the potential for significant impacts on the environment resulting from implementation of the 2021-2029 Housing Element Update pursuant to the California Environmental Quality Act (CEQA). The review period concludes January 19, 2022.

The recommendation provided by the Planning Commission during its January 18, 2022 meeting will be forwarded to the City Council for consideration. Next steps will include transmitting the draft Housing Element to HCD for review and certification prior to final consideration by the City Council.

DISCUSSION

The 2021-2029 Housing Element identifies existing and future housing needs (RHNA) of all types for persons of all economic segments in the City. The Housing Element analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all economic groups. Pursuant to Government Code Section 65583, the Housing Element must demonstrate the following:

1. Conserve and improve the condition of the existing affordable housing stock;
2. Identify and address the housing needs, including housing goals, policies and programs;
3. Identify and address constraints to housing maintenance, improvement, and development; and
4. Promote equal housing opportunities for all residents.

The Montebello Draft Housing Element consist of the following eight (8) Chapters:

- **Chapter I**: Describes purpose, compliance with State Law, General Plan consistency and community engagement;
- **Chapter II**: Provides the City's demographics, economic and housing characteristics, and summary of housing needs;
- **Chapter III**: Discusses Fair Housing issues and needs;
- **Chapter IV**: Provides a review of the City's past performance of current policies and programs;
- **Chapter V**: Identifies resources and opportunities for the development, rehabilitation and preservation of housing;
- **Chapter VI**: Analyzes the contributing factors that interfere with achieving the City's housing vision;
- **Chapter VII**: Describes the City's vision and details a list of guiding principles; and
- **Chapter VIII**: Provides goals, policies and programs that address housing needs.

Housing Characteristics, Constraints, Goals, Policies and Programs

The Draft Housing Element describes the City's demographic, economic, and housing characteristics, governmental and non-governmental constraints to the production of housing, and provides goals, policies and programs that address various housing needs which include but not limited to the following housing issue areas:

- Identify ways to address housing-related problems and overcrowding;
- Ensure that existing housing stocks are preserved;
- Provide a wide range of housing types to satisfy the needs of existing and future residents;
- Identify and promote adequate sites for future residential development that are dispersed throughout the City; and
- Promote equal housing opportunities for all.

The goals listed within the Draft Housing Element to address housing issues are listed below, and policies to implement each goal are outlined under Chapter 8 (Goals and Policies) of the Housing Element:

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

The Housing Programs (Chapter 4 (Table 4.2) and Chapter 8 of the Housing Element) define specific actions the City will undertake to achieve the stated goals and policies. In the 2016-2021 Housing Element, the City listed 23 programs. Of the 23 programs, the 2021-2029 Housing Element Update is recommending to continue 17 programs, 3 programs will be amended and continued, and 3 programs will be deleted. The housing programs are listed on pages 68- 75 of the Draft Housing Element for addressing community needs areas. Additional programs have been included as part of the 2021-2029 Housing Element Update listed under Chapter 8 of the Draft Housing Element.

Regional Housing Needs Assessment (RHNA)

The RHNA is mandated by State Law to quantify the need for housing throughout the State during specified planning periods. This informs the local planning process to address existing and future housing needs resulting from projected state from population,

employment and household growth. The Housing Element Update must address the housing needs identified by Southern California Association of Governments (SCAG) for Montebello. In March 2021, SCAG assigned RHNA allocations to Montebello and other Los Angeles County Cities. Montebello was assigned a total of 5,186 new housing units which is further distributed into four (4) income categories as follows (Table 1):

Table 1
6th Cycle Regional Housing Needs Allocation for Montebello

Income Level	Needed units
Very-Low	1,314
Low Income	707
Moderate Income	777
Above-moderate income	2,388
Total	**5,186**

The City's draft Housing Element for 2021-2029 identifies adequate sites (Refer to discussion under "Site Inventory") to fulfill the needs established by RHNA. To address the need to provide affordable housing to achieve the RHNA allocations reference above, the City has developed policies and programs that promote the development of housing types for various economic segments and assist developers by facilitating the review and approval of development permits.

Community Engagement and Public Outreach

In preparation of the 6th Planning Cycle Housing Element Update, the City undertook an extensive public outreach program to solicit input from residents, community members, and stakeholders throughout the update process. The following provides a summary of the City's Community Engagement outreach efforts:

- **Online Community Survey** – A bilingual community online survey was released from February – June to gather public feedback related to housing needs.
- **Public Meetings** – Multiple public workshops and public hearings held, providing opportunities for community and public participation and input.
- **Stakeholders** – Individual stakeholders meetings and interviews held with various organizations, business owners as part of the consultation process.
- **Website** – Creation of a focused webpage on the City's website dedicated to the Housing Element Update which was routinely maintained and updated with pertinent information.
- **Social Media** – Specific information, provisions and updates advertised in English and Spanish throughout the City's website and social media post.

The bilingual online Housing Element Community survey was released from February 15, 2021 to June 15, 2021 and the City received 712 responses, including 18 in Spanish. The survey was followed by a 4-day visioning workshop and multiple joint Housing Element Task Force and Planning Commission meetings. The following is a summary of the issues raised by those who participated:

- Concern that City is not providing enough affordable housing. Multi-generations living within the same household.
- Lack of variety of housing types, in particular senior housing and lower-income.
- Lack of preservation of natural areas.
- Unsafe neighborhoods need to provide more public services in certain areas.
- Request for information regarding rental assistance programs and information on housing and tenant resources.

HCD Review

On November 29, 2021, the City received a letter from HCD on the review of the Montebello Draft Housing Element (Attachment C). HCD indicated in that although the draft 6th Cycle Housing Element addresses many statutory requirements, revisions will be necessary to comply with State Housing Law. In particular, the site inventory section must demonstrate realistic capacity and programs require further clarification and stronger timeframes. The Draft 6th Cycle Housing Element (Attachment B) has been revised to address HCD comments.

Next Steps

After the Planning Commission's recommendation to the City Council and HCD's certification of the draft Housing Element, the City Council will consider adoption of the General Plan Amendment and related environmental documents.

ENVIRONMENTAL

The proposed project General Plan Amendment (Case No. PC-2022-0001-GPA) is considered a "Project" and subject to the California Environmental Quality Act ("CEQA"). Pursuant to CEQA Guidelines Section 15063, the City has completed an Initial Study and prepared a Negative Declaration for the draft Housing Element for consideration and recommendation by the Planning Commission. The Notice of Intent to Adopt a Negative Declaration (ND) and Initial Study (IS) were advertised for public review from December 21, 2021 to January 19, 2022. The City provided notification of availability of the IS and ND to those included in the City's interested Party List. The IS-ND prepared for this project

is included as (Attachment F).

FISCAL IMPACT

None

PUBLIC NOTIFICATION

Pursuant to MMC Section 17.78 (Public Hearings, Notices, and Appeals), the following noticing was performed:

- On January 6, 2022 the Public Hearing Notice was emailed to the Housing Element Task Force and interested party list.

- On January 6, 2022, the Public Hearing Notice was published in the Daily Journal (Whittier Daily News).

ATTACHMENTS:

A. Resolution recommending City Council approval of IS-ND and GPA
B. 6th Cycle Housing Element (2021-2029)
C. Letter from the Department of Housing and Community Development Dated November 29, 2021
D. Public Hearing Notice
E. Notice of Intent
F. Initial Study-Negative Declaration

ATTACHMENT A

CITY OF MONTEBELLO
PLANNING COMMISSION

RESOLUTION NO. 01-2022

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE INITIAL STUDY- NEGATIVE DECLARATION FOR AND APPROVE GENERAL PLAN AMENDMENT (PC-2022-0001-GPA) - THE CITY OF MONTEBELLO 6TH CYCLE HOUSING ELEMENT UPDATE (2021-2029)

WHEREAS, California Government State Code Section 65358 (a) authorizes the City Council to amend the General Plan if it is deemed to be in the public interest; and

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of the City of Montebello; and

WHEREAS, the Housing Element is one of the seven State-mandated General Plan chapters or "elements" and is a component of the City of Montebello General Plan; and

WHEREAS, California State Housing Element Law establishes the requirements for Housing Elements and California Government Code Section 65588 requires that local governments review and revise the Housing Element of their comprehensive General Plans not less than once every eight years. Additionally, the California State Legislature identifies overall housing goals for the State with the goal of ensuring every resident has access to housing and suitable living environments; and

WHEREAS, in accordance with California Government Code Sections 65580-65589.9, the City of Montebello has prepared a Draft Housing Element for the Sixth Planning Cycle (2021-2029); and

WHEREAS, the Updated Housing Element must be adopted by City Council and certified by California State Department of Housing and Community Development (HCD), and the Planning Commission is required to make a recommendation regarding the Housing Element prior to City Council adoption; and

WHEREAS, the City has made a diligent effort to ensure public participation from all economic segments of the community. Opportunities to participate included smaller focused meetings with housing partners, a 4-day visioning workshop, and a survey that was available in both Spanish and English (online and hard copies); and

WHEREAS, staff has revised the Housing Element in response to the corrections provided by HCD in the letter dated November 29, 2021; and

WHEREAS, Pursuant to section 21067 of the Public Resources Code, and section 15367 of the CEQA Guidelines, the City is the lead agency for the proposed updates to the Sixth Cycle (2021-2029) Housing Element of the Montebello General Plan (the "Project"), and such is considered a "project" under the California Environmental Quality Act ("CEQA"); and

WHEREAS, pursuant to CEQA, an Initial Study/Negative Declaration ("IS/ND") was prepared for the Sixth Planning Cycle (2021-2029) draft Housing Element Update in compliance with CEQA and the local environmental review guidelines; and

WHEREAS, the IS/ND was circulated for the required 30-day public review period from December 21, 2021 to January 19, 2022; and

WHEREAS, a Notice of Intent to Adopt a Negative Declaration was prepared and recorded at the Los Angeles County Clerk Office notifying the public of the public review period from December 21, 2021, to January 19, 2022;

WHEREAS, the final adoption of the IS/ND and approval of the draft 2021-2029 Housing Element Updated shall be considered by the City Council as the final approval authority, after evaluation of the environmental document and consideration of any public comments received during the public review period;

WHEREAS, on January 18, 2022, the Planning Commission conducted a duly noticed public hearing in compliance with Chapter 17.78 of the Montebello Municipal Code regarding the Project, and the Planning Commission has duly considered the staff report and corresponding attachments thereto, public testimony, and all other matters presented in connection with this matter; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Planning Commission of the City of Montebello hereby finds, declares, and resolves as follows:

SECTION 1. RECITALS. The foregoing recitals are true and correct and are hereby incorporated as substantive findings of this Resolution.

SECTION 2. FINDINGS.

1. The is a need for the proposed update in order to achieve substantial compliance with Article 10.6, Sections 65580 through 65589.9 of the Government Code.

2. The proposed Project is of economic benefit to the City since it establishes objectives, policies and programs to assist the City in achieving state-mandated housing goals for all economic segments of the community.

3. The proposed Project is a planning document which does not grant development entitlements. The proposed Project will not result in any changes in land use designations or densities of the adopted General Plan. Therefore, adoption of the proposed amendment will not result in any impacts to traffic and circulation or public service systems.

4. The IS demonstrates that there is no substantial evidence, in light of the whole record, that the proposed Project may have a significant impact on the environment.

5. The ND was circulated for public review in accordance with CEQA Guidelines 15073, and the ND circulated for public review included the contents required by CEQA Guidelines 15071.

6. Gov't Code Section 65588(b), a provision of the State housing element laws set forth in Gov't Code §§65580 et seq., requires the City to update its Housing Element not less than once every eight years. The City's Housing Element was last updated in 2020 for the period of 2016- 2021, and an update is required for the planning period of 2021-2029. The City submitted a draft of its 2021-2029 Housing Element Update to HCD for review for substantial compliance with housing element laws on September 30, 2021, in accordance with Gov't Code Section 65588(b) and (d). HCD reported its written findings to the City via a comment letter dated November 29, 2021.

7. The Planning Commission has considered HCD's findings. All of the findings have been addressed as required via revisions that have been made by the City to the draft Housing Element, which revisions have been integrated into the draft City of Montebello 2021-2029 Housing Element Update attached hereto as Exhibit "A" (the "2021-2029 Housing Element Update").

SECTION 3. The Planning Commission hereby recommends that the City Council adopt the IS/ND prepared for the 2021-2029 Housing Element Update.

SECTION 4. The Planning Commission hereby recommends that the City Council approve and adopt the 2021-2029 Housing Element Update, General Plan Amendment (Case No. PC-2022-0001-GPA).

PASSED AND ADOPTED this 18th day of January, 2022 by the Planning Commission.

AYES:

NOES:

ABSENT:

ABSTAIN:

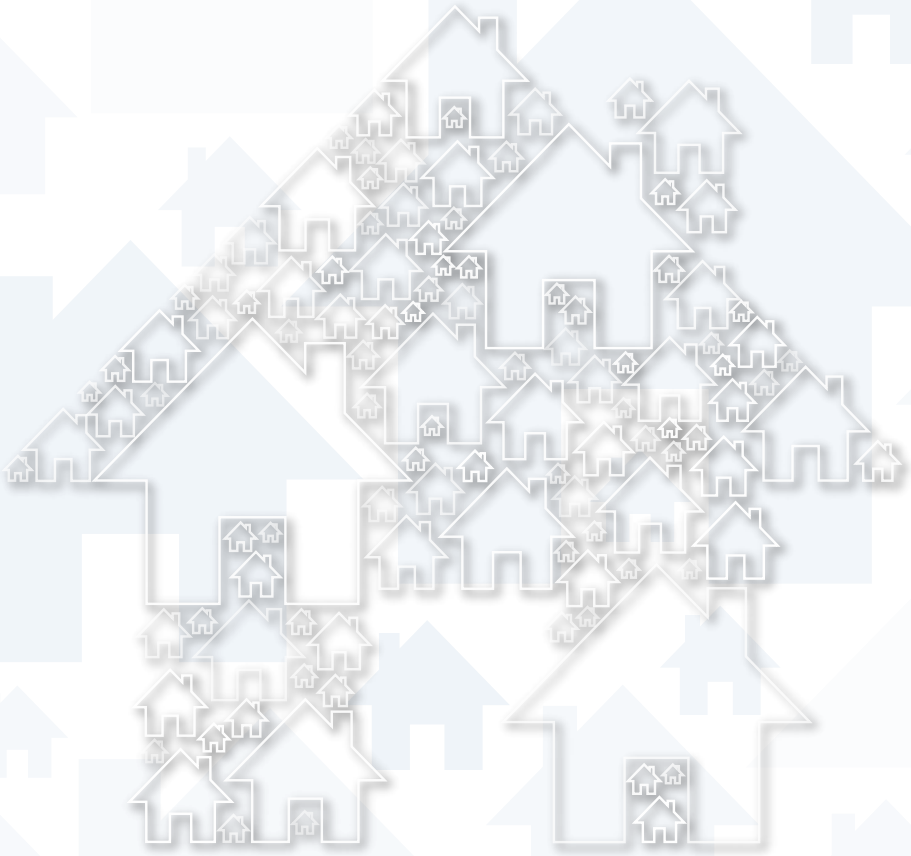
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Alexandra Briseno, Chair

ATTEST:

_____
Joseph A. Palombi, Director
Planning and Community Development Department

ATTACHMENT B

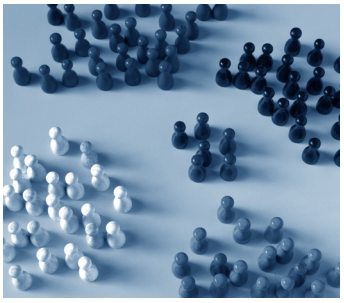


Montebello Housing Element

2021-2029









1 Introduction 5

A. Context 5
B. Purpose 8
C. Housing Element Requirements 9
D. 2040 General Plan Consistency 10
E. Community Engagement 11
F. Process 13
G. Environmental Justice 14

2 Community Profile 15

A. Profile: People, Economy, and Housing 15
B. Assisted Housing at Risk of Conversion 31
C. Summary of Housing Needs 33

3 Fair Housing Assessment 35

A. Overview 35
B. Assessment of Fair Housing Issues 36
1. Fair Housing Enforcement and Outreach 36
2. Integration and Segregation 38
3. Racially or Ethnically Concentrated Areas of Poverty 43
4. Access to Opportunities 44
5. Disproportionate Housing Needs 53
C. Summary of Fair Housing Needs 63
D. Identification and Prioritization of Contributing Factors 64

4 Review of Previous Policies and Programs 67

A. Progress in Implementing 2016-2021 Programs 67
B. Cumulative Effectiveness in Addressing Housing for Special Needs Population 75









5 Resources and Opportunities 77

A. Land Resources 77

B. Financial and Administrative Resources 101

C. Energy Conservation 102

6 Constraints 103

A. Governmental Constraints 103

1. General Plan 103

2. Zoning Regulations 104

3. Site Improvement Requirements 105

4. Accessory Dwelling Units 109

5. Housing for Person with Disabilities 110

6. SB-9 and SB-10 110

7. Density Bonus Ordinance 110

8. Inclusionary Housing Ordinance 110

B. Non Governmental Constraints 111

1. Market Constraints 111

2. Financing Constraints 111

7 Vision 115

A. Community Engagement 115

B. Community Vision 115

C. Guiding Principles 116

8 Goals, Policies, and Programs 119

A. Goals and Policies 119

B. Programs 120

C. Quantified Objectives 128

















Acknowledgements

City Council

Mayor, HTF	Kimberly Ann Cobos-Cawthorne
Mayor Pro Tem	Angie Jimenez
	David Torres
	Scarlet Peralta
	Salvador Melendez
City Manager	René Bobadilla

Planning Commission

Chair, HTF	Alexandra Briseno
Vice-chair, HTF	Marlene Ramirez
HTF	Berj Aliksanian
HTF	Victor Cuevas
HTF	Natalia Lomeli

Housing Task Force (HTF)

Gateway Cities COG	Melani Smith
San Gabriel Valley COG	Alexander Fung
Community Housing Expert	Veronica Rodriguez-Cabrera, LCSW
Montebello Chamber of Commerce	Adriana Dugan

Principal Staff

Planning & Community Development Director	Joseph Palombi
Associate Planner	Monica Mercado-Rodriguez
Assistant Planner	Michael Donovan

Consultants

Rangwala Associates

in association with

Moule & Polyzoides

Rincon

Pro Forma Advisors LLC

Urban3

Kittelson

MetroQuest

... and thanks to Colin Cross & Paul McDougall from the Housing and Community Development for their review and guidance, & numerous members of City Staff & Montebello residents & businesses

1 Introduction

A CONTEXT

The City of Montebello is located about nine miles to the southeast of Downtown Los Angeles. Incorporated in 1920, Montebello has a footprint of 8.4 square miles and a population of approximately 63,544.

Along its northern city limit is an outcropping of chaparral-studded hills that were historically called the La Merced Hills and are now known as the Montebello Hills. Long the site of productive oil wells, the hills create a discernible geographic division between Montebello and the San Gabriel Valley. Montebello's eastern city limit abuts the Rio Hondo, a channelized tributary of the Los Angeles River. The northeast corner of the city is adjacent to the Whittier Narrows Dam, which restricts the flow of the Rio Hondo and the San Gabriel River.

The city is served by two major freeways: the Santa Ana Freeway (Interstate 5), which delineates a portion of the city's southern boundary, and the Pomona Freeway (SR-60), which delineates almost all of its northern boundary. In addition, there are two railroad rights-of-way that transect Montebello: one is located near the geographic center of the city and is operated by the Union Pacific Railroad, and the second is located near the southern city limit and is operated by the BNSF Railway Company. The Union Pacific Line is traversed by Metrolink and Amtrak passenger trains. Within the Montebello city limits is the Montebello/Commerce station, which serves Metrolink's Orange County Line.

Since Montebello's inception, the Union Pacific Railway right-of-way has historically divided the community into two discrete sections: north and south. The area to the north of the railroad tracks contains the historical core of the city and a majority of its residential neighborhoods. A majority of the city's commercial development and open spaces are also concentrated in this area. The area to the south of the railroad tracks contains a concentration of industrial uses, in addition to some residential neighborhoods. The majority of Montebello's housing stock was constructed between the 1940s and '70s, though some earlier dwellings are woven into the neighborhoods along Whittier Boulevard. Commercial development is generally confined to the city's major vehicular corridors. Public and private institutional uses are interspersed throughout the community.



1. Early Origins



The first European settlement in Montebello dates back to the founding of the original San Gabriel Mission by the Franciscan Missionaries, Fathers Angel Somera and Pedro Cambon. This mission was founded on September 9, 1771, on a site near San Gabriel Boulevard adjacent to the Rio Hondo River. The Mission was the third in a system comprised of 21 missions established under the direction of Father Junipero Serra. The Mission managed to flourish under hardships, but heavy rains and the resulting flooding caused the mission to relocate to its permanent location in San Gabriel in 1776.

The City of Montebello originally consisted of parts of Rancho San Antonio, Rancho La Merced, and Rancho Paso de Bartolo. Also within the City, on the banks of the Rio Hondo River, the last armed conflict was staged with Mexico for possession of California at the Battle of the Rio San Gabriel on January 8, 1847.

Originally an agricultural community, Montebello had an ideal climate, productive soil, and an abundance of water for farming. From the turn of the century continuing through the 1920's, the area was well known for its production of flowers, vegetables, berries, and fruits.

The discovery of oil by Standard Oil Company on the Anita Baldwin property in 1917, brought about a new era for the City. By 1920, Montebello oil fields accounted for one-eighth of total California crude oil production.

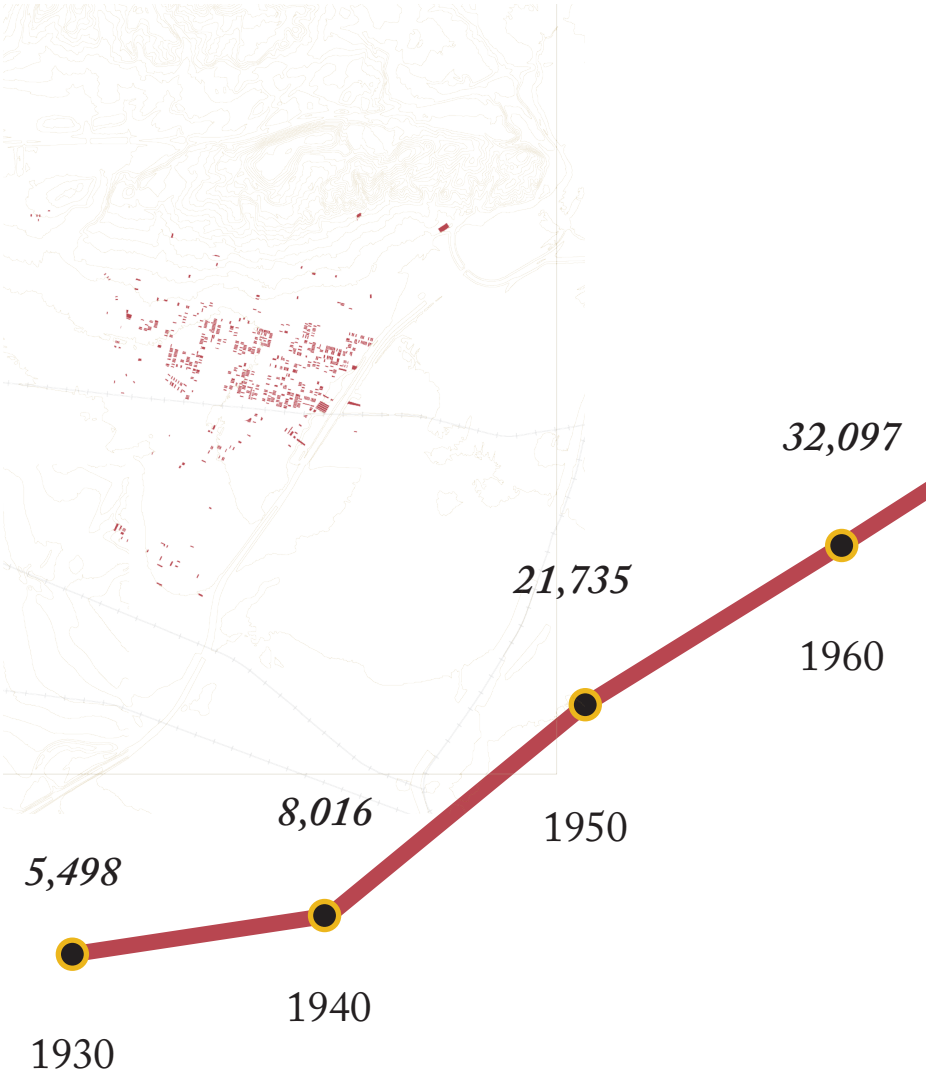


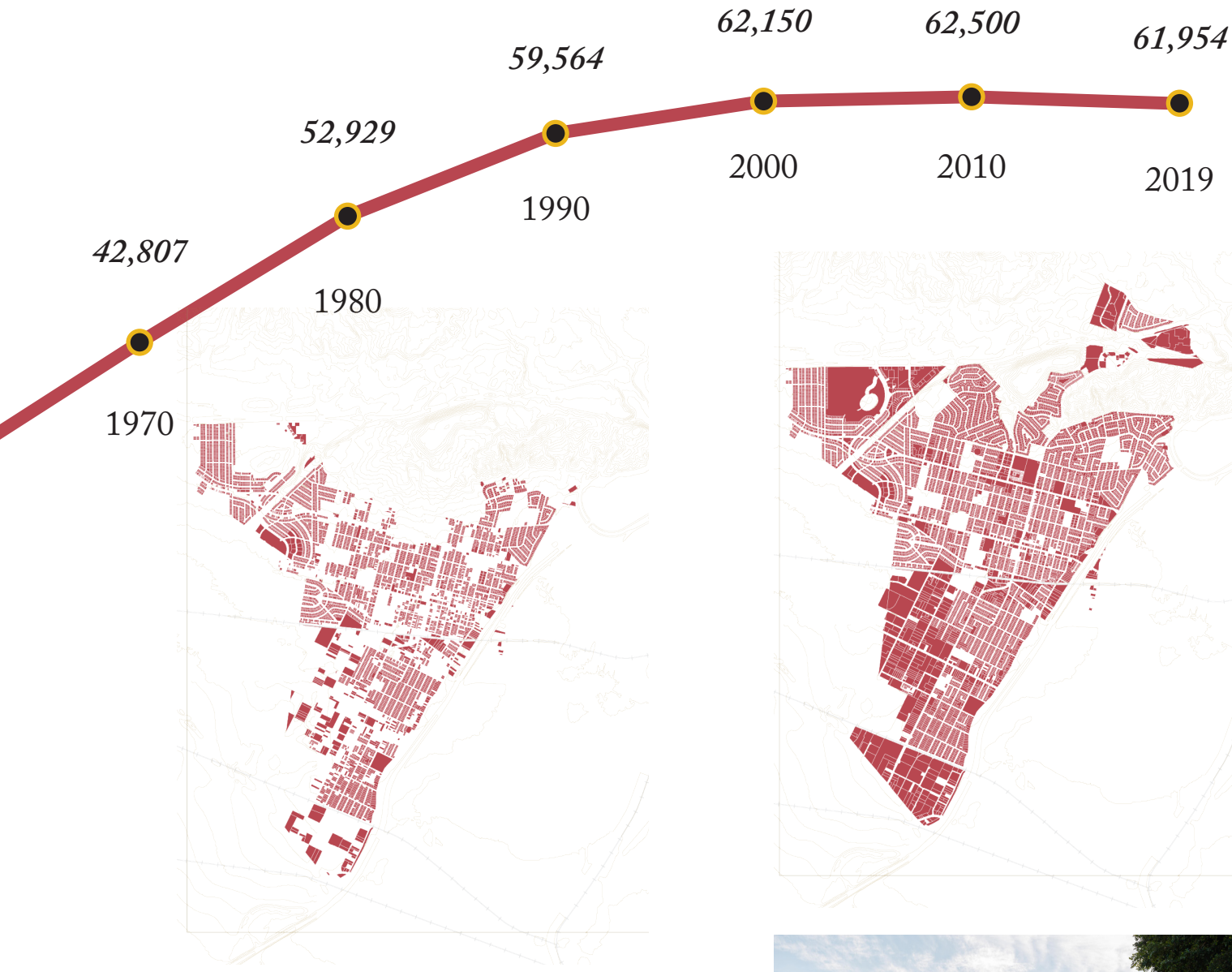
Figure 1.1. Historic Patterns of Growth

2. Postwar Development & Suburbanization

Rapid development in the postwar era heightened demand for new and affordable housing, particularly among military veterans who had recently returned from World War II. Federal policies and programs promoted home-ownership and the mass construction of detached, single-family dwellings.

Since Montebello's inception, the Union Pacific Railway right-of-way has historically divided the community into two discrete sections: north and south. The area to the north of the railroad tracks contains the historical core of the City and a majority of its residential neighborhoods. A majority of the City's commercial development and open spaces are also concentrated in this area. The area to the south of the railroad tracks contains a concentration of industrial uses, in addition to some residential neighborhoods.

Though Montebello contains a diverse mix of land uses, residential uses consisting of largely modest, single-family suburban houses account for majority of development in the City. The majority of Montebello's housing stock was constructed between the 1940's and 1970's.



Like many of the suburban communities in Southeast Los Angeles County, Montebello's population has become increasingly diverse over time. Today the community is home to a large Mexican American population, and roughly 80 percent of Montebello residents have Hispanic or Latino origin. The City is also home to a sizable Armenian American population.

3. Contemporary Development

The City has been completely urbanized for more than five decades. The new development that has occurred in the City has involved the redevelopment of existing urbanized sites that were either developed at lower residential densities or in other uses. New residential infill development has occurred throughout the City. Recent development activity in the City has involved the proposed construction of a large new housing development in the Montebello Hills. The new development would entail the construction of up to 1,200 new residential units.







B. PURPOSE

In the face of rising housing costs, there comes a limit to what innovative industries can absorb to attract and retain the talent they need to remain competitive. The service industries that support those dynamic sectors are already struggling. For young people, working people and the poverty-stricken, there is also a break point on how much rent and mortgages can erode their income. Like climate change, the housing affordability crisis is a slowly unfolding catastrophe, and is now the most serious threat to California's future standard of living and quality of life.

California retains formidable advantages of climate, natural beauty, diversity and social vitality. We pride ourselves on our progressive values. Yet rising homelessness is a graphic reminder of extreme inequities and our fraying social fabric. Our public institutions and private partners must show progress against the frightening spread of tents that dot our landscape to rebuild our faith in a just and safe future.

Montebello is committed on course toward making decent and affordable housing both a community benefit and a human right. Over the next eight years, Montebello will plan for the construction of its share of the 1.3 million units of housing that we need to serve all income levels in Southern California.

The purpose of the 2021-2029 Housing Element is finding community support for building substantial new housing, especially affordable housing, among their residents. Success will require patient dialogue, coalition-building, visionary thinking, and political will to put policies into action. The Housing Element identifies and analyzes the current and future housing needs of residents within Montebello and establishes goals, policies, and programs to meet Montebello's housing needs. The City seeks to conserve and rehabilitate existing housing as well as provide opportunities for new development. The Housing Element has enlisted Montebello's diverse constituencies to develop workable solutions.

C. HOUSING ELEMENT REQUIREMENTS

The Housing Element is the primary document that the State, region, and local jurisdictions in California use to plan for current and future housing needs. The California State Legislature identified the State's major housing goal as the attainment of a decent home and suitable living environment for every Californian at all income levels. As a result, the State Legislature requires that all jurisdictions prepare and periodically review and update a Housing Element.

Every eight years, the State Department of Housing and Community Development (HCD) sets a target for meeting housing needs, and assigns each region a share of the total housing needs. The Southern California Association of Governments (SCAG) then allocates the projected regional growth to local jurisdictions within the region. The total housing need for each jurisdiction is distributed among income categories, requiring each jurisdiction to update their Housing Element to meet the need for housing for households at all income levels.

Government Code Section 65583 lists requirements of the Housing Element. Montebello's Housing Element must contain "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing."

The Montebello Housing Element needs to:

- Conserve and improve the condition of the existing affordable housing stock;
- Identify and address the housing needs, including housing goals, policies, and programs;
- Identify and address constraints to housing maintenance, improvement, and development; and
- Promote equal housing opportunities for all residents.

This Housing Element updates the 5th Cycle Housing Element and addresses recent changes to State housing law.



CITY OF montebello
GENERAL PLAN UPDATE 2040

The Housing Element is one of the seven required elements of the General Plan. This Housing Element update is developed in conjunction with the City's overall General Plan update. This provides a unprecedented opportunity to develop the General Plan and Housing Element from the ground up based on a renewed community vision and a system approach to planning, where housing is in complete sync with the transportation, economic, environmental, health, safety, cultural, recreational policies and programs.

For the better part of the past eight years, the City has weathered difficult fiscal circumstances but has begun to tackle its difficulties and in an effort to promote economic development. Montebello has recently taken definitive steps to enhance critical economic nodes throughout the City:

- Planning for the future light rail alignment along Washington Boulevard, will allow the City a unique opportunity to attract new investment on the south side with transit-oriented housing development;
- Approving the Montebello Hills Specific Plan will allow for the phased development of 1,200 housing units in a high-resource area, immediately south of the Shops at Montebello mall;
- Approving, over the past four years, numerous infill commercial and residential projects along Whittier and Beverly Boulevards has generated a renewed interest in corridor infill development; and
- Updating policies, standards, and processes allow greater residential densities and mixed use projects throughout the City.

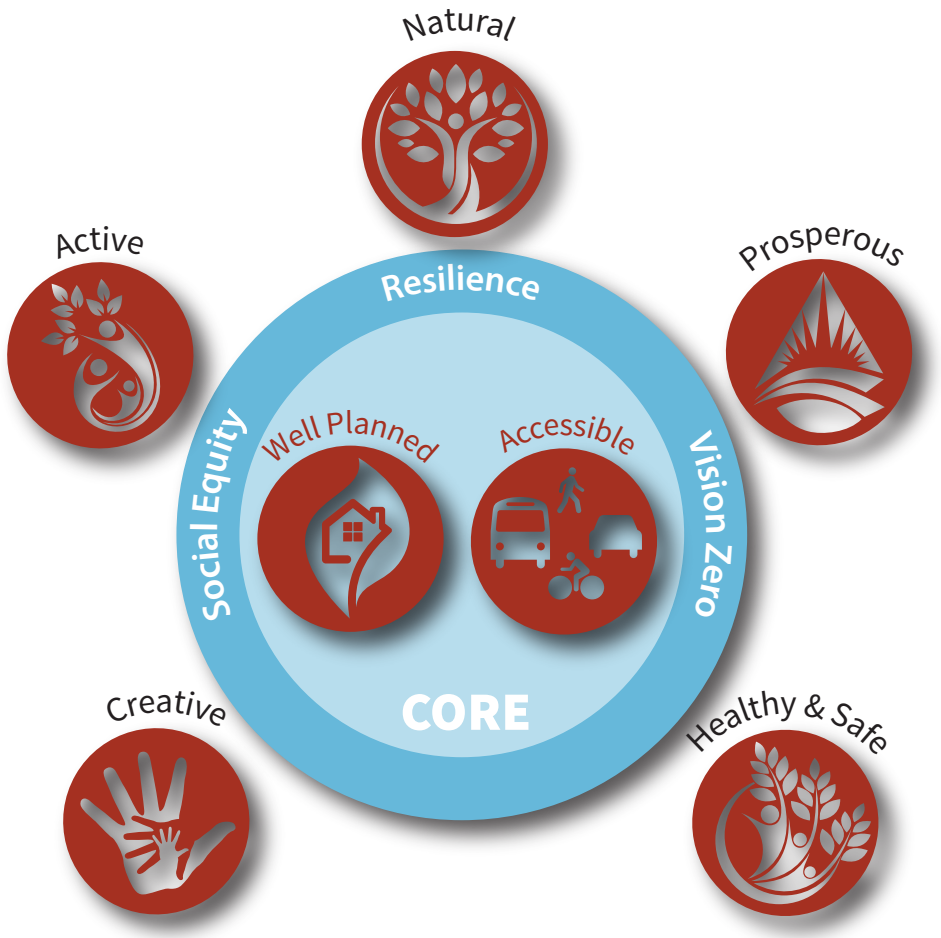


Figure 1.2. The General Plan Update and the Downtown Montebello Specific Plan will have seven focus areas that will link housing with other community needs. Each focus area will be additionally reviewed with three lenses: Resilience, Social Equity (environmental justice), and Vision Zero.

Downtown Montebello provides a huge opportunity for repurposing vacant and underperforming sites for infill housing. In conjunction with the General Plan Update, the City is also preparing a Downtown Montebello Specific Plan that will facilitate the building of more housing in the Downtown area.

These efforts will go a long way to promoting a more fiscally sustainable development environment and serve as a foundation to develop a Housing Element that will carry the City into the future.

The City has good economic development "bones" based on its superior in-fill location within the greater Los Angeles region. Additionally, many residents have lived in the City for a number of years and there is a fierce loyalty to Montebello. The updated General Plan, Downtown Montebello Specific Plan, and Housing Element will leverage this momentum and commitment to the City so that Montebello will be on solid footing to address its housing needs.

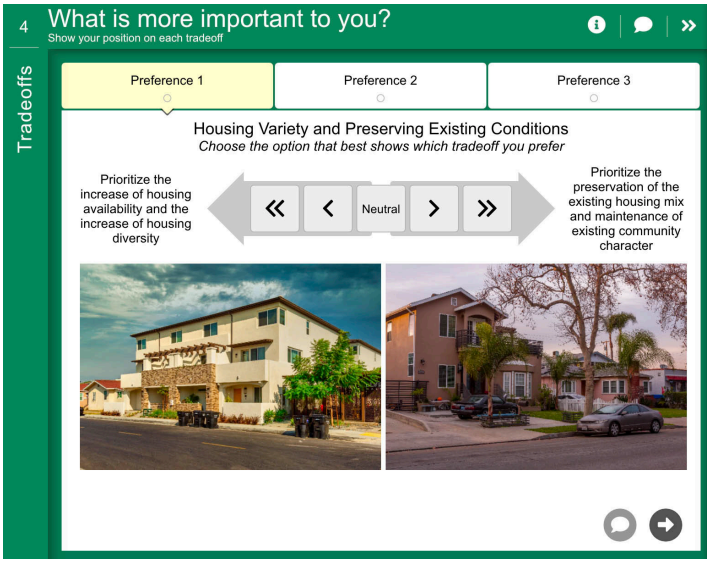


Figure 1.3. Community Survey. Survey respondents noted their preference between increasing housing variety and preserving the existing housing mix.

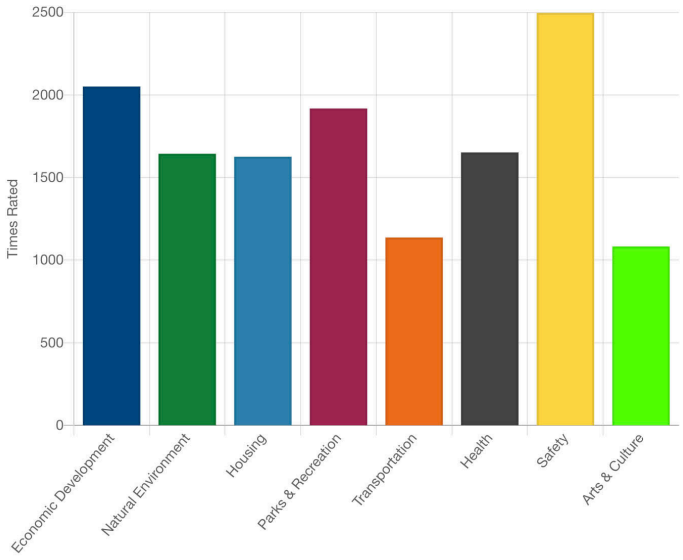


Figure 1.4. Community Survey. Housing was rated high on the list of priorities that the community wanted to address in the General Plan.

E. COMMUNITY ENGAGEMENT

The Housing Element Update was centered in racial, income, and social equity. Thus, the community engagement goal was to also hear from people that typically do not actively engage in planning processes and elevate those voices.

The extensive public engagement process combined new and trusted techniques to ensure participation was diverse and inclusive. Opportunities to participate included large visioning workshops, smaller focused meetings with housing partners and a survey. The survey was offered in both English and Spanish languages (online and hard copies).

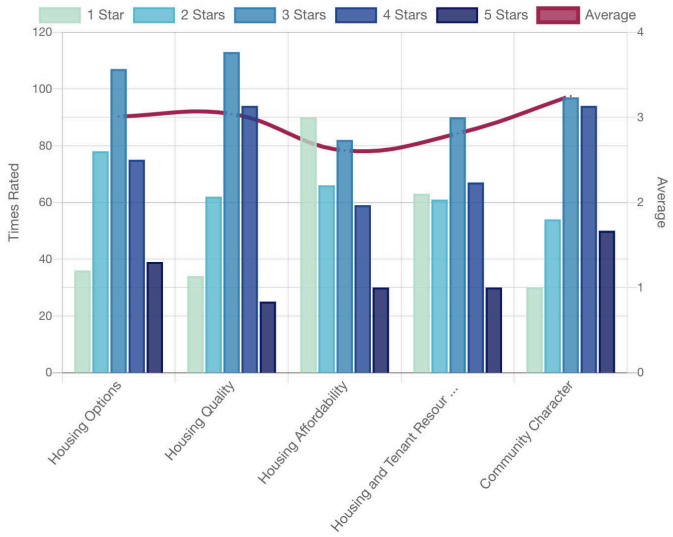


Figure 1.5. Community Survey. The community noted the need to address housing affordability and access to resources.

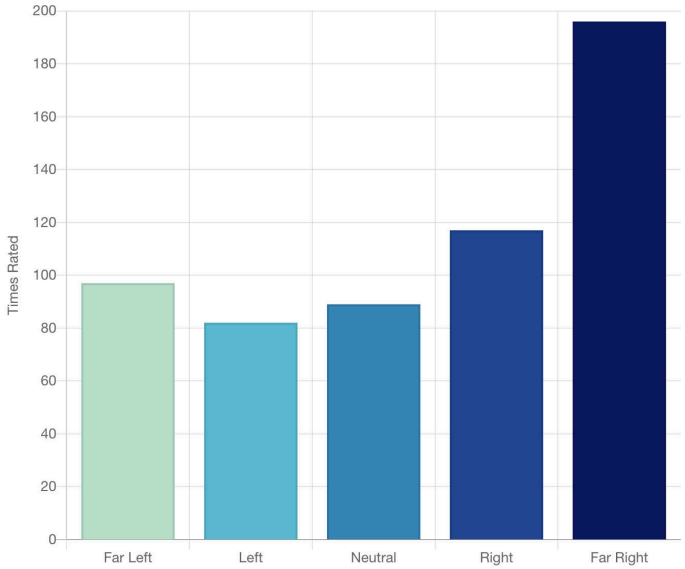


Figure 1.6. Community Survey. Any increase in the housing variety would need to take place in a contextual manner that preserves the existing community character.

1. Principles of Engagement

Inclusive representation: The Housing Element update process engaged Montebello residents representing a range of race, ethnicity, socioeconomic status, age, abilities, housing type and tenure.

Meaningful Collaboration: At each step of the update process the education and outreach efforts had a clear intent and outcome, including how input will be incorporated.

Access to information and participation: A variety of online and in-person platforms for participation were scheduled at times, and locations specifically accessible to households within low resource areas of the City.

Transparent Communication: The City maintained an updated website to document information and feedback gathered and use variety of methods to notify communities about upcoming events.









Visioning Workshop Open House: The community carefully reviewed the potential for each site identified in this Housing Element.

2. Housing Element Task Force

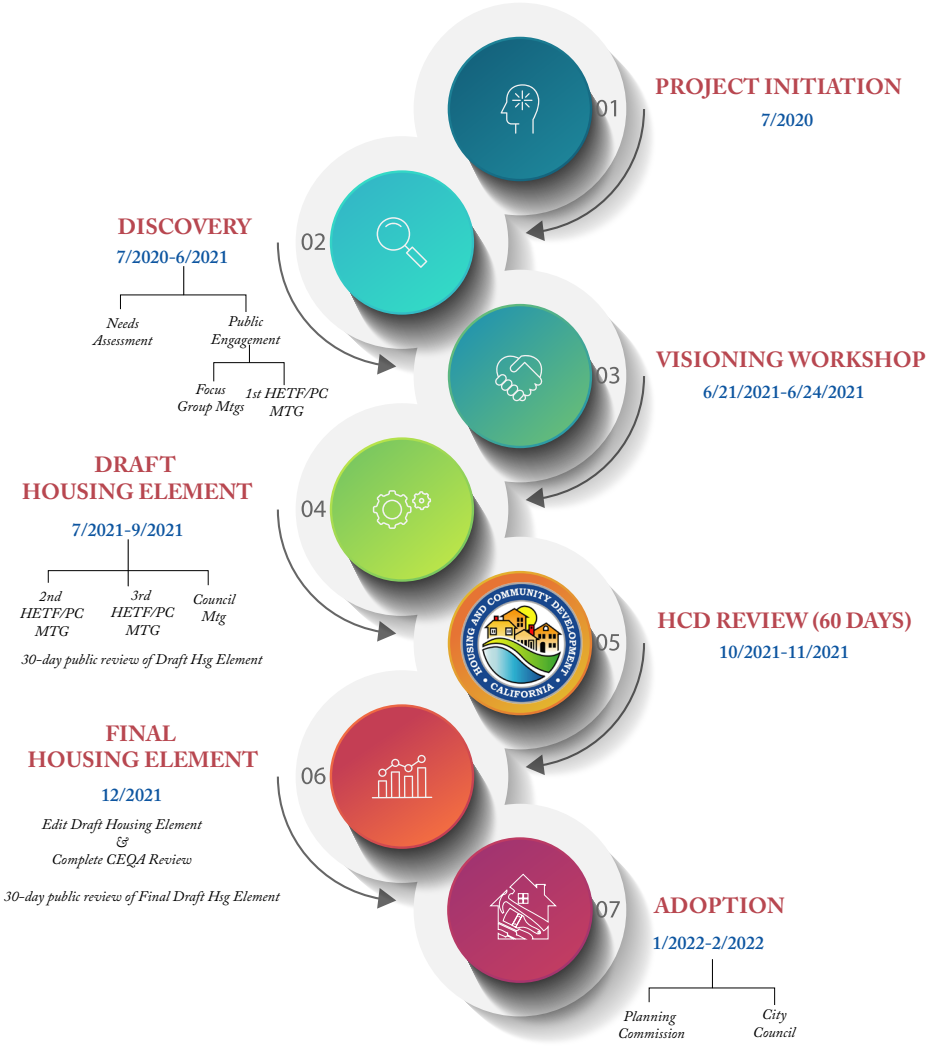
The Montebello Housing Element Task Force (HETF) provided input on how the City's programs, regulations, and processes can be structured to formulate policies that protect Montebello's stable neighborhoods while providing desperately needed affordable, high-quality housing for all residents.

The HETF met jointly with the Planning Commission three times. The objective of the first meeting was to review the current housing needs and conditions; and the Housing Element update requirements, process, approach, and schedule. The objective of the second HETF meeting was to gather input on the effectiveness of existing housing goals, policies, and programs, review the AFFH requirements, and review potential sites for the housing inventory. The final meeting reviewed the vision and supporting goals, policies, and programs.

3. Visioning Workshop

In between the first and second HETF meeting, a 4-day Visioning Workshop for the General Plan, Downtown Montebello Specific Plan, and Housing Element was held. The 4-day workshop engaged the community to develop a consensus on a Citywide vision for growth, preservation, and renewal — specifically, the amount and location where new growth will be directed. The workshop headquarter and the evening community meeting locations were all located in low-income neighborhoods that typically are not represented in planning processes.

F. THE PROCESS



Montebello is committed to implementing this innovative community driven approach to establish a vision for planning for current and future housing needs. The planning process involved the larger community, interested developers, and property owners in an effort to identify realistic development opportunities using the site inventory list with conceptual project designs that were fine-tuned with the market and fiscal analysis.

—Joseph Palombi
Planning & Community Development Director

The Housing Element Draft was reviewed and discussed at a City Council meeting in September followed by a 20-day public review and comment period.

Promotion of these community outreach efforts have included:

- Established www.planmontebello.com to create a centralized location where information regarding the process and upcoming events is maintained and accessible to the public;
- Creation of generalplanupdate@Cityofmontebello.com to allow the public to reach out to the team about the General Plan Update;
- Creation of @PlanMontebello on Twitter, Facebook and Instagram where messaging about the process and upcoming events is posted;
- Additional messaging through City website, and Twitter, Facebook and Instagram accounts;
- Facebook live event;
- Posters and displays at City facilities, buses, and at businesses throughout the City;
- Door-to-door canvassing;
- Email messaging through City's email list, Chamber of Commerce email list, and General Plan Update email list compiled from various outreach efforts;
- Messaging on printed media including:
  - Montebello Reporter (monthly publication)
  - Spotlight on Montebello (bi-month publication)
  - City of Montebello View (quarterly newsletter)
- Direct calls and meetings with community members, businesses and City partners; and
- Planning staff promotions through links in signature lines and at meetings with developers and residents.

These outreach efforts have resulted in meaningful community engagement which is critical to developing a vision for the Housing Element Update and related General Plan and Downtown Montebello Specific Plan documents created and endorsed by the community. Community outreach highlights include:

- Approximately 17 community outreach events have been held to date;
- Over 700 survey responses were received; and
- Collaboration with over 1,000 residents, business, City partners and interested parties through these outreach efforts.

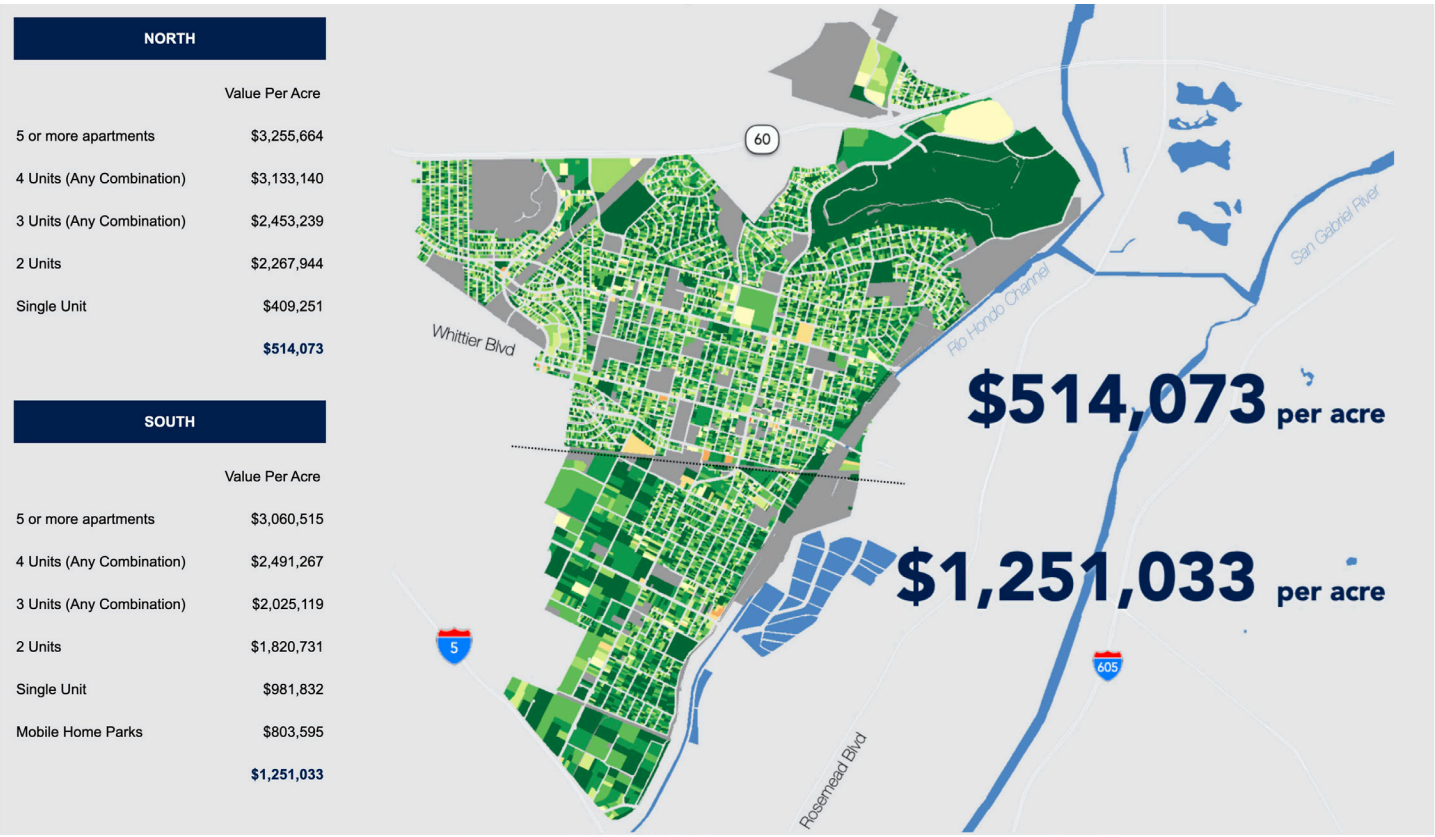


Figure 1.7. Fiscal Equity. The southern half of the City, a low-resource, diverse, lower-income, and dense segment of the community contributes more property tax revenue per acre than the high-resource, lower-density northern areas of the City. This information supports the City's focus to direct more investment and resources to South Montebello.

Outreach to Lower-Income and Special Needs Households

Survey: A community wide survey was conducted as part of the Housing Element update. The interactive survey was available in English and Spanish. The demographic profile of returned surveys was monitored throughout the survey process. Periodically, adjustments were made to the outreach strategy to gather responses from a wider economic segment of the population. Numerous community and business organizations and city leaders assisted in increasing the response rate particularly from lower income households.

A total of 694 responses in English and 18 responses in Spanish were completed. Survey respondents had the opportunity to submit written comments. A total of 970 written comments were received. These comments and resulting dialog helped shaped the proposed policies and programs in this Housing Element.

Workshops: Invitations to workshops were extended over multiple platforms favored by and accessible to lower-income and special-needs households. The workshops were held at various locations within the lower income neighborhoods and special needs households.

G. ENVIRONMENTAL JUSTICE

Residents and community members addressed specific concerns about environmental justice in public meetings, through the digital participation platform, and the community survey. Input focused on the need for safe and healthy housing, and access to healthy foods, open space and healthy environmental conditions. These items are being addressed in the General Plan update, the Downtown Montebello Specific Plan and through Programs in this Housing Element Update.

A Fiscal MRI of the City's revenues facilitated a shift in how we understand the economic potency of walkable urban areas, often underserved, like South Montebello, the Corridors, and Downtown area. The method simplified and visualized complex information to include everyone in real conversations about community growth and empower Montebello to promote fiscally positive development patterns that both secure its fiscal condition and create a strong sense of place.

2 Community Profile

A. PROFILE: PEOPLE, ECONOMY, & HOUSING

1. People

Understanding the characteristics of Montebello's population is vital in the process of planning for its future needs. Issues such as population growth, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing. This section describes and analyzes the various population characteristics and trends that affect housing needs.

	Population	% Change
1960	32,097	–
1970	42,807	33.4%
1980	52,929	23.6%
1990	59,564	12.5%
2000	62,150	4.3%
2010	62,500	0.6%
2019	61,954	-0.9%

Table 2.1. Population Growth Trends: 1960 to 2020. Source: US Census and DOF 2019.

The population in Montebello decreased by 0.9% from 62,500 in 2010 to 61,954 in 2019. Comparatively, the population in Los Angeles County grew by 2.2% during the same time period.

	1990	2000	2010	July 2019	% change 2010 to 2019
Montebello	59,564	62,150	62,500	61,954	-0.9%
El Monte	106,209	115,965	113,475	115,487	1.7%
Monterey Park	60,738	60,051	60,269	56,669	-5.9%
Whittier	77,671	83,680	85,331	85,098	-0.2%
LA County	8,863,164	9,519,338	9,818,605	10,039,107	2.2%

Table 2.2. Population Trends. Sources: US Census and 2019 DOF Estimates.

The Southern California Association of Governments (SCAG) long-term growth forecasts for the 2016–2045 Regional Transportation Plan/Sustainable Communities Strategy anticipates an approximate expected growth of 6.1% in the City of Montebello's population from 2016 to 2045, with an increase from 63,900 residents in 2016 to 67,800 residents in 2045. From 2016 to 2045, the City is expected to annually grow at 0.2%.

A. Population Forecast

On May 7, 2020, the SCAG adopted long-term growth forecasts for the 2016–2045 Regional Transportation Plan/Sustainable Communities Strategy. These forecasts anticipate an approximate expected growth of 6% in the City of Montebello's population from 2016 to 2045.

	Households		Population	
	2016	2045	2016	2045
Montebello	19,100	21,100	63,900	67,800

Table 2.3. Population Forecast. Source: 2016–2045 Regional Transportation Plan/Sustainable Communities Strategy.

The 2045 Montebello General Plan forecast a 77% percent growth over the 23 year planning period.

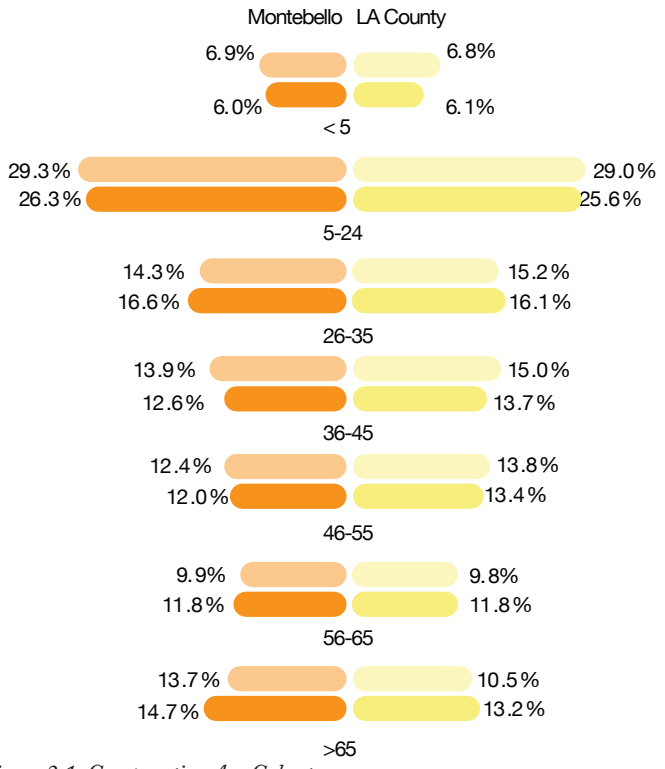


Figure 2.1. Comparative Age Cohorts.

B. Age

Montebello's existing and future housing needs are influenced in part by the age characteristics of residents. Each age group has distinct lifestyles, family structures and sizes, income earning abilities, and therefore, housing preferences.

As people move through each stage of life, housing needs and preferences change. With the rapid aging of the Montebello population, the need for affordable, accessible, and supportive housing suitable for older adults is set to increase. The likelihood of living alone increases sharply after age 65. Homeownership rates among adults under age 65 are significantly lower today than in 2000. Shares of both renters and owners with cost burdens increase with age.

Over the last three decades, Montebello's younger population has reduced slightly while the older population has grown. In many instances, children from previous decades have grown up and moved out of Montebello. This trend resembles the overall county trend. In 2019, Montebello's median age was 36.1 years — younger then surrounding cities and the County.

	1990		2010		2019	
Age Cohort	Montebello	LA County	Montebello	LA County	Montebello	LA County
Under 5 years	8.4%	8.3%	6.9%	6.8%	6%	6.1%
5-24 years	31.2%	30.2%	29.3%	29%	26.3%	25.6%
25-34 years	18.3	19.8%	14.3%	15.2%	16.6%	16.1%
35-44 years	12.7%	15.1%	13.9%	15%	12.6%	13.7%
45-54 years	8.9%	9.6%	12.4%	13.8%	12%	13.4%
55-64 years	8.6%	7.3%	9.9%	9.8%	11.8%	11.8%
65 and over	11.9%	9.7%	13.7%	10.5%	14.7%	13.2%

Table 2.4. Age. Source: US Census.

	Under 18 years	Over 65 years	Median Age
Montebello	22.4%	14.8%	36.1
El Monte	23%	13.5%	38.2
Monterey Park	17.3%	21.3%	44.1
Whittier	22.9%	14%	37.1
LA County	21.4%	14.1%	37

Table 2.5. Comparative Age Distribution and Median Age. Sources: US Census and American Community Survey.

C. Race and Ethnicity

Household characteristics and cultural backgrounds differ by race and ethnicity and are indicators of varying housing preferences.

Table 2-6 indicates the racial composition of the City. According to the 2019 ACS, approximately 58% of the City's population was classified as white. Hispanics accounted for 77.4% of the City's population, larger than 48.5% of LA County population. Hispanics are considered an ethnic group rather than a racial group. Hispanics may include persons from a variety of races including Caucasians, African-Americans, and even Asians.

	Montebello	LA County
Race		
— White	58%	54.4%
— Black or African American	1.4%	9.2%
— American Indian and Alaska Native	1.2%	1.6%
— Asian	15%	16.3%
— Native Hawaiian and Other Pacific Islander	0.1%	0.6%
— Some other race	26.7%	22.2%
Hispanic or Latino and Race		
— Hispanic or Latino (of any race)	77.4%	48.5%
— Not Hispanic or Latino	22.6%	51.5%

Table 2.6: 2019 ACS 5-Year Estimate Data Profiles

2. Economy

A. Employment

Employment trends show information on the types of jobs held by Montebello residents, which can be an indicator for the types of housing that meets the needs of certain workers. Wage and income information can also indicate how much workers can spend on housing. Employment growth may also be an indicator of housing needs. According to employment data from the Employment Development Department (EDD), the unemployment rate for the City as of May 2021 was 11.9%, compared to 11% for the County.

During the 19 years between 2000 and 2019, the number of residents employed in the manufacturing, wholesale trade, information, and public administration declined significantly. During this same period, the number of residents employed in the construction, retail, transportation, professional jobs, and arts and entertainment sectors increased. Table 2.7 indicates the employment characteristics of the City's residents according to the 2000, 2010, and 2019 employment data.

	2000	2010	2019	% change 2010-2019
Agriculture, forestry, fishing, hunting, mining	58	123	130	6%
Construction	776	1295	1,618	25%
Manufacturing	4,150	3,332	3,028	-9%
Wholesale trade	1,367	1,392	1,206	-13%
Retail trade	2,476	2,983	3,695	24%
Transportation and warehousing, and utilities	1,484	2,238	2,775	24%
Information	665	744	543	-27%
Finance, insurance, and real estate.	1,244	1,503	1,497	-0.4%
Professional, scientific, management, administrative, etc.	1,770	2,208	2,817	28%
Educational, health, and social services.	4,655	5,869	5,952	1%
Arts, entertainment, recreation, accommodation and food services.	1,849	2,292	3,108	36%
Other services (except public admin.)	1,371	1,222	1,896	55%
Public administration	1,002	1,473	1,309	-11%
Total	22,867	26,450	29,574	

Table 2.7. Employment by Industry: 2000, and 2010 in Montebello. Source: US Census 2000, 2010, and ACS 2019.

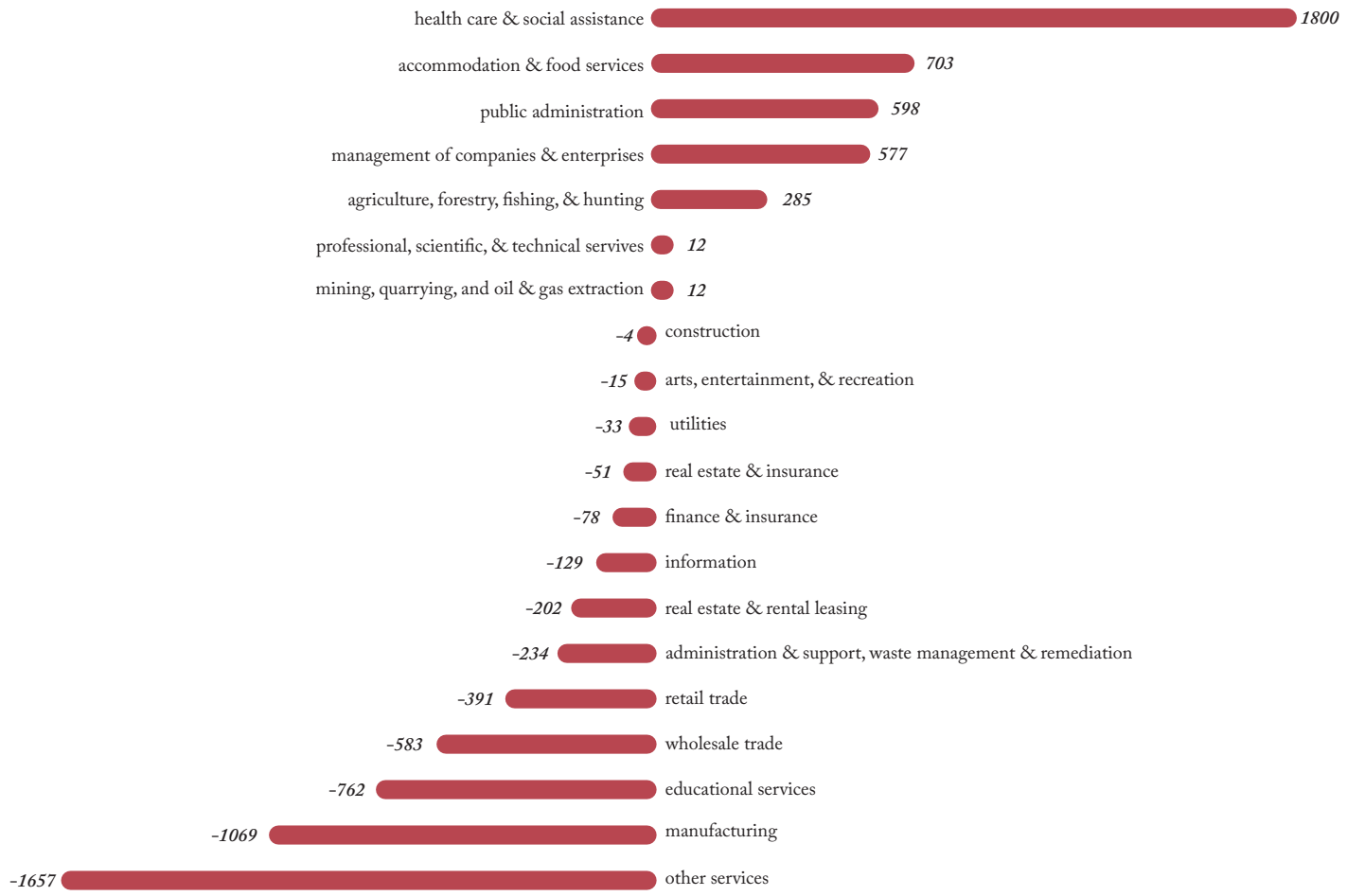


Figure 2.2. Employment Trend 2008-2018. Source: California Economic Development Department.

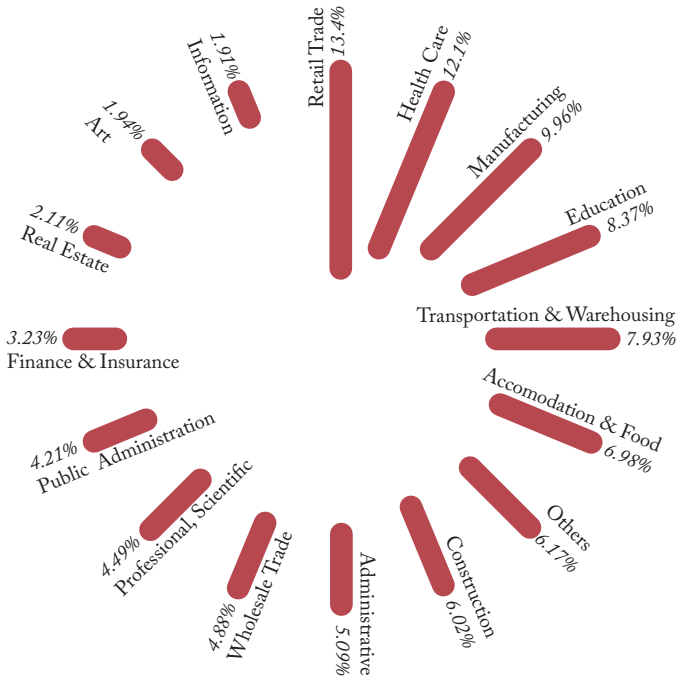


Figure 2.3. Employment by Industrial Sectors. Source: US Census, LEHD, California Economic Development Department.

Table 2.8 shows a steady growth in management and professional occupation while sales and office occupations decline from 1990 to 2019.

Occupation Category	1990	2000	2010	2019	2019-%
Management, professional, and related occupations	5,694	5,897	7,652	7,627	25.8%
Service	5,914	3,304	4,687	5,916	20%
Sales and office occupations	9,374	7,444	7,535	7,497	25.3%
Farming, fishing, and forestry	377	16	0	0	0%
Construction, extraction, and maintenance	3,687	1,728	2,085	2,440	8.3%
Production, transportation, and material moving	1,283	4,478	4,792	6,094	20.6%
Total	26,329	22,867	26,751	29,574	

Table 2.8. Employment by Occupation in Montebello. Source: US Census 1990, 2000, 2010, and 2019 ACS.

Employer	Employees	% of Total Employment*	Employees	% of Total Employment*
Montebello Unified School District*	1,638	6.02%	3,500	12.46%
Beverly Hospital	914	3.36%	912	3.25%
City of Montebello	422	1.55%	584	2.08%
Macy's Department Store	320	1.18%		
Bimbo Bakery	320	1.18%	715	2.54%
JCPenney Department Store	215	0.79%		
Rio Hondo Convalescent Hospital	214	0.79%		
R+L Carriers	143	0.53%		
Monarch Litho Inc.	135	0.50%	242	0.86%
Kaiser Permanente Montebello	124	0.46%	3,140	11.17%
Montebello Town Center			1,902	6.77%
Minson Corporation			620	2.21%
Costco**			292	1.04%
Royal Paper Box Company			155	0.55%
Total 10 Top Employers	4,445	16.34%	12,062	42.93%
Total City Employment (1)	27,200		28,100	

Table 2.9. City of Montebello Principal Employers. Source: MuniServices, LLC / Avenu Insights & Analytics. Results based on direct correspondence with City's local businesses.

(1) Total City Labor Force provided by EDD Labor Force Data.

**Includes ONLY schools within Montebello City limits.*

*** Costco is located in the City of Monterey Park.*

B. Projected Job Growth

Future housing needs are driven by the number and type of new jobs created during the planning period. Generally, residents that are employed in well-paying occupations have less difficulty obtaining adequate housing than residents in low-paying occupations.

The top 10 employers represent approximately 23% of the total in-place employment. In-Place employment refers to jobs located in the City. Since 2008 the City has lost approximately 1,200 jobs.

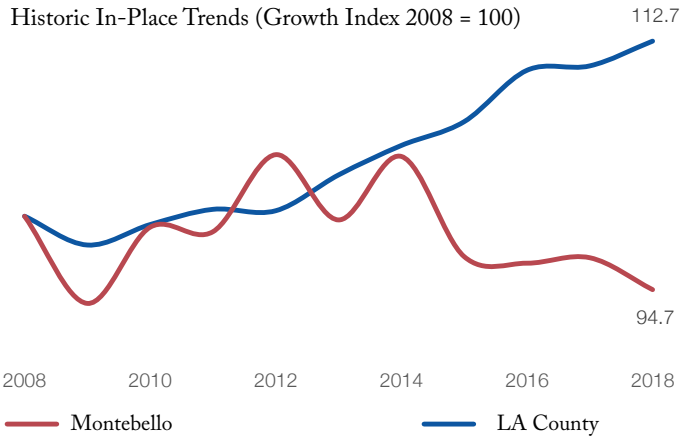


Figure 2.3. Historic In-Place Trends (Growth Index 2008=100). Source: US Census, LEHD.

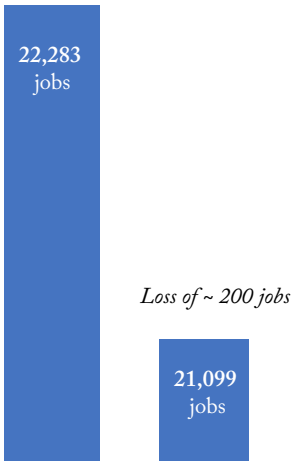


Figure 2.4. Historic In-Place Trends (Growth Index 2008=100). Source: US Census, LEHD.

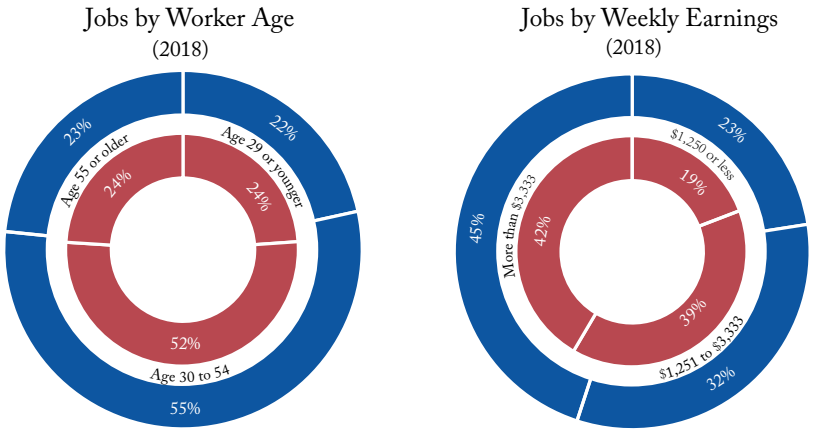


Figure 2.5. Left Image: Jobs by Worker Age (2018). Right Image: Jobs by Weekly Earnings (2018). Source: US Census, LEHD.

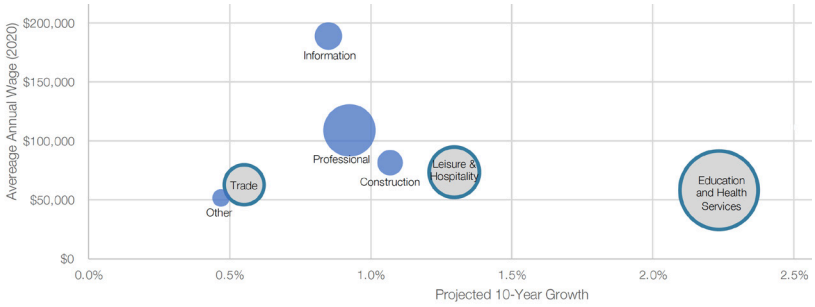


Figure 2.6. Near-Term Employment Growth Projections by Private Industry in Los Angeles County (2018 - 2028). Source: EDD.

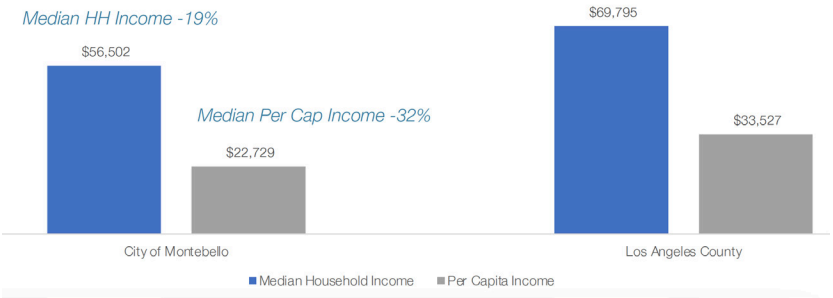


Figure 2.7. Household by Income, 2020. Source: ESRI Business Analyst.

Workers in the City tend to have lower earnings than the County and have slightly different age characteristics. In some industries, such as Health Care, growth has followed larger County trends. In other industries, such as Information, growth has not followed larger County trends. Some employers are in projected growth industries such as Health Care while others are in Retail, where future employment may decline. The City's strongest concentration of jobs are in industries that are projected to grow in the near-term. Other growth industries with high wages, such as Information and Professional and Business Services, are underrepresented in the City.

Household incomes for residents in the City are lower than the County, particularly for those households earning over $100,000. Overall, the Median Household income is approximately 20% lower than the County and due to higher Household size the per cap income is one-third lower than the County.

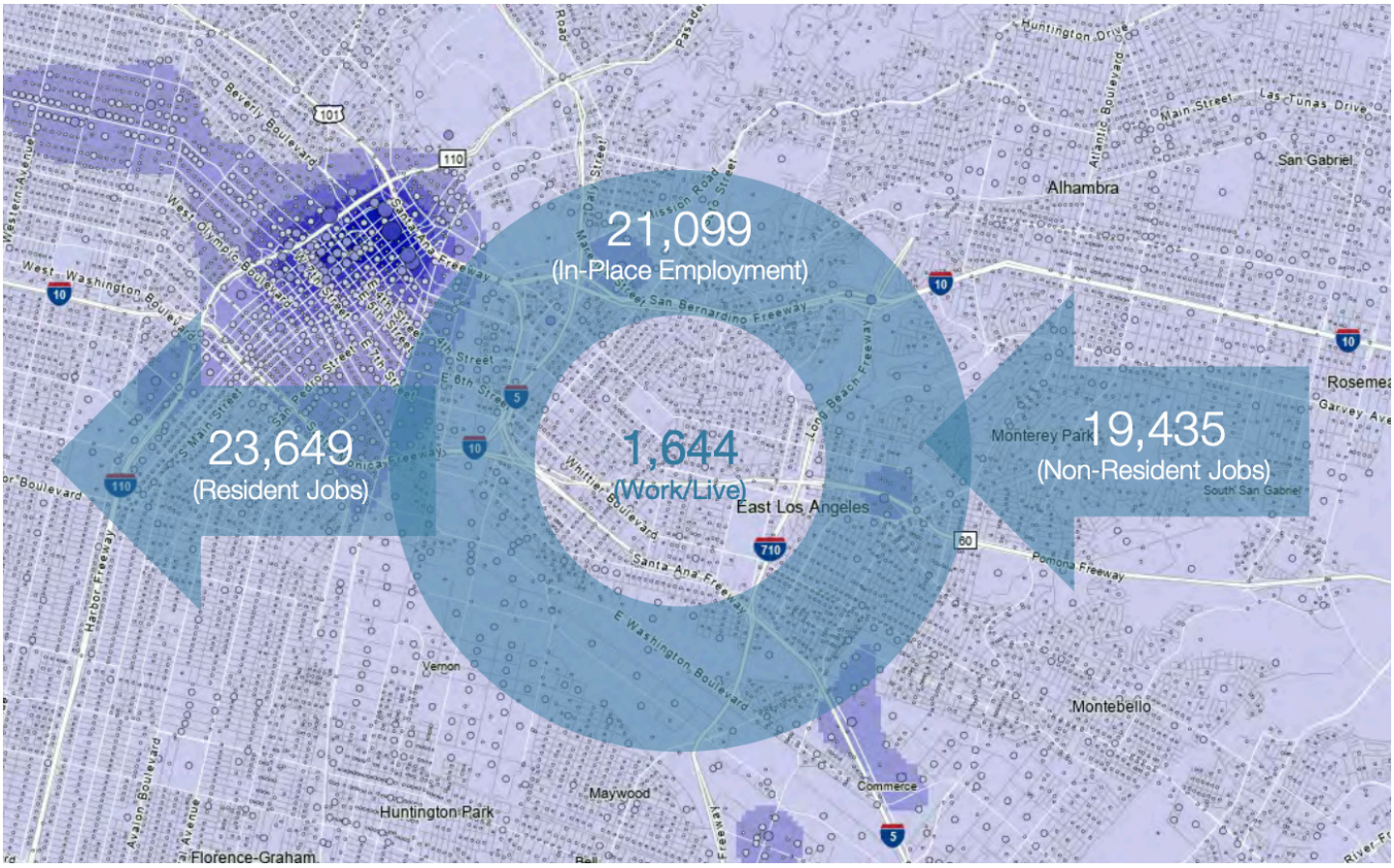


Figure 2.8. Commuter Flow. Only 6.6% of those who live in the City also work in the City. Source: US Census, LEHD.

C. Job-housing Ratio

Jobs-housing ratios express quantitative relation between where people work and where they live. A regional balance of jobs to housing helps to ensure that the demand for housing is reasonably related to supply. When the number of jobs significantly exceeds the housing supply, the rental and for-sale housing markets can become competitive, requiring households to pay a larger percentage of their income for housing. In addition, a tight housing market can result in overcrowding and longer commute times as workers seek more affordable housing in outlying areas.

In 2019, Montebello had 19,919 housing units (see Table 2.10) and a civilian workforce of 27,200 persons (see Table 2.7). Montebello's current job-housing ratio is therefore 1.3 (one housing unit per 1.3 jobs). The current jobs-housing objective within the SCAG region is one new housing unit for every 1.5 jobs.

A housing unit is not truly affordable if located in an automobile-dependent area with high transportation cost burdens. Accessible multimodal areas minimize transportation costs thereby allowing more money for housing and other needs. The length of commute trips, rising fuel costs, and global climate have brought focus to jobs-housing balance to reduce vehicle miles travelled and work trips. Currently, only 6.6% of residents also work in Montebello. Montebello has an opportunity to encourage more people to live and work in the city. Recent housing developments in Montebello are pursuing a mix of uses that are located and arranged to be walkable or bikable and/or served by transit, and include amenities that draw people onto sidewalks and paths rather than into their individual vehicles.



D. Impact of Pandemic

The Coronavirus (COVID-19) pandemic and economic crisis have devastated Montebello's affordable housing residents and providers, threatening the long-term viability of these essential organizations and the housing and economic stability of low-income, vulnerable residents. While the lingering impacts of this disaster are still evolving, housing providers have noted threats to long term viability from operational challenges, such as increased expenses, reduced rental income, development approval process, and construction related delays.

Throughout the pandemic, residents of affordable housing in Montebello, like many people across the county, have struggled to pay for necessities like rent, food and healthcare. Many residents have lost work and fear becoming homeless. Anxiety, depression and loneliness are increasingly common. Many residents haven't been able to access unemployment benefits, rent relief, and other forms of public assistance.

A number of City, County, and State programs were available to Montebello residents and business during COVID-19. Some of these actions include:

- Montebello City Council declared local emergency as a precautionary measure to formalize coordination with public health agencies, smooth the way for quicker acquisition of supplies, and ease access to State and Federal funds should the need arise in response to COVID-19.

- City of Montebello joined the California's Great Plates meal delivery program to support Montebello's seniors and local food service businesses during the COVID-19 public health crisis. The Great Plates program is a partnership between FEMA, the State of California and the City of Montebello. The City identified local restaurants that could provide seniors with up to three nutritious meals per day.

- The Montebello Police Department suspended until further notice the enforcement of street cleaning parking regulations in light of citizens need to stay home or work remotely.

- The Montebello COVID-19 Emergency Housing Assistance Program provided temporary support grants to income-eligible Montebello households economically impacted during the pandemic through job loss, furlough or reduction in hours or pay. Grants are rental/mortgage payments made by the City on behalf of income-eligible households to maintain housing and/or reduce payment delinquency in areas due to economic hardship. A maximum total grant of $2,400 was available per household for a time period not to exceed three-months.

- The Los Angeles County Temporary Eviction Moratorium, effective March 4, 2020, through September 30, 2021, unless repealed or extended by the Los Angeles County Board of Supervisors, placed a Countywide ban on evictions for residential and commercial tenants, including mobile-home space renters. Under the County's Moratorium, tenants can not be evicted for Coronavirus related nonpayment of rent, as well as no-fault reasons, nuisance, denying entry to a landlord, or unauthorized occupants or pets – if related to Coronavirus.

- The City addressed the needs of persons affected by the COVID-19 Pandemic by providing CDBG-COVID-19 funds to Heart of Compassion, the YMCA, Mexican American Opportunity Foundation (MAOF), and Montebello Community Assistance Program (MCAP) to provide much needed emergency services to Montebello residents.

A Household Characteristics

1. Household Composition and Size

The household type, income levels, the presence of special needs populations, and other household characteristics are important indicators of the amount, type, and size of housing needed. A household is defined by the U.S. Census as "all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together." Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Family households are defined by the Census as two or more persons sharing a dwelling unit who are related.

Table 2.10 provides a comparison of households by type for the City and Los Angeles County as a whole, as reported in the 2019 ACS 5-Year Estimates. Household characteristics in Montebello were very similar to those for the entire county. Married-couple with family comprised almost half of all households while 18.3% of all households consisted of a single person living alone in Montebello compared to 25.7% in Los Angeles County as a whole. The percentage of households with at least one resident over 65, at least one resident under 18 years, average household size, and family size are slightly higher in Montebello than in the County overall.

	Montebello		LA County	
Total Household	18,888		3,316,795	
Married-couple family	8,739	46.3%	1,495,658	45.1%
— with own children of the householder under 18 years	3,498	18.5%	639,936	19.3%
Cohabiting couple household	1,266	6.7%	225,057	6.8%
— with own children of the householder under 18 years	661	3.5%	86,802	2.6%
Male householder, no spouse/partner present	3,165	16.8%	640,636	19.3%
— with own children of the householder under 18 years	437	2.3%	40,974	1.2%
—Householder living alone	1,364	7.2%	391,454	11.8%
—65 years and over	475	2.5%	97,099	2.9%
Female householder, no spouse/partner present	5,718	30.3%	955,444	28.8%
— with own children of the householder under 18 years	1,251	6.6%	170,488	5.1%
— Householder living alone	2,105	11.1%	459,850	13.9%
—65 years and over	1,285	6.8%	195,688	5.9%
Households with one or more people under 18 years	7,228	38.3%	1,094,289	33%
Households with one or more people 65 years and over	6,337	33..6%	930,438	28.1%
Average household size	3.3		2.99	
Average family size	3.71		3.66	

Table 2.10. Household Composition. Source: 2019 ACS 5-Year Estimate Data Profiles

2. Housing Tenure and Vacancy

Housing tenure describes the two legal status under which people have the right to occupy their accommodation: homeownership (both owned outright and mortgaged) and renting (which includes public and privately rented housing).

Montebello needs an adequate supply of rental and owner occupancy units to accommodate a range of households with varying income, family size, composition, and lifestyle. Table 2.11 shows more rental housing units than owner occupied units in Montebello and Los Angeles County. The total vacancy rate was 5.2% for the City, lower than 6.4% for the County.

	Montebello		LA County	
Total Housing Units	19,919		3,542,800	
Occupied housing units	18,888	94.8%	3,316,795	93.6%
— Owner occupied housing units	8,160	43.2%	1,519,516	45.8%
— Average household size of owner-occupied units	3.25		3.17	
— Renter occupied housing units	10,728	56.8%	1,797,279	54.2%
— Average household size of renter-occupied units	3.33		2.83	
Vacant Housing Units	1,031	5.2%	226,005	6.4%
— Homeowner vacancy rate		0.5%		1%
— Rental vacancy rate		3.6%		3.4%

Table 2.11. Household Tenure. Source: 2019 ACS 5-Year Estimate Data Profiles

3. Overcrowding

Overcrowding is a result of too many people in a unit for the number of rooms it contains. It has nothing to do with the number of units on the lot. Overcrowding in housing occurs when there is a greater number of people living in a household than rooms available. People are usually forced into this due to a combination of poverty and high living costs. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure.

The U.S. Census considers a household to be overcrowded when there is more than one person per room, including living and dining rooms but excluding bathrooms and kitchen. Units with more than 1.5 persons per room are considered severely overcrowded. Table 2.12 summarizes overcrowding for Montebello compared to Los Angeles County.

Overcrowding is higher in rental properties than ownership properties and is at a slightly higher rate compared to LA County. Overcrowding can be addressed by building more affordable units in Montebello so a greater number of people have their own place, and they would not need to live together.

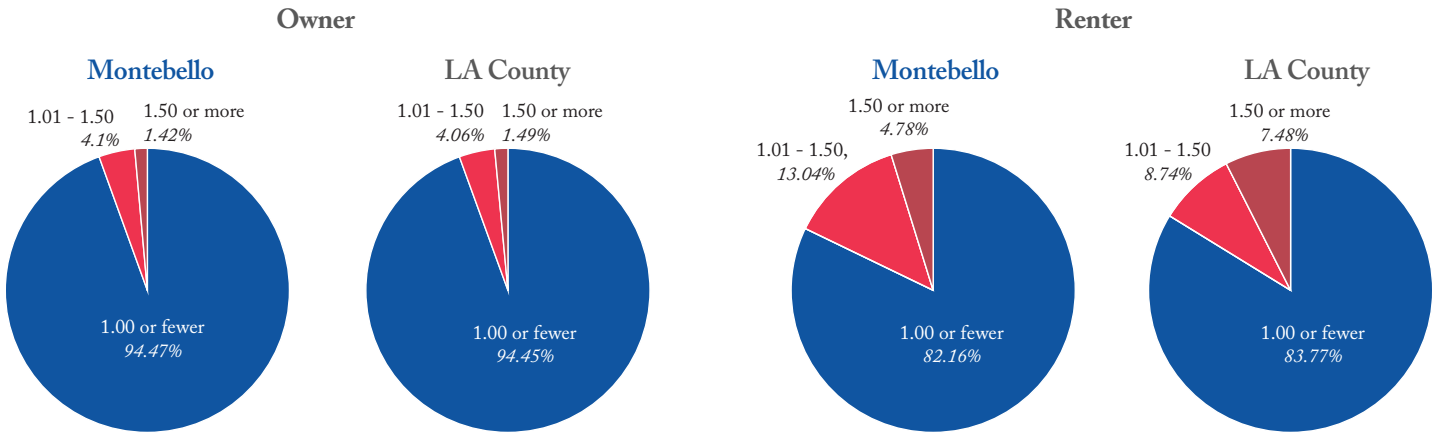


Figure 2.9. Comparative Overcrowding by Tenure.

	Montebello				Los Angeles County			
Housing Type	Owner		Renter		Owner		Renter	
Persons per room	Households	Percent	Households	Percent	Households	Percent	Households	Percent
1.00 or fewer	7,709	94.47%	8,814	82.16%	1,435,225	94.45%	1,505,658	83.77%
1.01 to 1.50	335	4.1%	1,401	13.06%	61,697	4.06%	157,166	8.74%
1.51 or more	116	1.42%	513	4.78%	22,594	1.49%	134,455	7.48%
Total	8,160		10,728		1,519,516		1,797,279	
% Overcrowded by tenure	5.53%		17.84%		5.55%		16.23%	
% Severely overcrowded by tenure	1.42%		4.78%		1.49%		7.48%	

Table 2.12. Tenure by Occupants. Source: 2019 ACS 5-Year Estimate Data Profiles

4. Overpayment



A household is said to be cost-burdened when it pays more than 30% of its income toward housing expenses. As a more extreme measure, a household is said to be severely cost-burdened when it pay at least 50% of its income toward housing expenses.

Although homeowners and renters can both be cost-burdened, the impact is very different. Homeowners build equity with their monthly housing payments, the burden of excessive costs may be less worrisome for them. Their excessive payments are often viewed as a form of investment or savings. Renters are not building equity, and are getting no returns for their excessive payments.

Cost burden may vary by household size. Families with children likely have more after-housing expenses than single-person households, who can afford to spend more of their income on rent.

Additionally, both low- and high-income households are considered cost-burdened if they pay above the 30% threshold. However, even after paying their housing expenses, high-income households will still have sufficient money available to take care of their basic living expenses.

Therefore, a higher focus is necessary on low-income renters paying a disproportionate share of their income for housing expenses.

While the high cost of housing impacts all income levels, the impacts are more widespread for extremely low income (ELI) residents. Approximately 4,085 ELI households resided in Montebello (Table 2.13). Approximately 81% of ELI renter-households had housing cost burden, while about 69% of ELI owners were cost burdened. To ease the demand that drives purchase and rental prices up, Montebello is pursuing construction of mixed-income and diverse housing options.

	Owners		Renters		Total Households	
Income	**Households**	**%**	**Households**	**%**	**Households**	**%**
Extremely low-income (<= 30% of HAMFI)	1,105		2,980		4,085	
— Households overpaying	765	69%	2,410	81%	3,175	78%
Very low-income 30% to 50% MFI	1,125		2,925		4,050	
— Households overpaying	565	50%	2,575	88%	3,140	78%
Low-income 50% to 80% MFI	1,740		2,310		4,050	
— Households overpaying	795	46%	1,155	50%	1,950	48%
All lower-income households	**3,970**		**8,215**		**12,185**	
— Households overpaying	**2,125**	**54%**	**6,140**	**75%**	**8,265**	**68%**
Moderate-income (>80% to <=100% HAMFI)	1,105		1,240		2,345	
— Households overpaying	430	39%	150	12%	580	25%
Moderate-income (>100% HAMFI)	3,725		1,590		5,315	
— Households overpaying	350	9%	4	0.2%	354	7%
All Households	8,800		11,045		19,845	
— Households overpaying	2,905	33%	6,294	57%	9,199	46%

HAMFI: Housing and Urban Development Area Median Family Income

Table 2.13. Montebello Households Overpaying by Income. Source: U.S. Department of Housing and Urban Development, CHAS 2013-2017

B. Housing Stock Characteristics

This section evaluate existing characteristics of Montebello's housing stock and identifies and prioritizes needs in specific housing types. The factors evaluated include the number and type of housing units, recent growth trends, housing age and condition, housing costs, and assisted affordable units at-risk of loss due to expiration of affordability covenants.

	Montebello		Los Angeles County	
Structure Type	Units	Percent	Units	Percent
Single-family, detached	9,783	49.1%	1,722,121	48.6%
Single-family, attached	1,441	7.2%	223,134	6.3%
Multi-family: 2 units	733	3.7%	94,619	2.7%
Multi-family: 3 or 4 units	2,119	10.6%	206,112	5.8%
Multi-family: 5 to 9 units	1,333	6.7%	278,393	7.9%
Multi-family: 10 to 19 units	1,103	5.5%	272,884	7.7%
Multi-family: 20 or more units	3,104	15.6%	685,810	19.4%
Mobile home	290	1.5%	57,197	1.6%
Boat, RV, van, etc.	13	0.1%	2,530	0.1%
Total	19,919		3,542,800	

Table 2.14. Housing Type, Units in Structure. Source: 2019 ACS 5-Year Estimate Data Profiles.

1. Housing Type and Growth Trends

Almost half the current housing stock in both the City and County is represented by single-family detached home. While the majority of existing housing is composed of single-family, the City is build out, and most new development will likely be infill multi-family residential. The infill multi-family development is consistent with the trend in Los Angeles County toward more compact development based on smart growth principles encouraged by State law and embodied in regional plans and programs.

2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 may contain lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table 2.15 shows that about 64.7% of all housing units in Montebello were constructed prior to 1970, compared to about 60.5% of those in the County as a whole.

Addressing substandard conditions in the housing stock is the task of the City's Code Enforcement Division (CED), which enforces compliance with current building and safety standards, and state and local laws intended to alleviate public nuisances. The CED seeks to maintain a high quality of life for residents and visitors by addressing health and safety hazards, visual blight and other deficiencies in the current housing stock. Most code enforcement activities are either complaint-driven or the result of observations of City staff. An inventory of the number of units in need of rehabilitation and replacement is not available.

	Montebello		Los Angeles County	
Year Built	Units	Percent	Units	Percent
Built 2014 or later	60	0.3%	41,445	1.2%
Built 2010 to 2013	163	0.8%	42,088	1.2%
Built 2000 to 2009	466	2.3%	191,328	5.4%
Built 1990 to 1999	743	3.7%	223,835	6.3%
Built 1980 to 1989	1,737	8.7%	409,249	11.6%
Built 1970 to 1979	3,863	19.4%	489,762	13.8%
Built 1960 to 1969	4,236	21.3%	526,092	14.8%
Built 1950 to 1959	4,585	23%	726,702	20.5%
Built 1940 to 1949	2,873	14.4%	367,449	10.4%
Built 1939 or earlier	1,193	6%	524,850	14.8%
Total	19,919		3,542,800	

Table 2.15. Age of Housing Stock. Source: 2019 ACS 5-Year Estimate Data Profiles

3. Housing Cost

Given the age of the housing stock, the average renter-occupied housing units as well as the typical home value for owner-occupied units are below the County average. For renter-occupied units, the range of pricing by unit type range from 62% to 76% of the County average (70% for all units). The typical home value is more closely aligned with the County averages (86% for all units).

Rental Housing: Table 2.16 provides a survey of rental costs in Montebello in first quarter of 2021. Overall, average rental prices ranged from $1,205 for a one-bedroom unit to $1,825 for a four-bedroom unit.

	Montebello	LA County	Index
1 bedroom	$1,105	$1,450	76
2 bedroom	$1,205	$1,775	68
3 bedroom	$1,445	$2,050	70
4 bedroom	$1,825	$2,950	62
All	$1,370	$1,950	70

Table 2.16. Montebello Rents (Q1 2021). Source: CoStar

For-Sale Housing: Average prices of homes sold (12 month average) by number of bedrooms are provided in Table 2.17. The average price of a two-bedroom home was $498,000, three-bedroom was $602,000, and $727,000 for four bedrooms.

	Montebello	LA County	Index
1 bedroom	$403,300	$503,000	80
2 bedroom	$498,000	$608,000	82
3 bedroom	$602,000	$682,000	88
4 bedroom	$727,000	$807,000	90
All	$611,000	$709,000	86

Table 2.17. Montebello Typical Home Value (12 month average). Source: Zillow

According to SCAG, median home sales price increased by 58.3% between 2010 and 2018. In 2018, the median home sales price in the City was $505,000, $92,500 lower than that in the county overall.

C. Population with Special Housing Needs

Persons with special needs, including those with physical disabilities, mental illness, homeless families, and the elderly may experience a higher prevalence of overpayment, overcrowding, or other housing problems. State Housing Element law defines "special needs" groups to include persons with disabilities (including developmental disabilities), the elderly, large households, female-headed households with children, homeless people, and farm workers.

Many households within these special needs groups also fall within the extremely-low-income category. This section contains a discussion of the housing needs facing these groups as well as City policies and programs that can help to address their needs.

1. Senior Households

For the purpose of this special needs analysis, individuals 65 years of age or more are considered "seniors." This is different than "elderly" as defined in the Comprehensive Housing Affordability Strategy data (62 years of age or more). Households headed by seniors have special needs due to low, lower incomes, physical or mental disabilities, and other dependency needs. Seniors are often retired and rely on fixed or low incomes. They are also more prone to injuries and illnesses that increase their health care costs, thus reducing the income that would otherwise be available for housing. Their housing choices are also more specific because seniors often wish to be close to public transportation and other services.

	2010		2019	
	Own	Rent	Own	Rent
Senior Households	3,110	1,326	3,212	1,828
Total Senior Households	4,436		5,040	

Table 2.18. Senior Population. Source: 2010 Census and 2019 ACS 5-Year Estimate Data Profiles

According to the 2019 ACS, the number of households containing an individual 65 years of age or older was 5,040 households (26.5%). The number of owner-occupied, elderly-headed households increased between 1990 and 2000 by 3.2%, while the number of renters increased by 37.8%.

2. Disabled Households

Persons with disabilities are defined by the Americans with Disabilities Act (ADA) as those having physical or mental impairments that substantially limit one or more major life activities. Disabled persons often have a difficult time obtaining adequate housing because they earn lower incomes, pay higher health costs, depend on supportive services, or require special accessibility such as elevators and ramps that are not available in conventional designs.

The Census considers the following six disability categories that limit one or more major life activity:

- Sensory disability that includes blindness, deafness, or severe vision or hearing impairment.
- Physical disability refers to a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying;
- Mental disability refers to impaired ability to learn, remember, or concentrate;
- Self-care disability refers to an impaired ability to dress, bathe, or get around inside the home;
- Go-outside-home refers to those individuals that are physically unable to go outside the home alone to shop or visit a doctor's office; and,
- Employment disability includes those individuals that are unable work.

	With a Disability	% with Disability
Disability Type by Age		
With a hearing difficulty	2,243	3.6%
Population under 18 years	0	0
Population 18 to 64 years	813	2.1%
Population 65 years and over	1,430	15.7%
With a vision difficulty	1,782	2.9%
Population under 18 years	123	0.9%
Population 18 to 64 years	915	2.3%
Population 65 years and over	744	8.2%
With a cognitive difficulty	2,935	5%
With an ambulatory difficulty	4,427	7.5%
With a self-care difficulty	2,136	3.6%
With an independent living difficulty	3,217	6.6%
Population 18 to 64 years	1,289	3.3%
Population 65 years and over	1,928	21.2%

Table: 2.19. Disability characteristics. Source: 2019 ACS 5-Year Estimate Data Profiles

According to the State Department of Development Services (DDS), there are 725 persons residing in Montebello that have a developmental disability. A developmental disability is defined as defined as "a disability that originates before an individual attains age 18 years, continues, or can be expected to continue indefinitely, and constitutes a substantial disability for that individual." The disabilities may include an intellectual disability, cerebral palsy, epilepsy, and autism and other developmental disabilities (Welfare and Institutions Code Section 4512). The DDS administers programs for developmental disabilities via regional centers. The Eastern Los Angeles Regions Center serves the City of Montebello. The City requires that all new residential developments comply with California Building Standards (Title 24 of the California Code of Regulations) and Federal

requirements for accessibility. Other City efforts designed to promote reasonable accommodation include the following:

- Procedures for Ensuring Reasonable Accommodations. The City does not have any Zoning Ordinance provisions that are specific to housing for disabled persons. Minor building improvements, such as ramps, rails, and wheelchair lifts, may be handled through an administrative review process to evaluate such development requirements applicable to housing for persons with disabilities.

- Efforts to Remove Regulatory Constraints for Persons with Disabilities. The State has removed any City discretion for review of small group homes for persons with disabilities (six or fewer residents). The City of Montebello does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no constraints on housing for persons with disabilities caused or controlled by the City.

- Retrofitting Requirements. The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. In addition, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

- Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes. The City implements and enforces the current California Building Code (2019). The City provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for housing for persons with disabilities.

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

- The request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws;

- The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws;

- The requested accommodation would not impose an undue financial or administrative burden on the City; and

- The requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance.

3. Farm Worker Housing

The United States Department of Agriculture, National Agriculture Statistics provides data on hired farm labor both at State and County level. In 2017, Los Angeles County had a total of 413 farms that employed 3,266 workers. Permanent workers are those who have worked 150 days or more in a year, while seasonal workers are those who have worked less than 150 days. In 2017, L.A. County reported 1,749 permanent workers and 1,517 seasonal workers. There were 395 migrant workers and 822 unpaid workers reported in 2017.

The 2019 ACS 5-Year Estimates reports that the median earnings for those employed in the agriculture, forestry, fishing, hunting, and mining industry in Montebello is $21,369. This falls below 50% of the median income for Los Angeles County and is considered a very-low income (31%).

	2010	2019	%change
Montebello	123	130	6%
LA County	20,535	23,070	12%

Table: 2.20. Farm Workers. Source: Census 2010 and ACS 2019.

According to the Census, those working in agricultural, fishery, forestry, and hunting industry increased by 6% between 2010 and 2019 in Montebello (refer to Table 2.20). According to the ACS Census data, 130 persons residing in the City if 2019 worked in "agricultural-related" occupations. These occupations do not include active farming given that no agricultural lanes are located within the City. The occupations are related to nurseries where landscaping materials are cultivated. Given the low number of persons employed in agricultural-related industries, the City can address the needs of the farm worker population through its overall affordable housing programs. Also, because Montebello is an urban community in a metropolitan area and those persons identified as having agricultural jobs are most likely employed at plant nurseries and similar enterprises and thus are not anticipated to have the seasonal housing needs associated with crop-related farm worker jobs.

The City of Montebello Zoning Code includes a single Residential-Agricultural (R-A) zone district. The purpose of the R-A zone is to provide for single-family residential development and the proper use of those lands best suited for agricultural purposes. According to the City's Zoning Code, the R-A zone may also be used as a transitional classification for open or agricultural land, pending classification for a more permanent use. In addition to a single-family residence, non-commercial horticulture and agriculture crops are also permitted on the same lot.

4. Homeless and Emergency Shelter



	2019	2020
Total:	158	170
Unsheltered	158	170
Sheltered	0	0
Persons living in:		
Street	48	60
Makeshift shelters		
Cars	15	18
Vans	49	20
RVs, campers	41	24
Tents	n/a	1

Table 2.21. PIT Count (City of Montebello). Source: Street counts conducted by the Los Angeles Homeless Services Authority (LAHSA).

The homelessness crisis largely began during World War II, when housing development could not keep up with the region's population growth. Redlining and exclusionary zoning practices excluded many people of color from the postwar housing boom, setting the stage for racial disparities that continue today. The issue of homelessness emerged as a major issue in the 1990's during the severe economic recession that Southern California was undergoing at that time. Homelessness was further exacerbated by the closing of mental institutions and the recent housing dislocation associated with the great recession that began in 2008. While the Southern California economy is improving, housing costs are once again rising in response to the growing demand. As a result, homelessness within the larger Southern California region continues to be a problem, and now the health and economic fallout from the pandemic has left many more low-income residents on the brink of housing insecurity.

The U.S. Department of Housing and Urban Development defines homeless persons as those in the following situations:

- Persons residing in spaces not meant for human habitation such as boxes, cars, abandoned buildings, and sidewalks;
- Persons residing in transitional housing or emergency shelters; and,
- Persons being evicted or leaving an institution and lacks the funding and support network to obtain housing.

There are two categories of need that should be considered in discussing the homeless:

- Transient housing providing shelter, and usually on a nightly basis; and
- Short-term housing, usually including a more comprehensive array of social services to enable families to re-integrate themselves into a stable housing environment.

The City collaborates with several nonprofit and other agencies that provide shelter and supportive services for the purpose of serving homeless persons and preventing homelessness. The Los Angeles metropolitan area is served by LAHSA SPA 7, which comprises the eastside of the County of Los Angeles, and includes Montebello. The data provided in the table below is from the Greater Los Angeles Count Point-In-Time (PIT) counts.

The number of homeless in Montebello has fluctuated in the last six years. It was as low as 52 in 2016, then jumped to 359 in 2017, decreasing to 158 in 2019 and increasing slightly to 170 in 2020.

The City of Montebello addresses the homeless need as a participant of the Los Angeles Continuum of Care and by having an active contract with the East San Gabriel Valley Coalition for the Homeless (which provides a variety of services to homeless and at risk for homelessness, including transitional shelter, motel vouchers, food, and counseling). The City worked to provide shelter and homeless assistance services and through the continued coordination of housing programs with county and local public service agencies, including the Los Angeles County Department of Public Social Services, the Housing Rights Center, Montebello Community Assistance Program MCAP and other nonprofit and public service agencies. During the 2020 – 2021 Program year, the City served 457 persons thus far. The MCAP is a Fire Department program aimed at providing services to the homeless population within the City of Montebello. MCAP connects clients with the following services in the community:

- Food/Showers Assistance Substance Use Disorder Assistance;
- Medical Assistance;
- Mental Health Assistance;
- Dental Assistance; and
- Housing/Social Service Assistance.

The City refers homeless individuals to the Rio Hondo Temporary Home (RHTH) and the Women's and Children's Crisis Shelter. These two places offer services to the homeless as shown in Table 2.22.

Shelters/Services	Rio Hondo Temporary Home	Women's and Children's Crisis Shelter
Sleeping Capacity	92	31
Rental Assistance	No	No
Clients	Homeless families with children; all single parents, adult couples (18 or older), children from infancy to 18.	Victims of domestic violence (battered women and abused children)
Social Service Programs	Counseling and case management (mental health and pediatric occupational therapy), on-site childcare center and medical clinic, three meals seven days a week, and Federal Emergency Soup Program.	Counseling and advocacy Programs.
Day services	Life skills program (hygiene, sanitation, money management).	Advocacy, legal work, medical assistance, life skills
Food Voucher	No	No
Serve Special populations	No	Yes
Handle rehab clients	No	No
Mailing Address	12300 4th Street Bldg. 213 Norwalk, CA 90650	10007 Cole Rd. Whittier, CA 90603

Table 2.22. Homeless Agency Services. Source: Rio Hondo Temporary Home and Women's and Children's Crisis Shelter.

5. Female-Headed Household

Female-headed households represent about 16% of owner households and 25% of renter households (Table 2.23). Households headed by either a single male or single female without a spouse present are likely to have lower incomes and more difficulty finding affordable housing.

	Owners		Renters	
	Households	%	Households	%
Married couple family	4551	56%	4,188	39%
Male householder, no wife present	642	8%	1,340	13%
Female householder, no husband present	1280	16%	2,685	25%
Non-family households	1687	21%	2,515	23%
Total households	8160		10,728	

Table 2.23. Household Type by Tenure. Source: 2019 ACS 5-year estimates.

6. Poverty

People living in poverty have difficulty finding housing due to constrained incomes. According to the Census, poverty status of families or individuals is determined by comparing family size and composition to a money income (before tax) threshold. This income threshold is updated annually to reflect changes in the consumer price index, but does not vary geographically. The income threshold varies by family size and age of its members, and includes the income level people and families need to live. The poverty rate data, summarized in Table 2.24, shows the percentage of residents and families living in poverty in each category. In 2019, approximately 13.9% of Montebello residents lived in poverty, and of these 22.6% are less than 18 years old. The groups with the highest percentage living in poverty were female-headed households with children under 18 years old at 31.1%, followed by female-headed households at 20.8%.

Variable	% of Total Households
Population in Poverty	13.9%
— Under 18	22.6%
— 18 to 64 years	11.2%
— 65 years and over	12.4%
Married Couples in Poverty	7.7%
— With Children under 18	13.2%
Female Households w/ no Spouse Present in Poverty	20.8%
— With Children under 18	31.1%

Table 2.24. Poverty Status in Past 12 Months. Source: ACS 2019.

The number of persons receiving public assistance is another indicator of poverty rate. CalWORKs is a State program that provides temporary financial assistance and employment to qualified low-income families with children less than 18 years of age. The Food Stamp Program gives vouchers to low-income families for buying food. The Medical Assistance only program provides medical care to low-income families with children, expecting mothers, elderly over 65 years of age, the blind, and the disabled.

Table 2.25 indicates the numerous public assistance programs available to Montebello residents. Female adults comprise the majority of general relief recipients. The majority of persons receiving public assistance in Montebello consist of children and female adults.

Montebello has three licensed care facilities to assist residents with special needs such as the elderly or children in foster care. These facilities include two elderly care facilities and one children's facility that provide a total of 170 beds.

	CalWorks	General Relief	Cash Assistance Program for Immigrants	Medi-Cal	CalFresh	In Home Supportive Services	Unduplicated
Cases	464	151	46	11,528	4,290	1,976	15,211
Persons	1,152	152	46	21,393	7,695	1,976	24,310
Average Benefit Amount per Case	$763.43	$215.83	$814.49	n/a	$417.8	n/a	

Table 2.25. Public Assistance Programs. Source: Los Angeles County Department of Public Social Services, May 2021.

7. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. Census data showed that about 11% of owner households and about 10% of renter households in Montebello had 5+ members (Table 2.26). This distribution indicates that the need for large units with three or more bedrooms is relatively low compared to the need for smaller units.

	Owners		Renters	
	Households	%	Households	%
1 person	1448	18%	2,021	19%
2 persons	2463	30%	2,640	25%
3 persons	1529	19%	2,083	19%
4 persons	1283	16%	2,081	19%
5 persons	897	11%	1,021	10%
6 persons	312	4%	549	5%
7 or more persons	228	3%	333	3%
Total Households	8160		10,728	
Average household size	3.25		3.33	

Table 2.26. Source: Household size by tenure. Source: 2019 ACS.

B. ASSISTED HOUSING AT RISK OF CONVERSION

As of 2021, Montebello has six multi-family affordable rental housing developments providing approximately 637 affordable units to lower-income households (the multiple-family developments are indicated in Table 2.27). Many affordable rental housing developments financed with public funds have converted to market-rate housing once the public funding has been repaid or the period of rent and occupancy restriction has expired. Throughout California, affordable housing units have been lost statewide to market-rate conversions, putting many lower-income households at risk of displacement. At-risk housing refers to property that may convert to market rate within this current housing cycle due to expiration of subsidy or termination of Section 8 or other housing subsidy contracts. As indicated in Table 2.27, three assisted projects (Beverly Towers, Casa La Merced, and Montebello Downtown Plaza) are at risk of converting to market rate during the planning period ending in 2029.













Property (Overall) Expiration Date	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)
Beverly Towers 1315 W. Beverly Blvd. (2013-2023 period)	Elderly	189 units	189 units	133 Studio 561-bedroom	Federal Section 8
Casa La Merced 140 N. Montebello Blvd. (2027)	Elderly- Handicapped	130 Units	129 units	43 Studio 86 1-bedroom	Federal 202/811 Direct Loan/ Elderly- Handicapped Federal Section 8
Greenwood Gardens 1405 S. Greenwood Ave. (2033)	Families	40 units	30 units	2 2-bedroom 28 3-bedroom	Federal Section 8
Via Campo Senior Villas 2201 Via Campo (2101)	Elderly	75 units	75 units/ Low moderate	71 1-bedroom 2 2-bedroom 2 2-bedroom plus den	County Section 8 voucher accepted, subsidized rent
Montebello SeniorVillas 2051 W. Whittier Blvd. (2098)	Elderly	160 units	32 CHFA units/ Very low income 128 low-income	150 1-bedroom 10 2-bedroom	CHFA, County Section 8 voucher accepted, subsidized rent
Montebello Downtown Plaza 815 W. Cleveland Ave (2024)	Independent Living for Seniors	54 units	54 units Low-income at or below 80% of MFI	1-bedroom unit	Enterprise Foundation, Federal Home Loan Bank Affordable Housing Program

Table 2.27. Publicly Assisted Housing Inventory.

1. Cost Analysis of At-Risk Housing Units

A. Preservation Costs

Most of the units at risk are either senior units or for persons with disabilities. Both groups tend to have smaller household size and fixed lower incomes. For a very low income two-person household in LA County, affordable rent is approximately $1,000. The difference between what this household can afford and the median rent for a one-bedroom unit ($1,450) is $450 per month, resulting in an estimated $5,400 in subsidy per unit per year and $2.01 million per year for the 373 units for seniors and persons with disabilities.

B. New Construction/Replacement

The cost of constructing new housing units can vary greatly depending on factors such as location, density, unit sizes, construction materials, and on- and-off-site improvements. The cost to construct a new unit in Montebello can easily exceed $387, 900. To replace the 373 at-risk units would require more than $144 million.

C. Cost Comparison

In Montebello, the costs to maintain affordability by providing subsidized rents are lower than new construction as available land is limited and expensive. The City will actively seek out funding sources, including federal preservation dollars, to preserve these at-risk units.

D. Entities with Capacity to Acquire/Manage At-Risk Projects

Listed below are public and non-profit agencies that have been actively involved in housing activities in Montebello:

City of Montebello: The City receives funds from the federal Department of Housing and Urban Development (HUD) to provide Section 8 rental assistance to low income individuals and families so that they can afford to rent decent, safe, and sanitary housing.

Additionally, following nonprofit developers have expressed interest in Los Angeles County or partnered with the City in providing affordable housing:

- Abode Communities
- Amcal
- Bridge Housing
- Century Housing Corporation
- Cesar Chavez Foundation
- Clifford Beers Housing
- Habitat for Humanity
- Jamboree Housing
- LINC Housing
- Mercy Housing
- Menorah Housing
- Meta Housing Corporation
- Montebello Housing Development Corporation
- National Community Renaissance (National CORE)
- San Gabriel Valley Regional Housing Trust (SGVRHT)
- San Gabriel Valley Council of Governments (SGVCOG)

C. SUMMARY OF HOUSING NEEDS

Demographic Shift	The City's population is aging, particularly the northern half of the City. The market created from this demographic shift might require changes in the City's housing stock to provide opportunities for residents to age in place. Alternatively, changes in their housing preferences could create opportunities for younger families wanting to move into the city.
Low Growth Rate	SCAG projects continued low population growth of 3,900 people from additional 2,000 units for the City during the next 20-years, with a compound annual growth rate less than half of the County. Housing deliveries have historically not kept up with population increases since 1990, creating significant demand and pressure on housing prices. The City has had a very low average number of 23 building permits over the last 10-years. Only four percent of housing has been developed since 1990, with most development occurring prior to 1980. The owner-rental split is largely aligned with the County distribution.
Employment	Despite job growth in several sectors within Los Angeles County, Montebello has seen job losses of 1,200 net in-place jobs since 2008. Job growth in Montebello has been driven by Health Care & Social Assistance and Accommodation & Food Services. Household incomes for residents in the City are lower than the County, particularly for those households earning over $100,000. Overall, the Median Household Income is approximately 20% lower than the County and due to higher household size the per cap income is one-third lower than the County. Only 6.6 percent of those who live in the City also work in the City. There is a need and opportunity to encourage more people that both live and work in the City.
Household Characteristics	The household characteristics in the City are comparable to other suburban communities and the growth, while slow, is in line with the previously noted population growth. About 64.7% of all housing units in Montebello were constructed prior to 1970. Residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Given the age of the housing stock, the average renter-occupied housing units as well as the typical home value for owner-occupied units are below the County average. Ethnic diversity may change the market orientation of some residential and non-residential land uses. The vacancy rate is very low in the City below industry standards for stabilized vacancy, which typically suggests new development is demanded. Overcrowding is higher in rental properties than ownership properties and is at a slightly higher rate compared to LA County. More affordable units in Montebello are needed so a greater number of people have their own place, and they would not need to live together. Approximately 81% of extremely low-income renter-households and about 69% of extremely low-income owners are cost burdened. To accommodate population with Special Housing Needs and to ease the demand that drives purchase and rental prices up, Montebello must continue to build more mixed-income units and increase the range of housing options. Three assisted projects: the Beverly Towers, Casa La Merced, and Montebello Downtown Plaza have expiring affordability contracts and are at risk of converting to market rate during the planning period ending in 2029. The City will have to monitor the status of the 372 affordable housing units that are at risk of converting to market-rate and if any become at risk, work with property owners to develop a strategy to maintain any at-risk as affordable.



3 Fair Housing Assessment

A. OVERVIEW

The established neighborhoods of Montebello today are largely the result of decades of structural racism deeply rooted in Federal, State, and local housing policies.

The Federal Housing Administration (FHA), which was established in 1934, furthered the segregation efforts by refusing to insure mortgages in and near African-American neighborhoods — a policy known as "redlining." At the same time, the FHA was subsidizing builders who were mass-producing housing subdivisions for Whites — with the requirement that none of the homes be sold to African-Americans.

Local government also contributed to the patterns of segregation through the adoption of exclusionary zoning. Single-family zoning economically separates the wealthier Whites from other racial and ethnic groups. Since many people of color could not afford or were unable to receive mortgages for owning homes, they were effectively driven out of single-family zoned neighborhoods.

As a result, many segments of our population do not have access to safe and affordable housing. In some cases, housing units may not be located in areas in proximity to good jobs, easily accessible public transit, and other basic neighborhoods elements such as schools, parks, and open space.

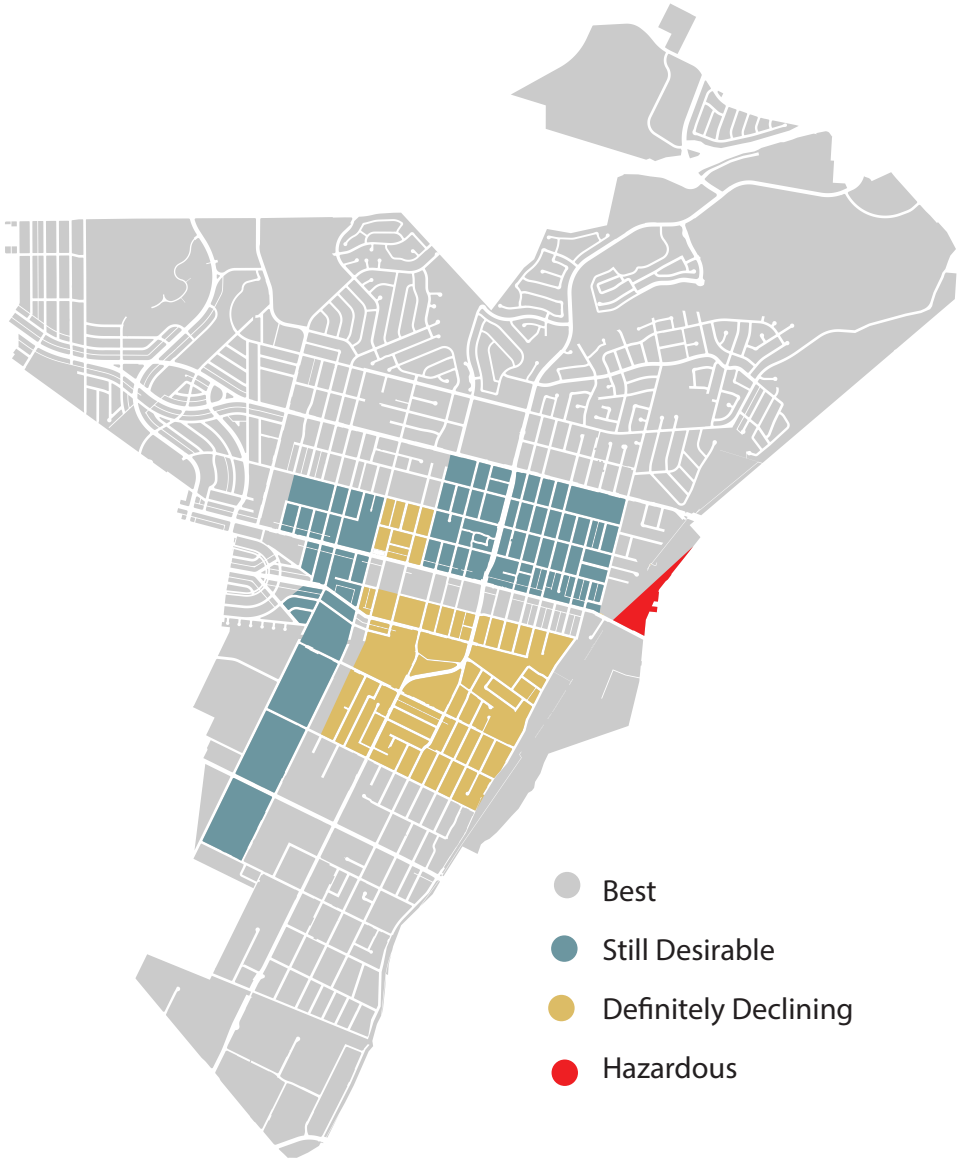


Figure 3.1: Redlined areas of Montebello

To address housing inequalities, in 2017, the State legislature passed AB 686 (2018) to require cities and counties to address discrimination and segregation by affirmatively use programs, policies, and operations to promote inclusive places, increase housing choices, and address racial and economic disparities.

This Housing Element is intended to address current challenges directly related to inequities in housing that were previously overlooked. Previous practices resulted in missed opportunities to develop plans that ultimately lead to patterns of inaction that the City is looking to reverse through these actions. This process further demonstrates Montebello's commitment in maintaining a current Housing Element that is compliant with State law. The City is also leading by example and has initiated projects on public land for those amongst us without a home and with lower incomes.

— René Bobadilla
Montebello City Manager

AB 686: AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. AB 686 requires that all housing elements to include an Assessment of Fair Housing (AFH), which includes the following components:

- A summary of fair housing issues and assessment of the jurisdiction's fair housing enforcement and outreach capacity;
- An analysis of segregation patterns;
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

The City of Montebello is an entitlement jurisdiction and receives their HOME and CDBG funds directly from the State. As such, the City is required to prepare an Analysis of Impediments (AI) to Fair Housing Choice, which provides an overview of laws, regulations, conditions, and other possible obstacles that may affect an individual or household's access to housing in Montebello for a five-year period. Information from the AI, prepared in August 2020, has been incorporated into the Housing Element to ensure consistency between the two documents.

B. ASSESSMENT OF FAIR HOUSING ISSUES

1. Fair Housing Enforcement and Outreach

Fair housing enforcement and outreach capacity relates to the ability of a local jurisdiction and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are informed of fair housing laws and tenants' rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

Patterns of complaints and enforcement are useful to assess the nature and level of potentially unfair or discriminatory housing practices in the private sector. Several public and private agencies may receive complaints about unfair housing practices or housing discrimination.

Office of Fair Housing and Equal Opportunity (FHEO): At the federal level, the Office of Fair Housing and Equal Opportunity (FHEO) of HUD receive complaints of housing discrimination. FHEO will attempt to resolve matters informally. However, FHEO may act on those complaints if they represent a violation of federal law and FHEO finds that there is "reasonable cause" to pursue administrative action in federal court.

California Department of Fair Employment and Housing (DFEH): At the state level, the Department of Fair Employment and Housing (DFEH) has a similar role to FHEO. DFEH also receives, investigates, attempts to settle, and can take administrative action to prosecute violations of the law. HUD and DFEH have overlap in jurisdiction, and depending on the nature of the case, may refer cases to one another. DFEH is a HUD Fair Housing Assistance Program (FHAP) grantee, meaning that it receives funding from HUD to enforce federal fair housing law in the state.

Organizational Capacity

The City of Montebello has limited in-house capacity to investigate complaints, obtain remedies, or engage in fair housing testing. The City recently hired a full time housing manager and is evaluating the feasibility of establishing a Housing Authority. In the meantime, the City contracts with the Housing Rights Center for enforcement of fair housing and outreach.

Housing Rights Center: The City contracts with the Southern California Housing Rights Center (HRC), a long-established nonprofit organization dedicated to promoting fair housing for all persons. HRC helps educate the public about fair housing laws and to investigate reported cases of housing discrimination. HRC provides the following Fair Housing Services for both landlords and tenants:

- Landlord/Tenant Counseling and/or mediation;
- Fair Housing Legal Services;
- Eviction prevention counseling and legal services;
- Rent increases;
- Security deposit issues;
- Harassment; and
- Discriminating Complaint Investigations.

The Housing Rights Center offers private counseling services over the phone or online. During the first and second quarter of 2020 (Q1 and Q2), the HRC assisted 48 Montebello Households. Most (97.9%) of the individuals were of income below 80% of AMI, two (4.2%) were female heads of households, five (10.4%) were seniors, five (10.4%) were disabled, and 60.4% were Hispanics/Latino. Five households contacted HRC with housing discrimination concerns — four implicating discrimination based on physical disability, and one on mental disability. HRC staff staff resolved all five of these discrimination matters. Of the general landlord-tenant questions posed by Montebello residents, the majority addressed rent increases (25.6%), repairs and substandard conditions (16.3%).

The HRC also conducted extensive outreach and education activities impacting residents throughout its Los Angeles and Ventura County service areas. Typical activities include Public Service Announcements; presentations to the community; distribution of literature; and management trainings.

Events of particular interest to Montebello residents included:

- HRC's Annual Housing Rights Summit – the agency's flagship event which brings together community members, local government representatives, and agencies dedicated to the cause of fair housing;
- Housing Rights Workshops conducted at Montebello City Hall for tenants and other community members;
- A booth staffed at the "Your Turn" Expo;

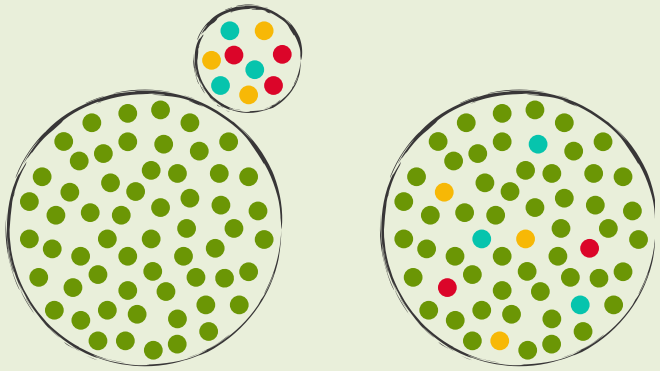


HRC Outreach and Education Activities.

	October 2020	November 2020	December 2020
Total Contacts	33,209	24,820	23,518
Total Literature Distributed	31,883	26,000	21,574
Total Media Activities	75	74	79

Table 3.1. Summary of Outreach and Education Activities.

- Public service announcements providing the public with essential information on fair housing and housing discrimination;
- Fair housing newsletters made available to each of HRC's local service areas;
- At least 1,145 pieces of bilingual fair housing literature distributed to 15 agencies serving the City;
- An extensive social media campaign designed to provide community members with updates on fair housing generally;
- HRC provides free programs and services including workshops and clinics; and
- Routine social media posts on upcoming workshops and events over housing discrimination and with listings of available rental properties and other low -income housing.



Segregation **Integration**

Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

2. Integration and Segregation

An analysis of integration and segregation, including patterns and trends, related to people with protected characteristics will inform the goals, policies, and programs in the Housing Element.

The Housing Element must address both integration and segregation in order to evaluate discriminatory patterns and practices and better identify and prioritize contributing factors to fair housing issues.

A. Race and Ethnicity

The Index of Dissimilarity measures the degree to which two groups are evenly distributed across a geographic area and is a commonly used tool for assessing residential segregation between two groups.The HUD's Dissimilarity Indices show the extent of distribution between racial/ethnic groups, across census tracts.

HUD's various levels of the index are:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

	(Montebello, CDBG) Jurisdiction				Los Angeles-Long Beach-Anaheim Region			
Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	18.16	21.42	24.48	28.16	55.32	55.5	54.64	56.94
Black/White	36.76	36.12	36.59	43.84	72.75	68.12	65.22	68.85
Hispanic/White	25.08	27.54	30.04	33.4	60.12	62.44	62.15	63.49
Asian or Pacific Islander/White	41.68	41.4	37.04	39.53	43.46	46.02	45.77	49.78

Table 3.2. Racial/Ethnic Dissimilarity Trends. Source: HUD AFFH Data, 2020

Dissimilarity between non-White and White communities in the Los Angeles Region has worsened since 1990. Dissimilarity between Black and White communities has improved slightly, while dissimilarity between Hispanic/White and Asian or Pacific Islander/White communities has worsened.

Ethnic and racial composition of a region demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility and is useful in analyzing housing demand and any related fair housing concerns. According to the 2015-2019 ACS, approximately 93% of the Montebello population belongs to a racial or ethnic minority group. In comparison, racial/ethnic minorities make up 74% of the population countywide. The racial/ethnic minority population in most block groups has increased since 2010. Most of Montebello Block groups lie within the highest percent of racial/ethnic minorities (>81%) with the second largest percent (61% to 80%) located in the northeast corner of the City.

Brown University's Diversity and Disparities database has calculated an Index of Dissimilarity for cities throughout the United States using 2010 Census data.The dissimilarity index measures whether one particular group is distributed across census tracts in the metropolitan area in the same way as another group. A high value indicates that the two groups tend to live in different tracts. The value ranges from 0 to 100. A value of 60 (or above) is considered very high. It means that 60% (or more) of the members of one group would need to move to a different tract in order for the two groups to be equally distributed. Values of 40 or 50 are usually considered a moderate level of segregation, and values of 30 or below are considered to be fairly low. The City of Montebello's Index of Dissimilarity reveals a low to moderate level of segregation for all racial/ethnic group pairings.

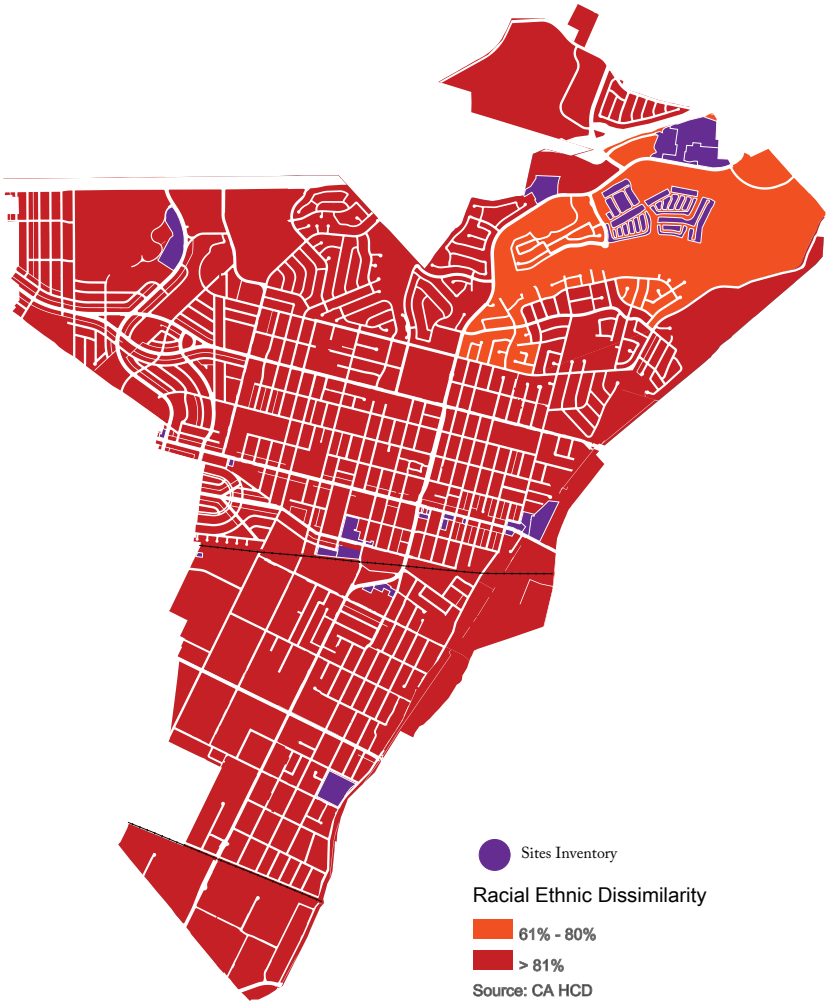


Figure 3.2: Racial Ethnic Dissimilarity.

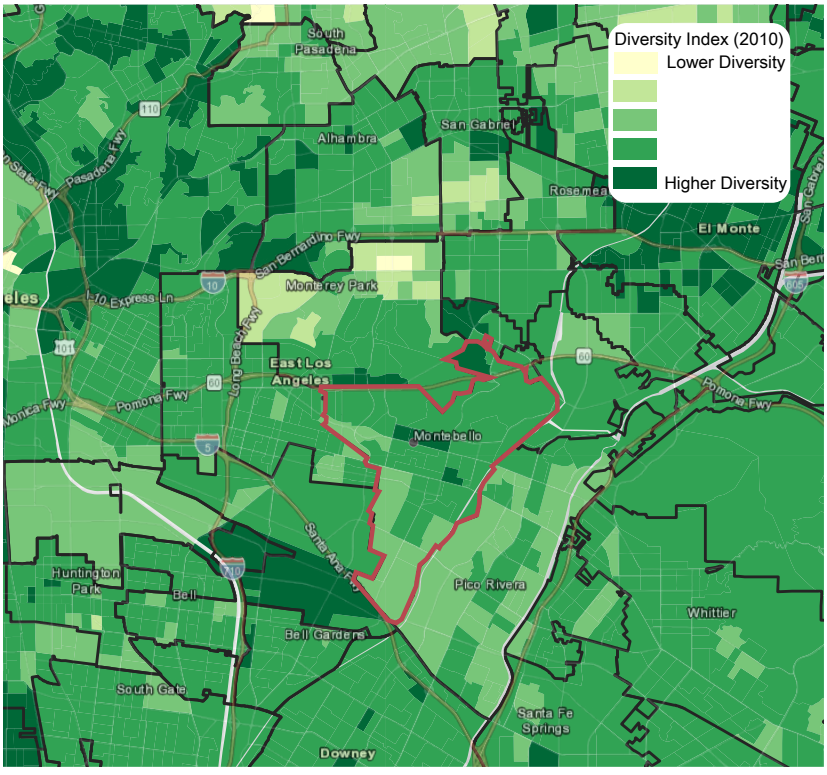


Figure 3.3. Diversity Index. Source: AFFH DataViewer.

	Montebello	LA County
White-Black/Black-White	36.7	66.9
White-Hispanic/Hispanic-White	29.8	65.2
White-Asian/Asian-White	36.7	42.4
Black-Hispanic/Hispanic-Black	33	49.8
Black-Asian/Asian-Black	44.5	63.2
Hispanic-Asian/Asian-Hispanic	53	51.2

Table: 3.3. Index of Dissimilarity. Source: Brown University's Diversity and Disparities, 2010.

As shown in Figure 3.3, the Census block group level of Montebello exhibits higher diversity than various surrounding cities and the broader Los Angeles region. Based upon the existing and historic data available for the City, it is largely integrated, with a diversity of residents based on racial/ethnic identity.

Across Los Angeles County, white communities are predominantly concentrated along the coast. In the Southern California Association of Governments (SCAG) region, residents that identify as Hispanic are concentrated in inland communities in Riverside, Orange, and San Bernardino counties.

Addressing patterns of segregation across the broader region will require implementing place-based community development interventions and non-place-based interventions to address inequities, including permanent measures of poverty alleviation and broader distribution of affordable housing.

There was no discussion or evidence found of on-going or concentrated segregation within Montebello neighborhoods during the stakeholder interviews, focus group meetings, housing task force meetings, survey findings, and visioning workshop.

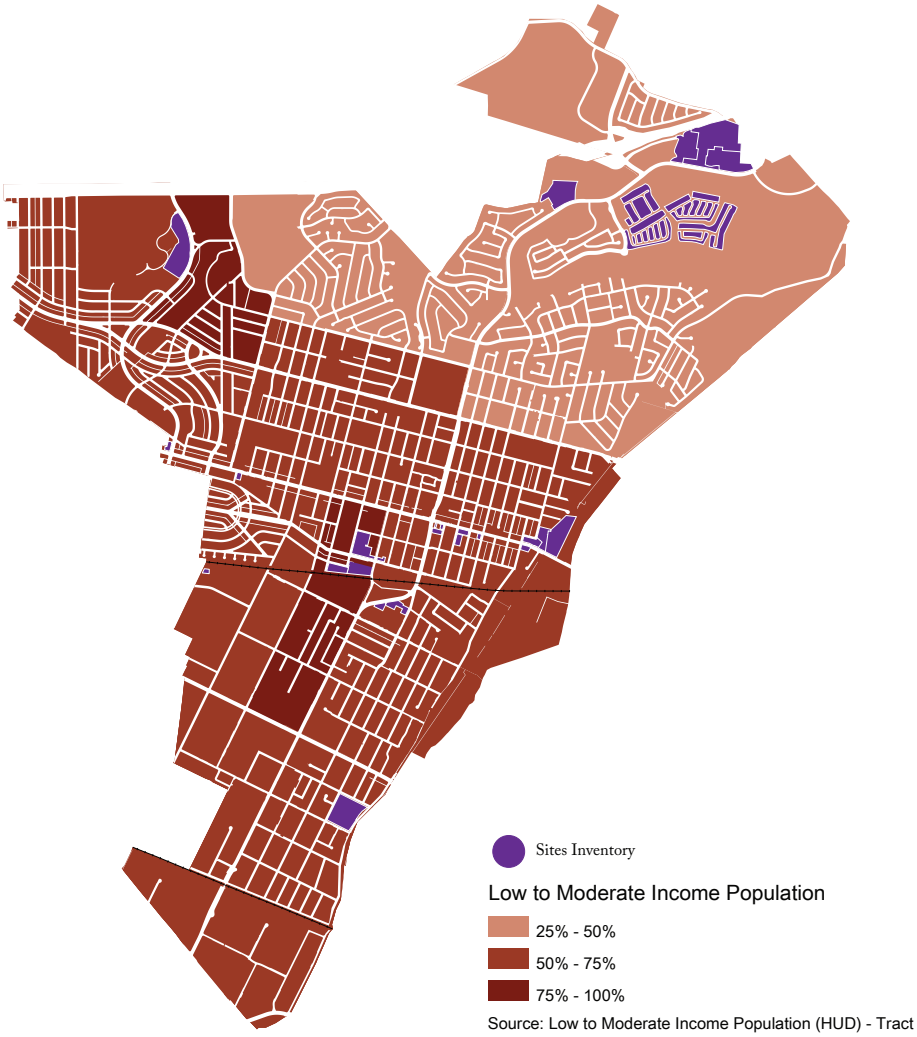


Figure 3.4. Concentration of LMI Households.

	Montebello		Los Angeles County	
Income Category	Households	Percent	Households	Percent
<30% AMI	4,085	20.6%	641,055	19.5%
31-50% AMI	4,050	20.4%	482,070	14.6%
51-80% AMI	4,050	20.4%	578,285	17.5%
81-100% AMI	2,345	11.8%	312,595	9.5%
>100% AMI	5,315	26.8%	1,281,185	38.9%
	19,845	100%	3,295,200	100%

Table: 3.4. Income Distribution. Source: HUD CHAS Data (based on the 2013-2017 ACS, 2020.



B. Income

Identifying low- or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation.

HUD's 2013-2017 CHAS data (Table 3.4) shows that 61.4% of Montebello households earn 80 percent or less than the county area median income (AMI) and are considered lower income, a larger share than the county (51.6%). According to the 2015-2019 ACS, the median household income in Montebello is $56,150, lower than $68,044 in the County.

Figure 3.4 shows the Lower and Moderate Income (LMI) areas in the City by census tract. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI. Block groups along east-side of Garfield Avenue in the northwest corner of the City, and the westside of Greenwood Avenue (next to industrial area) in the southern section of the City show LMI populations exceeding 75%. Except for the northeast section, most of the City is made up of block groups where the LMI population is 50% to 75%. The sites used to meet the City's RHNA are generally evenly distributed throughout the City.

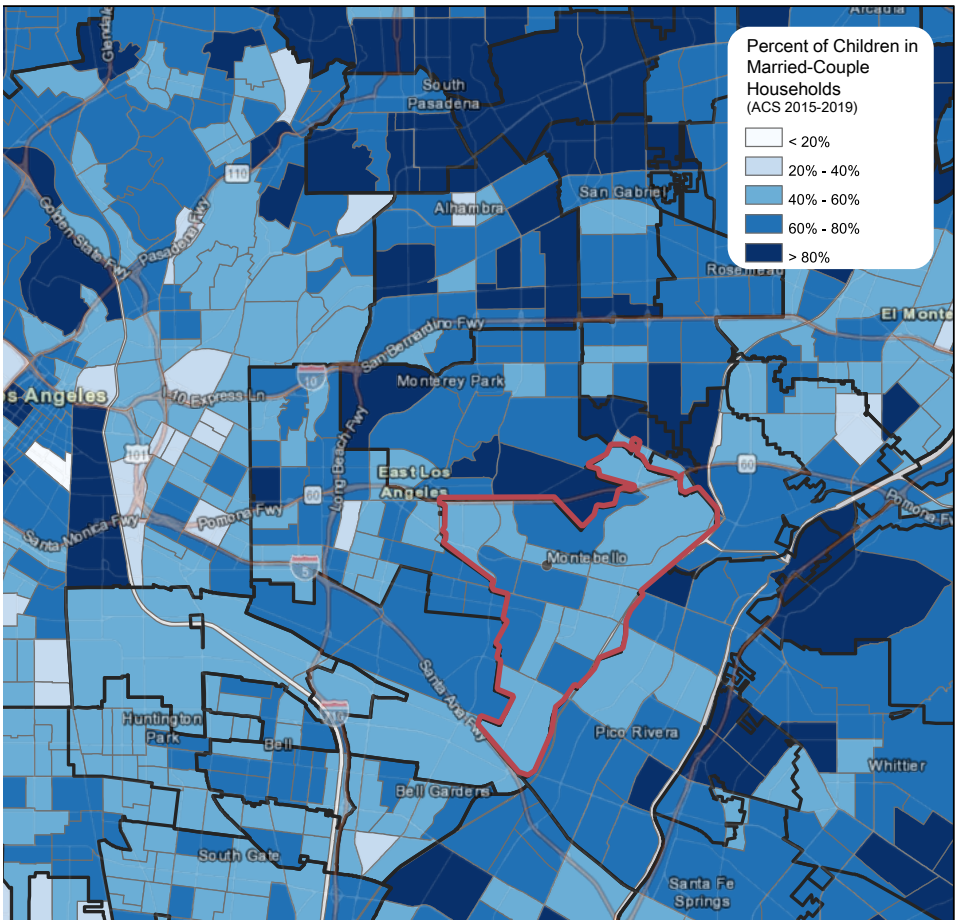


Figure 3.5. Children in Married Couple Households. Source: AFFH DataViewer.

C. Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the martial status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Familial status discrimination includes refusing to rent to families with children, charging higher prices, and limiting families to certain parts of the property, such as the first floor or a separate building.

Approximately 38.3% of Montebello households have one or more child under the age of 18. The City's share of households with children is larger than LA County (33%), and the neighboring cities of Monterey Park (28.6%) and the City of Los Angeles City (29.3%), but smaller than neighboring cities of East Los Angeles (47%), Pico Rivera (41.3%), and Downey (41%).

Single parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Approximately 6.6% of households in Montebello are single female-headed households with children, higher compared to the county (5.1%).

As shown in Figure 3.5, while married households with children are the predominant family structure in Montebello, the number of families, with and without children, is lower than surrounding cities in the SCAG region.

Program 6 in this Housing Element is aimed at increasing the supply of affordable housing, including larger units for families. The City offers a range of educational opportunities and one-on-one counseling with the Southern California Housing Rights Center for low-income residents, including single-parent households.

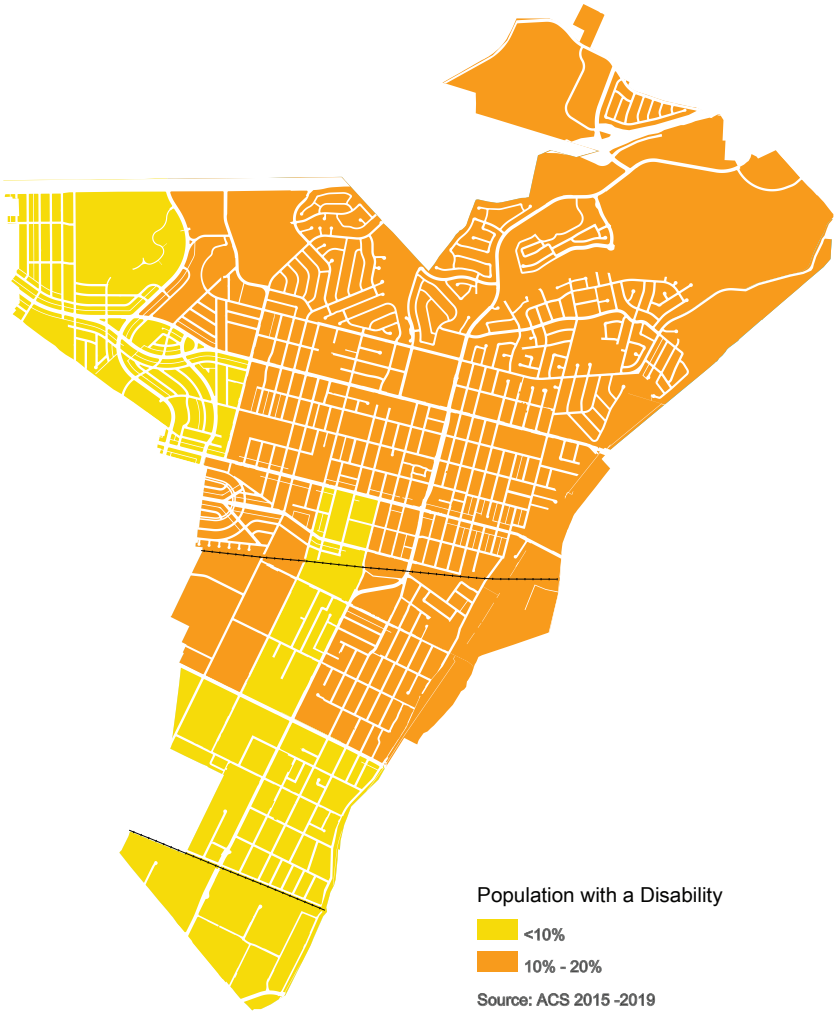


Figure 3.6. Distribution of Persons with Disabilities.

D. Persons with Disabilities



According to the 2015-2019 ACS, approximately 12.4% of Montebello residents experience a disability, compared to 9.9% countywide.

Figure 3.6 show the distribution of persons with disabilities in Montebello. Majority of the City tracts have 10 to 20% population with disabilities. In the remainder of the City, less than 10% of the population experiences a disability. Tracts with larger populations of persons with disabilities are not generally concentrated in one area of Montebello.

Currently, the City's Zoning Ordinance contains no provisions for reasonable accommodation for persons with disabilities. Program 15 in this Housing Element includes the provision of a new Reasonable Accommodation Program. Under this program, the City will adopt a Reasonable Accommodation Ordinance to provide exception in zoning and land-use regulations for housing and/or improvements for persons with disabilities. The procedures related to the program's implementation will be ministerial in nature with minimal or no processing fee.

3. Racially or Ethnically Concentrated Areas of Poverty

A. Racially/Ethnically Concentrated Areas of Poverty

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50%) with a poverty rate that exceeds 40% or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower.

According to HUD's 2020 R/ECAP mapping tool based on the 2009-2013 ACS, there are no R/ECAPs in Montebello. A regional view of R/ECAPs in Los Angeles County is shown in Figure 3.7. There are no R/ECAPs in the City.

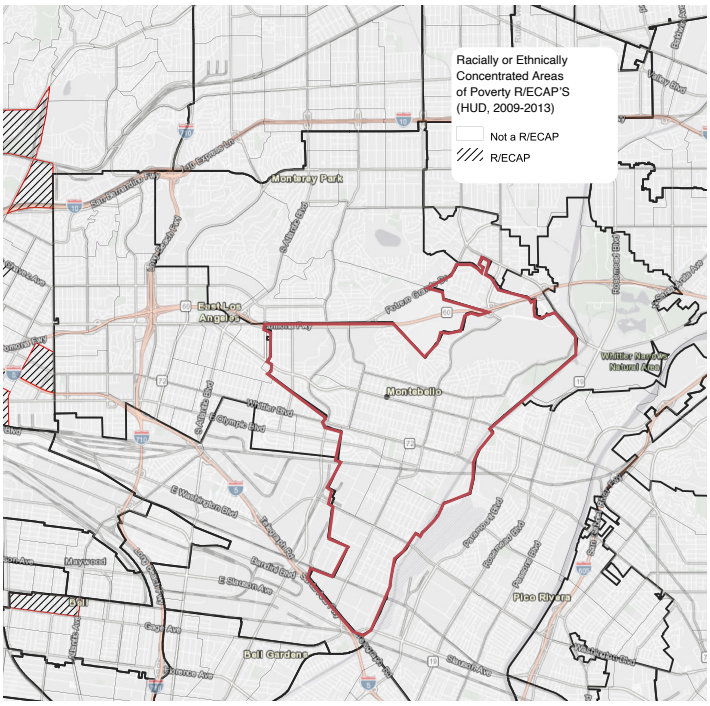


Figure 3.7. R/ECAPs map. Source: AFFH DataViewer.

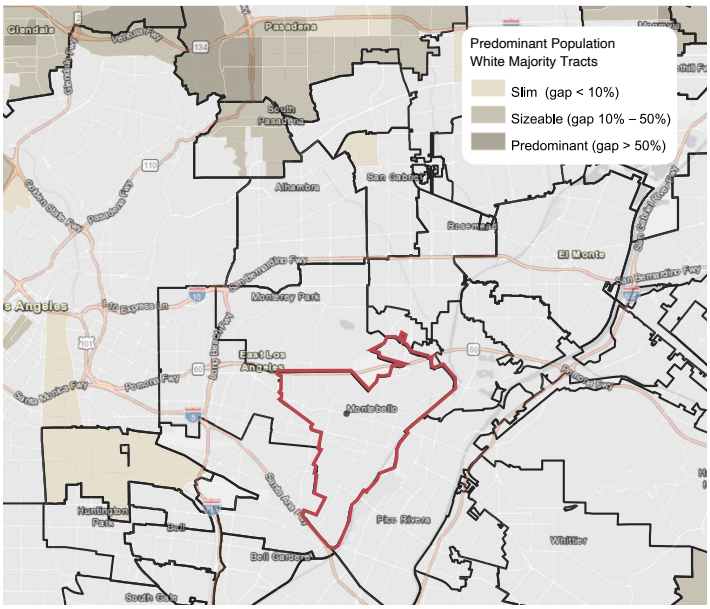


Figure 3.8. RCAAs map. Source: AFFH DataViewer.

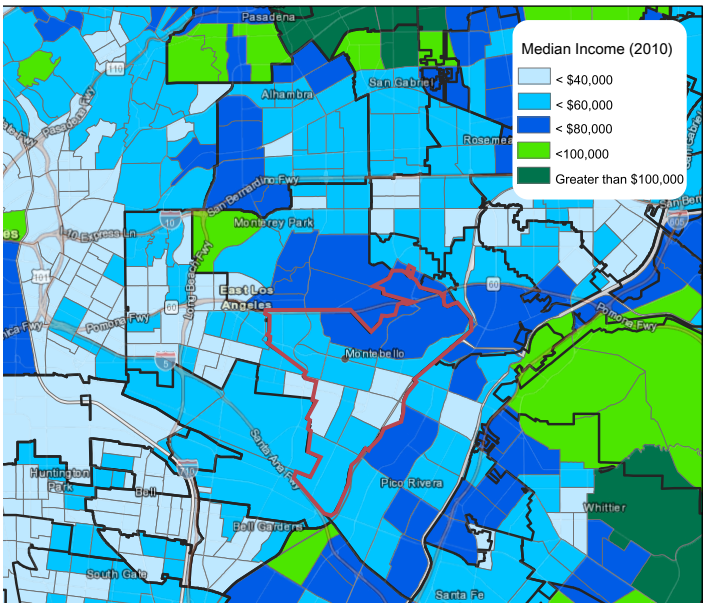


Figure 3.9. Median Income. Source: AFFH DataViewer.

B. Racially/Ethnically Concentrated Areas of Affluence

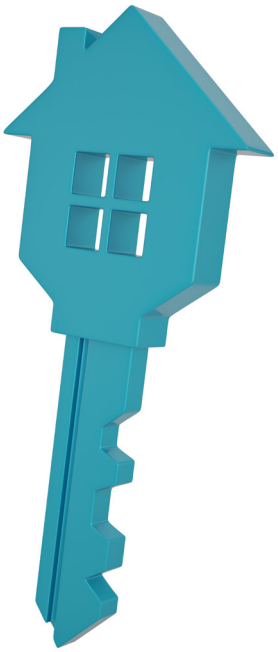
Racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies. To ensure fair and integrated housing choices, the racially concentrated areas of affluence (RCAAs) at the other end of the spectrum must also be analyzed.

HUD defines racially concentrated areas of affluence as affluent, White communities. Whites are the most racially segregated group in the United States and "in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities."

HCD defines RCAAs as census tracts where:

- 80% or more of the population is white, and
- The median household income is $125,000 or greater (slightly more than double the national median household income in 2016).

Figure 3.8 shows predominantly White populations by census tract and Figure 3.9 shows median income by block group. No block groups in the City have median incomes over $125,000. Block groups along the northeast City boundary have median incomes below $125,000. Rest of the City blocks are below the State average of $87,100. No tracts in Montebello are White predominant.



4. Access to Opportunities

Access to opportunity includes improving the quality of life for residents of low-income communities, as well as supporting mobility and access to 'high resource' neighborhoods.

HUD has created seven opportunity indices to allow jurisdictions to measure exposure to opportunity in their neighborhoods. Table 3.5 shows index scores for the following opportunity indicator indices. Each opportunity index is percentile ranked on a 0–100 scale, with a score closer to 100 indicating a higher level of opportunity:

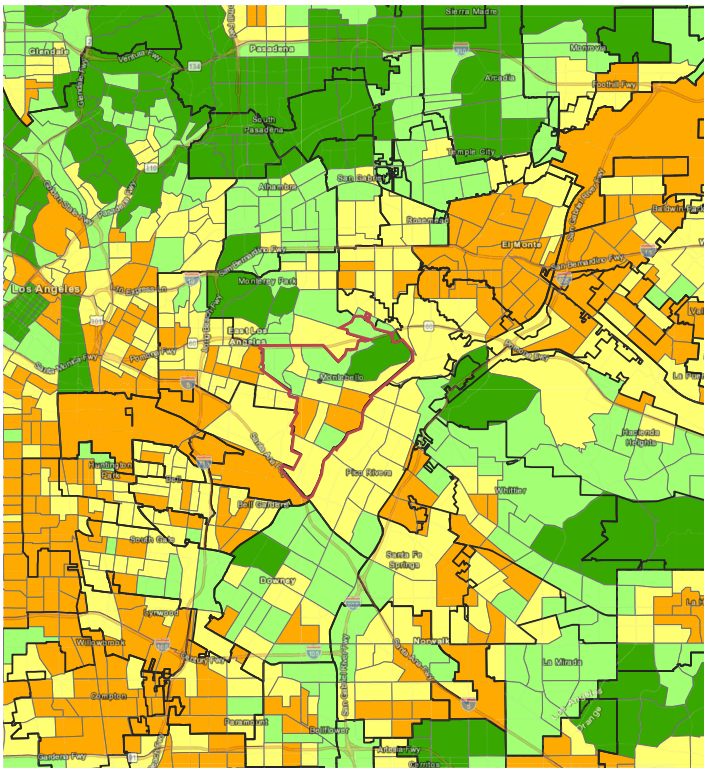
- **Low Poverty Index:** Captures poverty in a neighborhood using the poverty rate. The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** Uses fourth-grade performance to assess the quality of an elementary school in a neighborhood. The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** Describes the relative intensity of labor market engagement and human capital in a neighborhood, using the unemployment rate, labor force participation rate, and educational attainment. The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** Quantifies the number of public transit trips taken annually by a three-person single-parent family with income at 50 percent of the median income for renters. The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** Estimates the transportation costs for a three-person single-parent family with income at 50 percent of the median income for renters. The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** Quantifies the accessibility of a neighborhood to job locations within the larger region, with larger employment centers weighted accordingly. The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** Describes potential exposure to harmful toxins at the neighborhood level. The higher the index value, the less exposure to toxins harmful to human health and the better environmental quality of a neighborhood.

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Montebello							
Total Population							
White, Non-Hispanic	52.51	53.54	38.47	89.43	78.89	59.68	6.9
Black, Non-Hispanic	46.71	55.21	38.59	90.39	81.71	66.23	6.54
Hispanic	45.84	52.51	33.92	90.31	81.41	64.39	6.68
Asian or Pacific Islander, Non-Hispanic	60.85	56.34	46.11	89.74	77.63	57.57	6.99
Native American, Non-Hispanic	42.77	50.26	32.7	90.46	81.52	62.05	6.68
Population below federal poverty line							
White, Non-Hispanic	45.95	51.33	31.72	89.31	80.26	61.73	6.76
Black, Non-Hispanic	38.93	51.37	35.27	89.04	81.15	79.59	6
Hispanic	40.08	51.03	29.67	90.68	82.85	67.23	6.59
Asian or Pacific Islander, Non-Hispanic	57.47	54.96	41.83	89.98	79.79	56.69	6.78
Native American, Non-Hispanic	40.21	41.05	24.52	90.1	82.85	58.42	6.39
Los Angeles County							
Total Population							
White, Non-Hispanic	70.12	72.18	68.22	76.66	67.6	55.1	22.89
Black, Non-Hispanic	46.29	41.09	42.82	84.1	73.91	41.1	14.44
Hispanic	40.7	43.31	34.05	84.98	73.75	44.48	11.98
Asian or Pacific Islander, Non-Hispanic	68.38	72.86	66.73	82.22	68.98	51.22	13.86
Native American, Non-Hispanic	54.75	55.06	48.03	77.8	69.62	45.65	20.02
Population below federal poverty line							
White, Non-Hispanic	61.23	66.91	61.96	79.48	71.45	55.51	20.59
Black, Non-Hispanic	29.03	29.31	27.29	85.47	76.25	30.59	12.84
Hispanic	28.75	35.77	26.1	87.23	76.67	41.99	10.38
Asian or Pacific Islander, Non-Hispanic	61.63	70.67	62.58	83.88	72.41	51.16	13.3
Native American, Non-Hispanic	41.92	47.9	41.36	84.81	73.95	51	12.82
The higher scores between the Los Angeles County and the City of Montebello have been shaded green for ease of comparative analysis.							

Table 3.5. Opportunity Indicators, by Race/Ethnicity. Source: HUD AFFH Data, 2020.

Regional Trend: Montebello is intrinsically integrated within the Los Angeles County. In the Los Angeles County, Hispanic residents are most likely to be impacted by poverty and school proficiency.

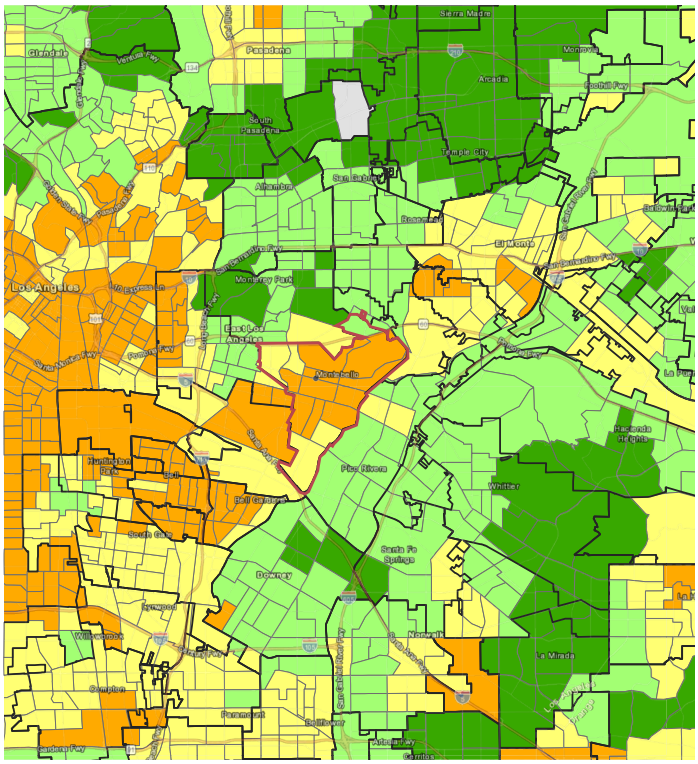
Local Trend: Montebello has lower labor force participation and human capital compared to the County. Montebello residents are more likely to utilize public transit, have a lower the cost of transportation, and better access to employment opportunities compared to the County. The potential exposure to harmful toxins is higher in both the County and the City of Montebello. The health and environmental quality of the County and the City needs to improve.



TCAC Opportunity Areas (2021) - Economic Score

- < 0.25 (Less Positive Economic Outcome)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Economic Outcome)

Figure 3.10. Regional TCAC Opportunity Areas, Economic Score. Source: HCD AFFH Data Viewer, 2021.



TCAC Opportunity Areas (2021) - Education Score

- < 0.25 (Less Positive Education Outcomes)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Education Outcomes)
- No Data

Figure 3.11. Regional TCAC Opportunity Areas, Education Score. Source: HCD AFFH Data Viewer, 2021.

Regional Economic Score

Figure 3.10 shows economic scores based on poverty, adult education, employment, job proximity, and median home value.

Cities to the north of Montebello, such as Monterey Park, Alhambra, South Pasadena; and cities to the east of Pico Rivera such as eastern portions of Whittier and La Habra Heights have high economic score. Cities to the west such as East Los Angeles and Bell Gardens have lower economic score.

Regional Education Score

High perfomance schools function not only as centers for providing education but also as hubs for neighborhoods to organize a range of supports and opportunities for children and their families.

The education scores in Figure 3.11 show level of math and reading proficiency, high school graduation rates, and student poverty rates within the region.

Generally, cities west of Montebello have lower educational scores and cities to the north and east have higher educational scores.

Regional Environment Score

Figure 3.12 shows potential exposure to harmful toxins. The higher values represent better environment and lesser exposure to harmful toxins. Generally, cities west of Montebello have lower environmental scores and cities to the east have higher environmental scores.

The unique geographic location of Montebello brings unique environmental challenges. For instance, air pollution generated in the southern portions of the region gets carried by the winds and trapped by the mountains to the north. Creative local solutions such as tree planting and measures to reduce greenhouse gas emissions can create a micro-climate of healthy environment.

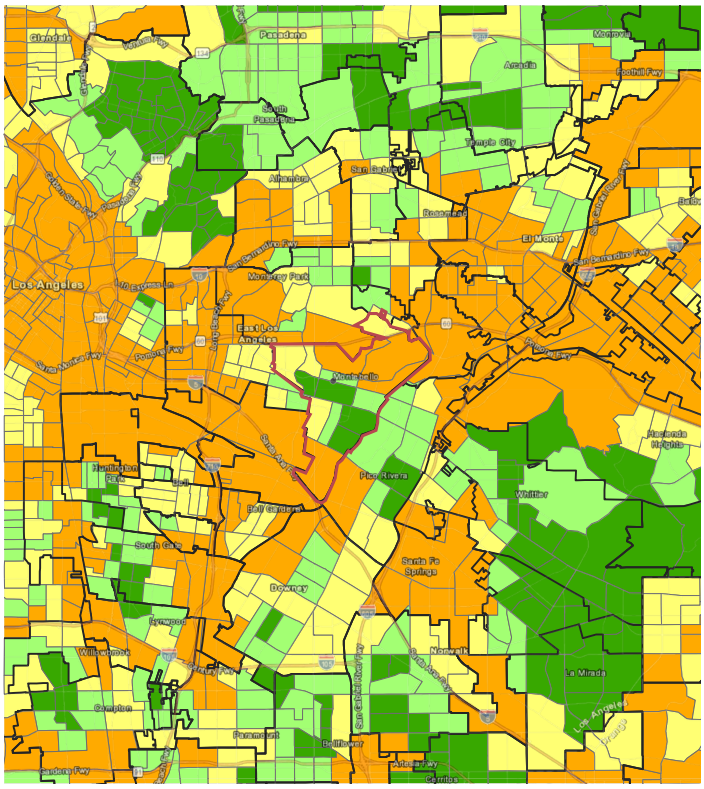


Figure 3.12. Regional TCAC Opportunity Areas, Environmental Score. Source: HCD AFFH Data Viewer, 2021.

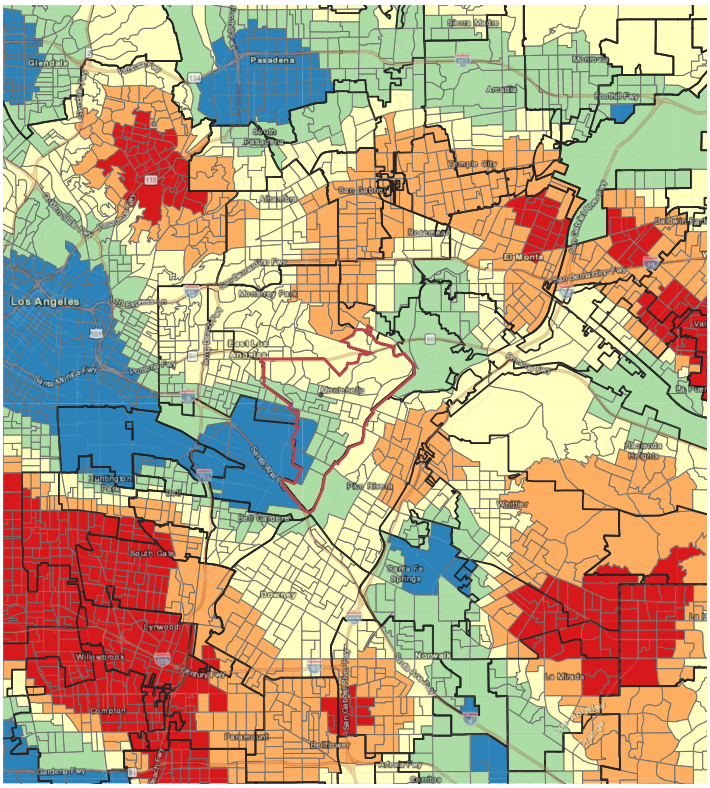


Figure 3.13. Regional TCAC Opportunity Areas, Job Proximity Score. Source: HCD AFFH Data Viewer, 2021.

Regional Proximity to Jobs Score

Higher values in Figure 3.13 suggest better access to employment opportunities for residents. Affordable, efficient, and safe transportation options facilitate access to opportunities within the region. Housing and jobs within five minute or half-mile access to transit stop improves access to jobs.

Montebello Bus Lines is the third largest municipal bus system in Los Angeles County. With a fleet of 66 buses, MBL serves over 8 million passengers a year throughout the communities of Alhambra, Bell Gardens, Boyle Heights, Commerce, Downtown Los Angeles, East Los Angeles, La Mirada, Montebello, Monterey Park, Pico Rivera, Rosemead, South Gate and Whittier. Montebello and its surrounding cities have higher scores suggesting better access to employment opportunities for residents.

Composite Score for the Region

Generally the cities with higher resource areas are to the north, south, and east of Montebello. Cities with lower resource areas are to the west (East Los Angeles) and to the northeast (El Monte and Baldwin Park) of Montebello.

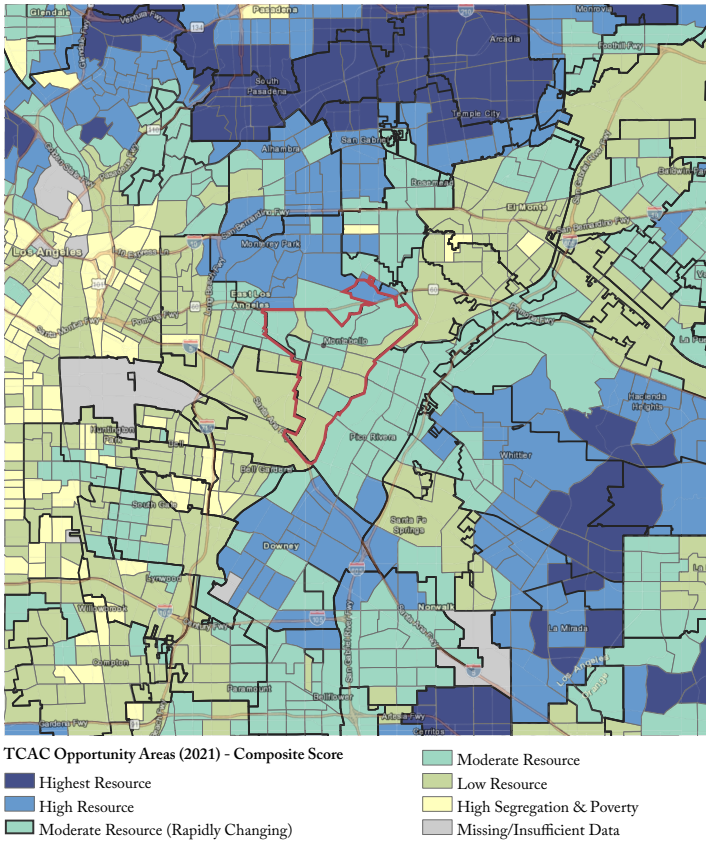


Figure 3.14. Regional TCAC Opportunity Areas, Composite Score. Source: HCD AFFH Data Viewer, 2021.

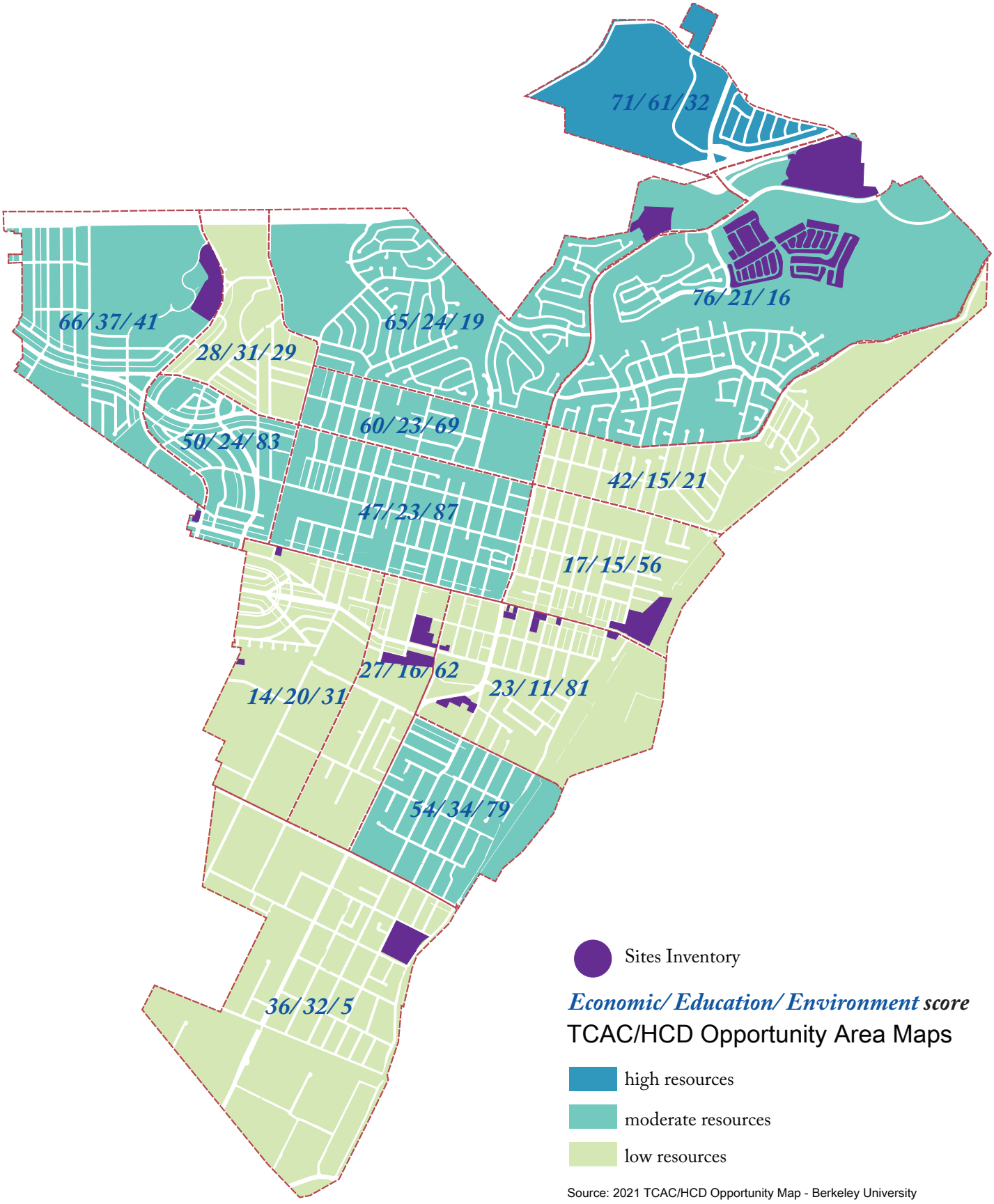
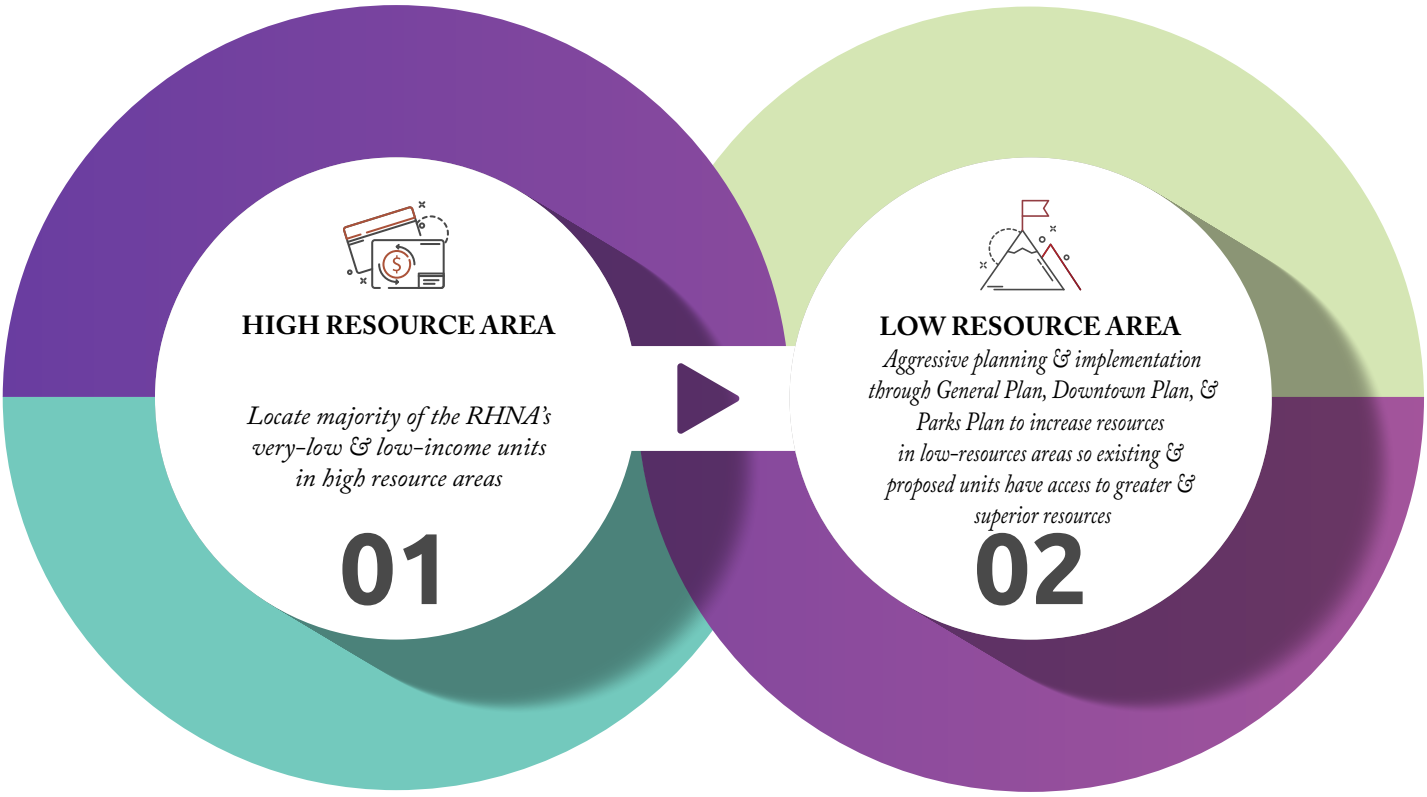


Figure 3.15. California Tax Credit Allocation Committee (TCAC) Opportunity Areas (2021) with Montebello Housing Element Sites Inventory. Source: HCD, AFFH Data Viewer.



Two-part strategy: Increase low-income housing in high resource areas and increase access to resources in low resource areas.

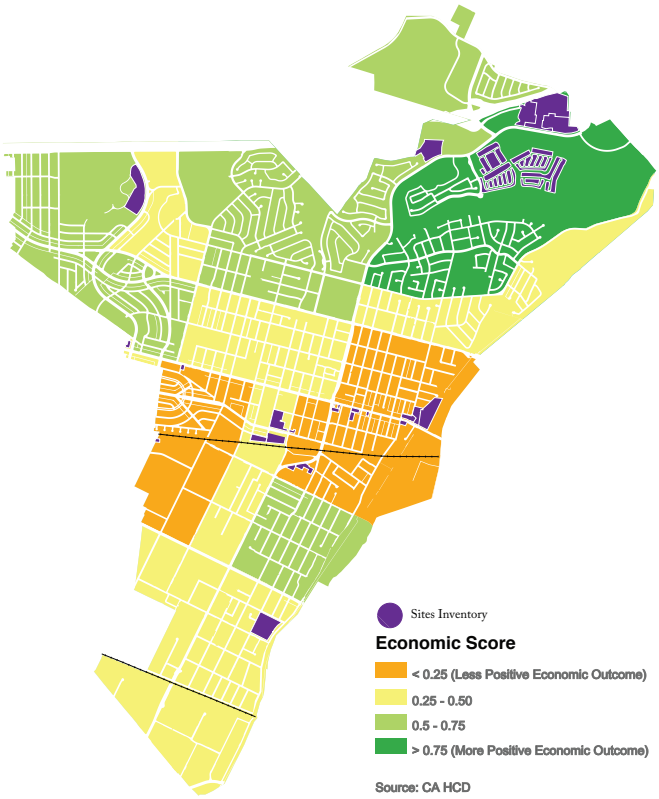
A. Mapping Opportunities

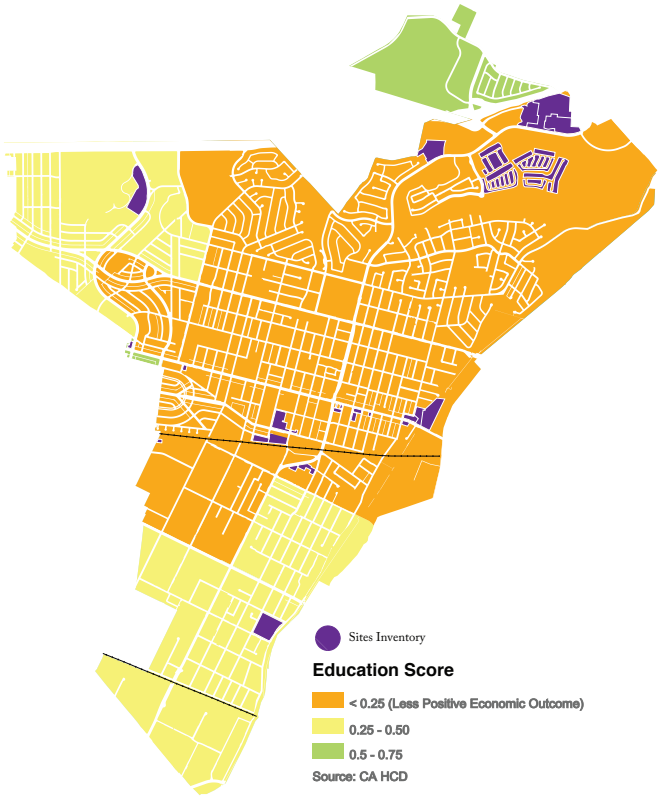
Opportunity mapping is a way to measure and visualize place-based characteristics linked to critical life outcomes, such as earnings from employment, educational attainment, and economic mobility. Opportunity maps can be used to inform how to target investments and policies in a way that is conscious of the independent and inter-related effects that research has shown places have on economic, educational, and health outcomes. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty.

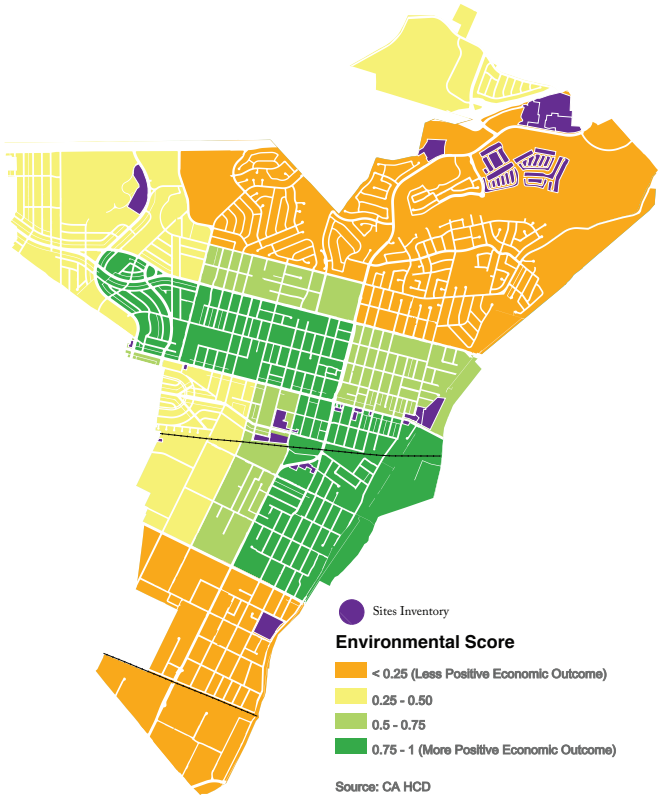
Opportunity map scores for Montebello census tracts are presented in Figure 3.10. A single-tract north of State Route-60 is considered high resource. Most tracts in the northern section of the City and one tract in the southeastern area of the City are categorized as modest resource, two tracts are considered high resource, and one tract in the western corner on the City is considered moderate resource. There are no tracts in the City that are categorized as areas of high segregation and poverty.

The individual scores for economic, environment, and education domain for each census tract are shown on Figure 3.15.

Figure 3.15 also includes the sites used to meet Montebello's 2021-2029 RHNA. Majority of the larger sites and resulting larger unit count are proposed within the high resource areas. The General Plan update, Downtown Montebello Specific Plan, and the recently adopted Parks Master Plan are all targeting new resources such as light rail transit, parks, and improvements to the facilities and infrastructure within the low resources areas where the remainder of the units are proposed.







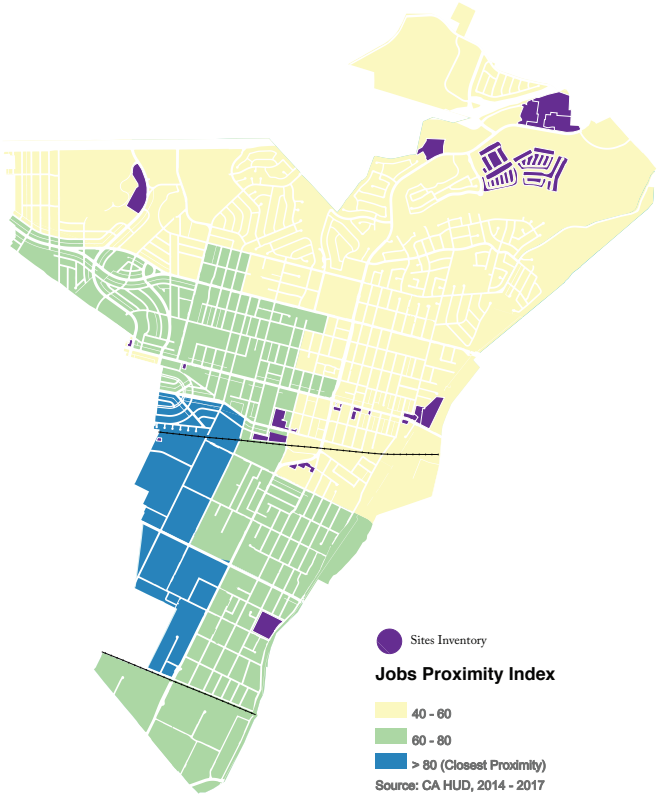


Figure 3.16 (top left). Economic Score. Figure 3.17 (top right). Education Score. Figure 3.18 (bottom left). Environmental Score. Figure 3.19 (bottom right). Job Proximity Index.

1. Economic



The economic scores are based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 TCAC/HCD map presented in Figure 3.16, the economic scores in the highest quartile were to the north, while two census tracts in the central area has lower economic scores. The mix scores are similar to other surrounding cities in Los Angeles County.

The City provides a listing of public services agencies and homeless resources, and links to social service agencies. In addition, the City supports other government agencies, private developers, and nonprofit agencies that are involved in creating affordable housing and economic opportunities for low- and moderate-income residents. Additionally, using CDBG and most recently, CDBG-CV funds, the City supports local non-profits such as YMCA, Mexican American Opportunity Foundation, Heart of Compassion, and the newly established Montebello Community Assistance Program which strive to address the needs of underserved persons in the community.

2. Education



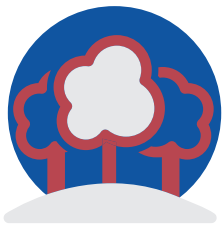
Montebello Unified School District (MUSD) serves approximately 26,000 students from Headstart to grade twelve. There are seventeen elementary schools, six intermediate schools, four comprehensive high schools, an alternative high school, and community day school.

As shown in Figure 3.17, the tract north of State Route-60 received score of 0.5 to 0.75. The northwest and southern tract of the City received a lower education score of 0.25 to 0.50. The rest of the City tracts received the lowest education scores of less than 0.25. These education scores are based on math and reading proficiency, high school graduation rates, and student poverty rates.

Based on a review of performance on the state indicators and local performance indicators included in the California School Dashboard, Montebello USD has made a significant (3.2%) increase in the graduation rate. Additionally, the two student groups with the lowest graduation rates made very large increases to their graduation percentages: English Learners (12.1% increase) and Students with Disabilities (5.9% increase). Another significant student group, Foster Youth, experienced a graduation rate increase of 16.8% to 88.5%, where the rate is only 59% state-wide.

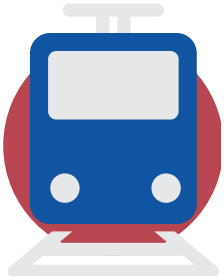
District and school personnel are specifically assigned to support our Foster and Homeless students. MUSD connects with county services to support students in transition and who have experienced multiple adverse childhood experiences (ACEs). Personnel throughout the district have worked to understand how ACEs affect a student's ability to learn and perform in school. This emphasis will continue. Dashboard data indicate the MUSD's chronic absenteeism declined significantly and is below the state average. The MUSD homeless student group suspension rate (2.9%) made a 0.7% decline to just above the district average and is in the green performance level. This is especially significant when the state average is 5.9%.

3. Environment



The environmental score mirrors the California Office of Environmental Health Hazard Assessment (OEHHA)'s approach to CalEnviroScreen 3.0, a risk assessment methodology based on twelve indicators used to measure the cumulative impacts of pollution-related exposures and environmental effects. Exposure indicators include: ozone concentrations, PM2.5 concentrations, diesel PM emissions, drinking water contaminants, pesticide use, toxic releases from facilities, and traffic density. Environmental effect indicators include: cleanup sites, groundwater threats, hazardous waste generators and facilities, impaired water bodies, and solid waste sites and facilities.

Figure 3.18 shows that tracts in the northeastern, and southern corners of Montebello received environmental scores in the lowest quartile. The proximity of State Route 60, high traffic volumes, oil wells to the north; and Interstate-5 and industrial land uses to the south shape the poor environmental scores for these tracts. Tracts in central section of Montebello scored the highest quartile for more positive environmental outcomes.



4. Transportation

Transportation service began in Montebello in 1910 with one motorized coach. By 1917, there were four private companies competing for passengers among the influx of workers drawn to the area. In 1922, two years after the incorporation of the City of Montebello, the City officially initiated a municipal bus service. Six years later, the City sold the operation to the Motor Transit Company, a division of Southern Pacific Railroad. Motor Transit later became Pacific Electric, operators of the famed "red cars."

In 1931, the City purchased the lines back from the Motor Transit Company and launched its second municipal bus line. The City purchased a lot on Greenwood Avenue with a fleet of four coaches and began Montebello Bus Lines (MBL).

Montebello Bus Lines' (MBL) primary responsibility is to provide transportation services to residents of Montebello and neighboring cities. MBL is the third largest municipal bus system in Los Angeles County, behind Long Beach Transit and Santa Monica's Big Blue Bus. With a fleet of 66 buses, MBL serves over 8 million passengers a year throughout the communities of Alhambra, Bell Gardens, Boyle Heights, Commerce, Downtown Los Angeles, East Los Angeles, La Mirada, Montebello, Monterey Park, Pico Rivera, Rosemead, South Gate and Whittier.

HUD's Job Proximity Index can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in Figure 3.19, employment opportunities are very accessible for most block groups in the City. Block groups in the southwest sections of the City are located closest to employment opportunities. Employment opportunities are slightly less accessible on the northeastern side of the City. This area is considered high and moderate resource according to the Fair Housing Task Force maps (Figure 3.15).

The City's General Plan update and Downtown Montebello Specific Plan proposes a safe, interconnected, multimodal transportation system that meets the needs of all users, of all ages and abilities. The policies and actions encourage travel by a variety of modes, including walking, bicycling, and public transit to reduce dependency on private automobiles. These Plans highlight the ability to connect people to high resource areas within the City and the region via active transportation (walking, biking, transit).

5. Disproportionate Housing Needs

Disproportionate Housing Needs typically refers to a condition in which significant disparities exist in the proportion of members of a protected class experiencing a category of housing need when compared to members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions. This analysis is important to understand how some groups of individuals experience severe housing needs when compared to other populations within a local level and region. Particularly important to this analysis is local data and knowledge, since some areas could be impacted by market conditions that put households at risk of displacement or pending or upcoming planning decisions that may exacerbate displacement risk.

A. Cost Burden

Figure 3.20 compares cost burdened owner households using the 2010-2014 and 2015-2019 ACS. The proportion of cost burdened homeowners has decreased in the southern portion of the City, since the 2010-2014 ACS.

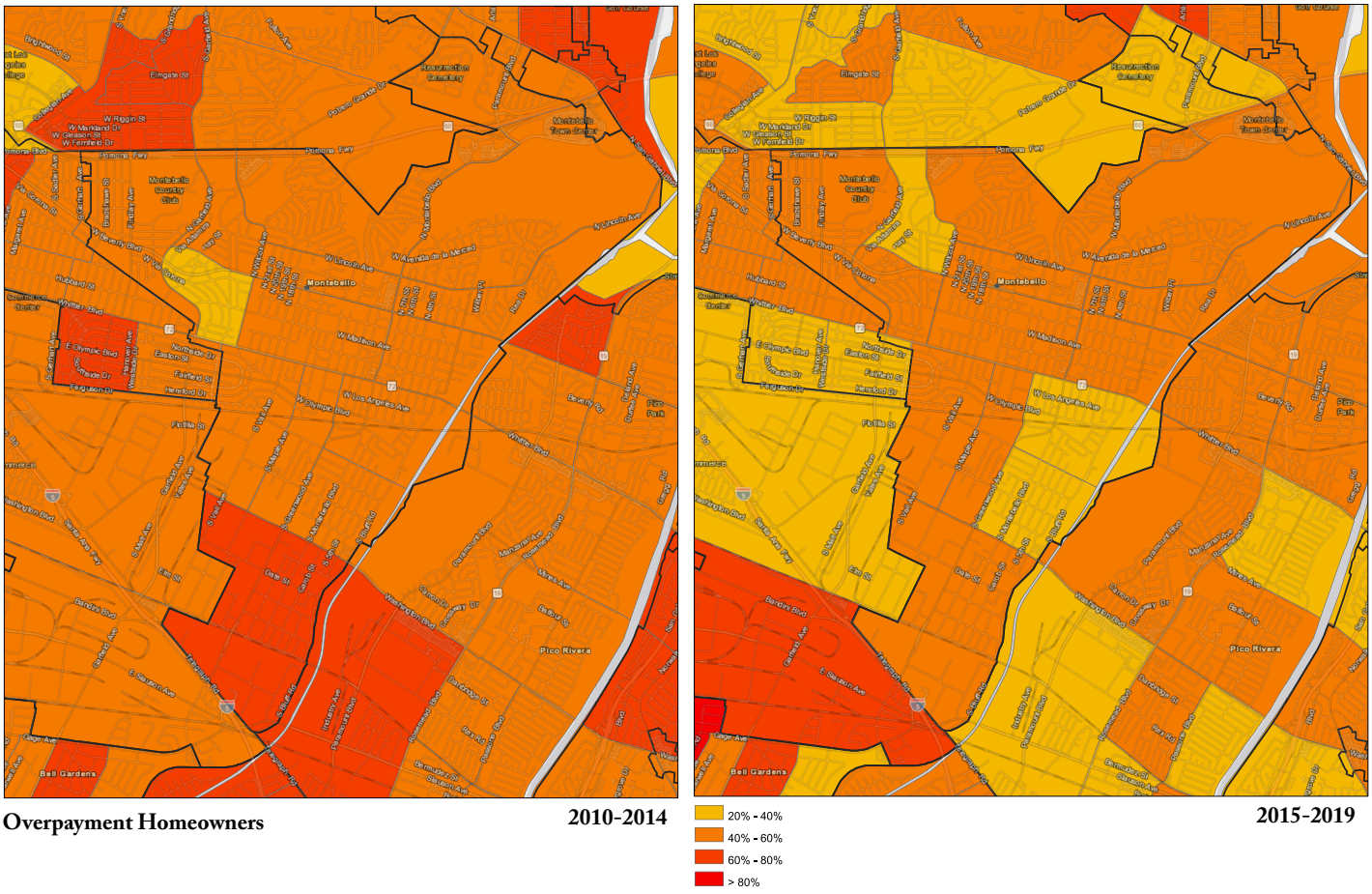


Figure 3.20. Overpayment Homeowners. Source: HCD AFFH Data Viewer.

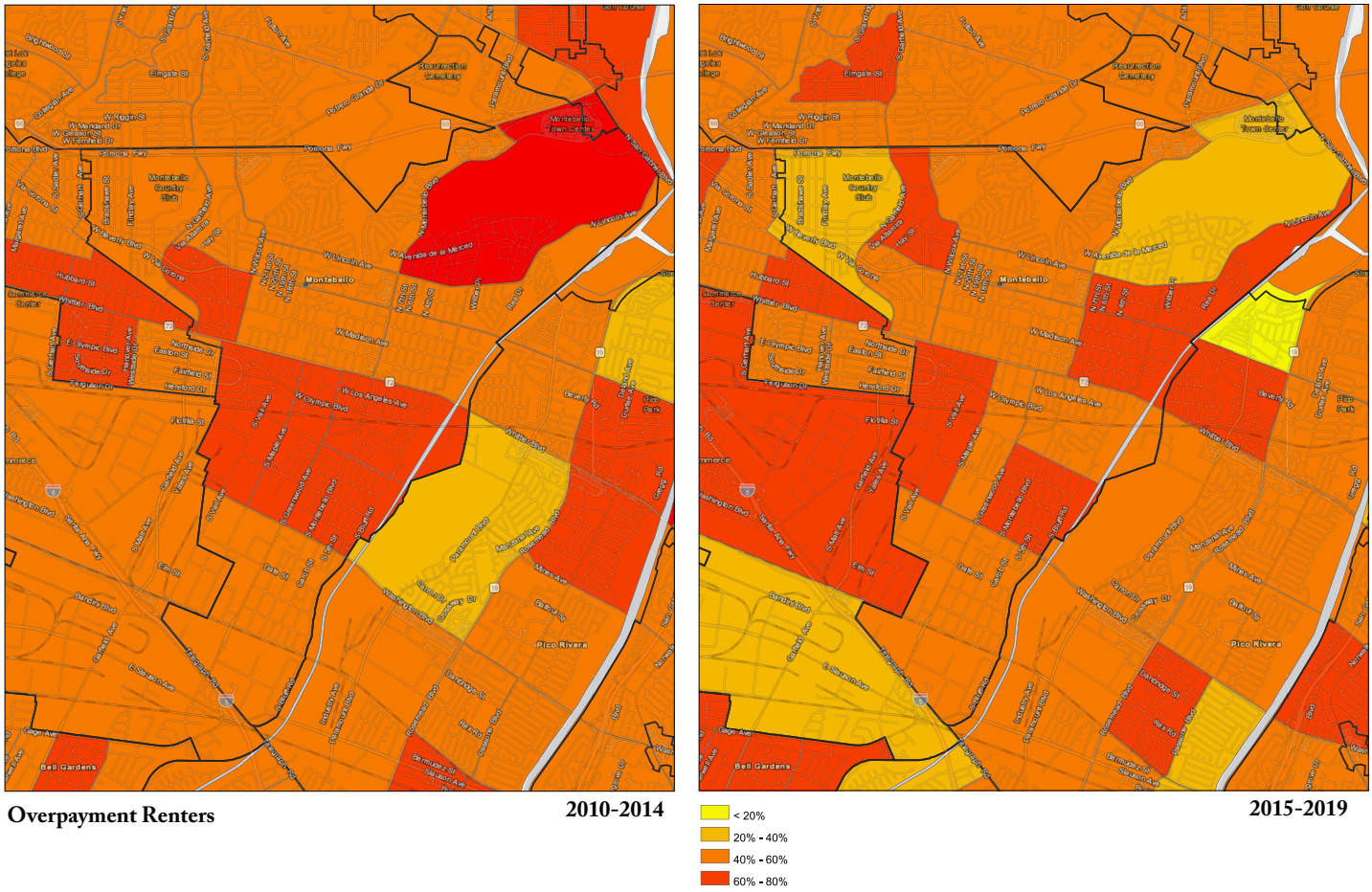


Figure 3.21. Overpayment Renters. Source: HCD AFFH Data Viewer.

Cost burden trends for renter-occupied households is shown in Figure 3.21. Since the 2010-2014 ACS, the proportion of cost burdened renters has decreased throughout the City.

All identified sites to meet RHNA will have appropriate General Plan recommendation and clear and precise objective zoning standards within a year of the Housing Element adoption. Predictable process and outcomes will encourage more very low- or low-income housing in the City to aid in lowering the percent of disproportionate housing needs experienced by protected classes.

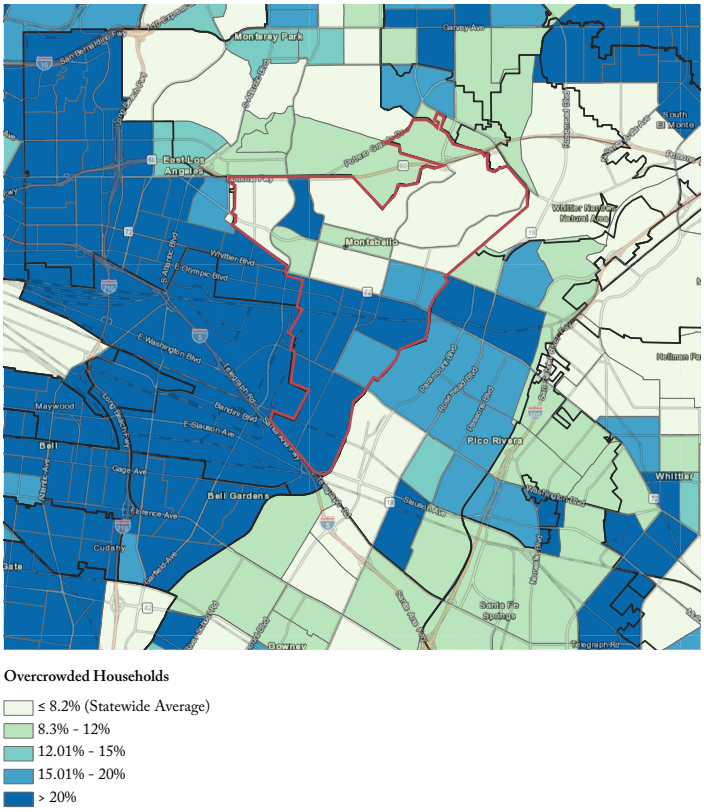


Figure 3.22. Overcrowded Households in the Region.

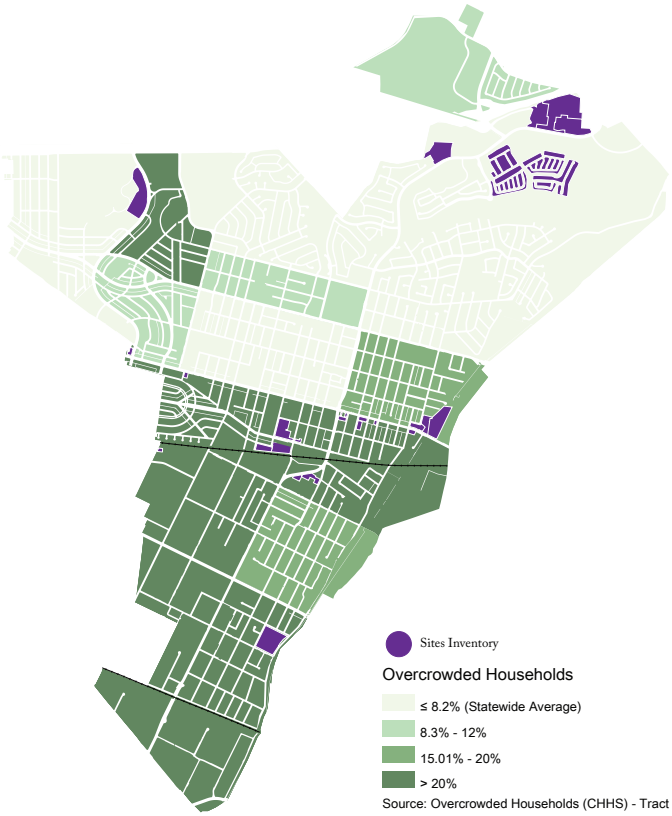


Figure 3.23. Overcrowded Households.

B. Overcrowding

Figure 3.22 shows concentrations of overcrowded households by tract regionally. Overcrowded households are most concentrated to the west and southeast of Montebello in East Los Angeles, Commerce, Bell Gardens, and Pico Rivera.

As discussed in the Community Profile of the Housing Element, 6% of owner-occupied units and 18% of renter dwelling units in Montebello are overcrowded. The rate of overcrowding is far greater for very low-income households. The census tracts with a higher concentration of overcrowded households (>20 percent) are located in the southern portion and the northwestern area, east of Garfield Avenue (darkest green color on Figure 3.23). Overcrowding is defined as housing units where there is more than one person per room, suggesting there is a disproportionate need for affordable, larger housing units in these census tracts. Within the 2021-2029 Housing Element, Program #6 is aimed at providing incentives and support for affordable housing, including larger units for families to reduce instances of overcrowding.



C. Substandard Housing Conditions

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. In Montebello 130 households lack complete plumbing facilities, 214 households lack kitchen facilities, and 366 households have no telephone services. The percentages are relatively low and comparable to the County.

	LA County		Montebello	
Lacking complete plumbing facilities	15,082	0.5%	130	0.7%
Lacking complete kitchen facilities	50,264	1.5%	214	1.1%
No telephone service available	57,649	1.7%	366	1.9%

Table: 3.6. Substandard Housing Conditions. Source: ACS 2019 5-year Estimates Data Profiles.

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

Table 2.14 and Figure 3.24 shows that about 64.7% of all housing units in Montebello were constructed prior to 1970, compared to about 60.5% of those in the County as a whole.

Code Enforcement

The City's Code Enforcement Division enforces compliance with current building and safety standards as well as state and local laws intended to alleviate public nuisances. The Code Enforcement Division seeks to maintain a high quality of life for residents and visitors by addressing health and safety hazards, visual blight and other deficiencies in the current housing stock.

Most code enforcement activities are either complaint-driven or the result of observations of City staff. An estimated 20-25% of housing units that are inspected by Code Enforcement staff are found to be substandard and in need of rehabilitation. This estimate is based on Code Enforcement observations of typical enforcement activities and age of the City's housing stock.

The Code Enforcement Division pro-actively initiates and responds to complaints regarding municipal code violations; conducts initial and follow-up inspections; issues notice of violations, issues administrative citations for non-compliant properties, and forwards to the City Attorney's office for possible prosecution. The primary goal is to gain voluntary compliance through education prior to any citation being issued.

The City is divided into three geographic areas with an assigned officer:

- East quadrant is north of Olympic Blvd and East of Howard/12th;
- West quadrant is north of Olympic Blvd and West of Howard/12th; and
- South quadrant is South of Olympic Blvd.

The East and West areas of the City receive a majority of complaints related to general property maintenance violations and graffiti. The type of violations include: trash cans stored in public view, overgrown vegetation and outdoor storage of personal items. The average time to close a case for these type of violations in these areas is approximately 22 days.

In addition to property maintenance violations and graffiti, the South portion of the City receives increased complaints related to illegal dumping, parking violations and homeless encampments. The average time to resolve a property maintenance violation in the South portion of the City is 30 days.

Increased overcrowding in the City reduces the ability to conduct pro-active enforcement which diminishes the overall health and safety of the community. More city programs are needed to assist residents and business owners in gaining compliance.

During the 2021-2029 Housing Element Planning cycle, Code Enforcement Division will continue to increase proactive enforcement throughout the City. Additional resources will be needed to pro-actively address and concentrate on sub-standard housing complaints. In addition, the need to work closely with the Housing Division to identify abandoned properties for abatement or assistance will be necessary.

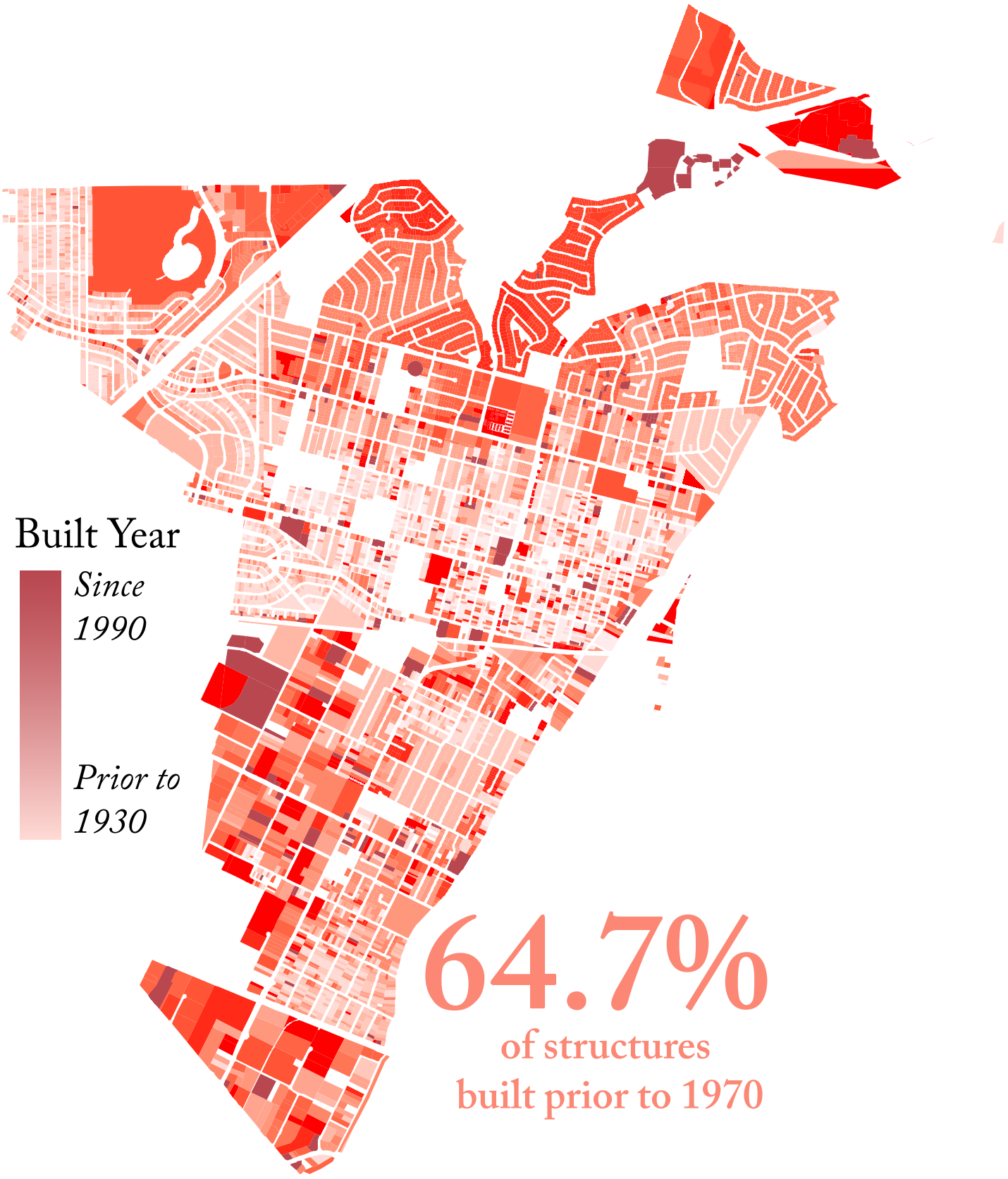


Figure 3.24: Age of Housing Stock

Housing units built prior to 1978 may contain lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing. The City of Montebello provides to the public educational resources related to lead-based paint hazards through the Annual Action Plan, brochures distributed and public announcements. All CDBG- and HOME-funded housing programs and projects have incorporated lead-based paint hazard reduction efforts.

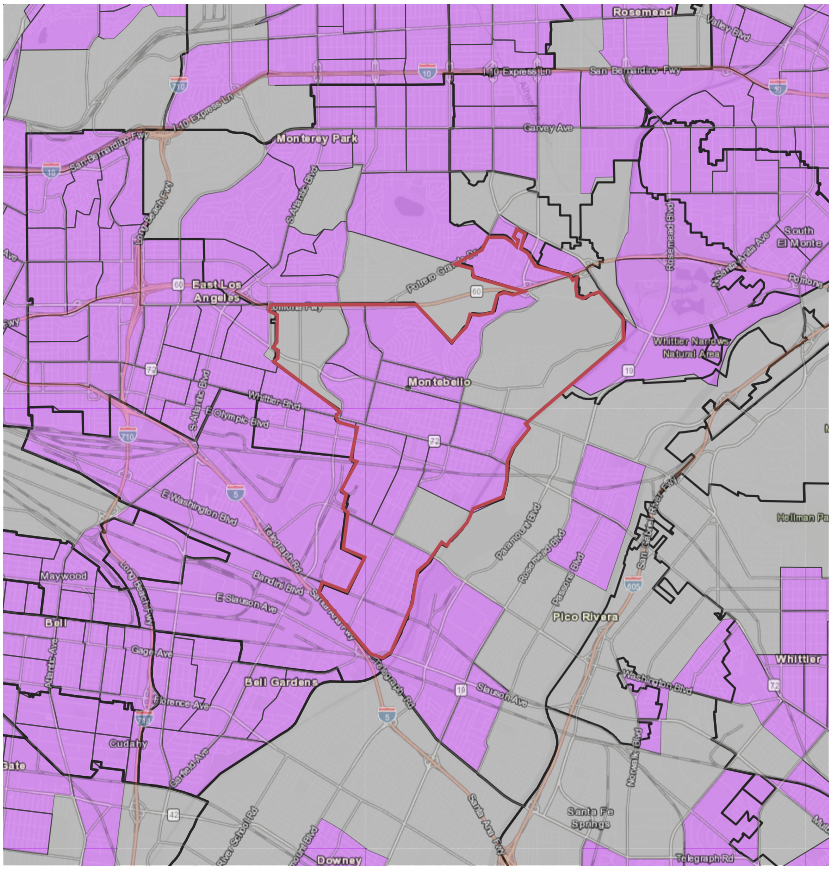


Figure 3.25. Sensitive communities in the region at risk of displacement.

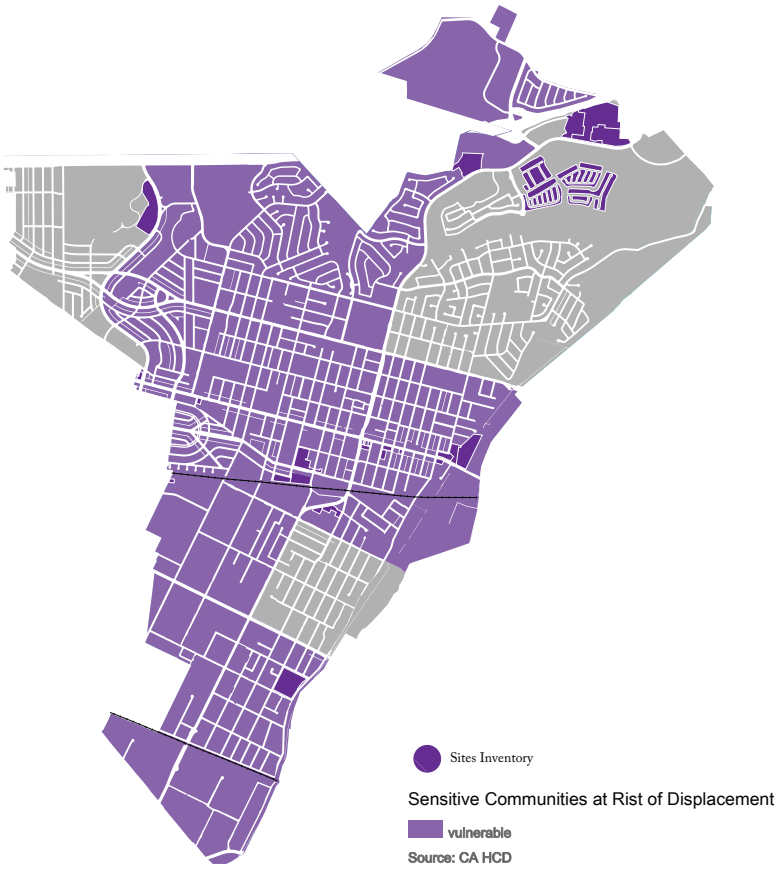


Figure 3.26. Sensitive communities at risk of displacement.

D. Displacement

HCD defines sensitive communities as communities that "currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost." The following characteristics define a vulnerable community:

- The share of very low income residents is above 20%; and
- The tract meets two of the following criteria:
  - » Share of renters is above 40%,
  - » Share of people of color is above 50%,
  - » Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median,
  - » They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
  - » Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

Figure 3.25 shows sensitive communities at risk of displacement in the region. City of Los Angeles, East Los Angeles, and parts of the San Gabriel Valley are vulnerable communities around Montebello.

HCD has identified multiple tracts in Montebello with populations that may be vulnerable to displacement in the event of increased redevelopment or drastic shifts in housing cost (Figure 3.26). These tracts also have higher concentrations of racial/ethnic minorities, LMI households, and cost burdened renters.

The majority of new growth in this Housing Element is directed in high and moderate resource areas (see Figure 3.15). This takes pressure off sensitive communities vulnerable to displacement. By welcoming homes where they are most desired, and where land values are highest, Montebello will channel much of a city's growth into its opportunity-rich quarters.

E. Homelessness

The Los Angeles Homeless Services Authority (LAHSA) estimates there were 66,436 persons experiencing homelessness in the Los Angeles County, according to the 2020 Greater Los Angeles Homeless Point-in-Time (PIT) Count. Figure 3.27 shows the Los Angeles County homeless populations from 2015 to 2020. Approximately 72% of the homeless population is unsheltered and 28% is sheltered. The homeless population has increased nearly 50% since 2015, and 12.7% since 2019. As of January 2020, the total Los Angeles County population has increased by only 0.5% since 2015 and decreased by 0.1% since 2019 according to Department of Finance (DOF) estimates.

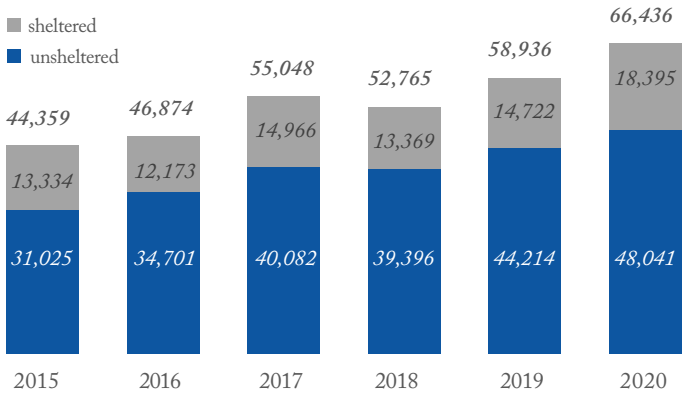


Figure 3.27. Source: Los Angeles Homeless Services Authority (LAHSA), 2015-2020 LA County/LA Continuum of Care (CoC) Homeless Counts.

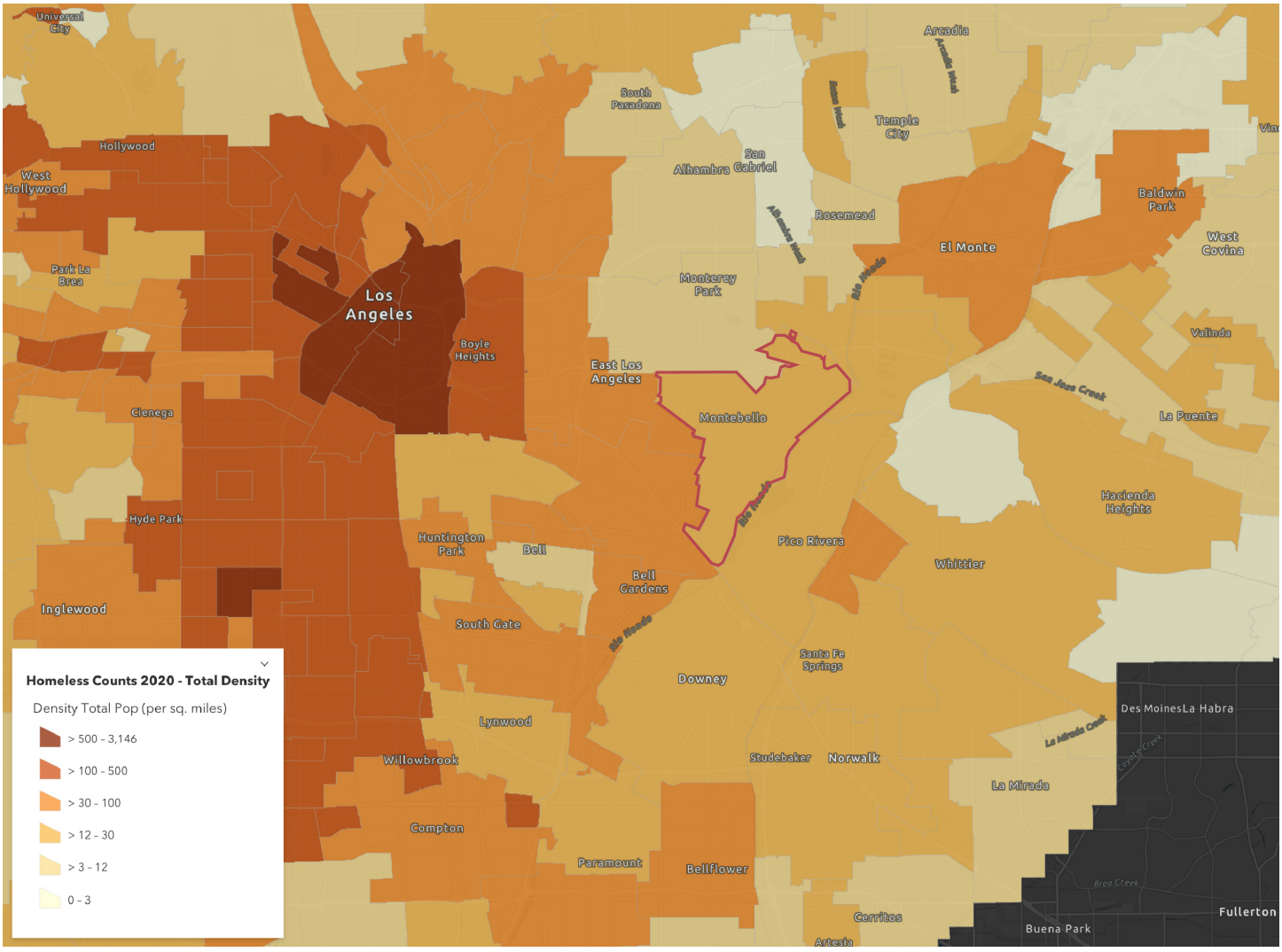


Figure 3.28. Los Angeles County Homeless Count Density (2020). Source: Los Angeles County Homelessness & Housing Map (based on 2020 LAHSA Homeless PIT Count), 2021.

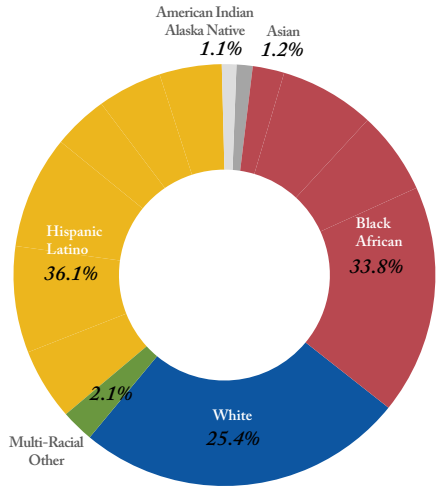


Figure 3.29. Los Angeles CoC Homeless Population by Race/Ethnicity

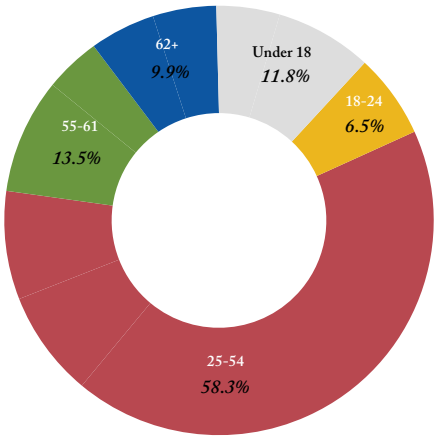


Figure 3.30. Los Angeles CoC Homeless Population by Age

Special Needs Group	Sheltered	Unsheltered	Total
Developmental Disability	32.1%	67.9%	5,292
Physical Disability	17.3%	82.7%	10,833
Family Members	76.3%	23.7%	12,416
62+	21.5%	78.5%	6,290

Table 3.7. Homeless Populations and Special Needs Groups. Source: LAHSA, 2020 LA Continuum of Care (CoC) Homeless Counts; 2015-2019 ACS (5-Year Estimates).

Table 3.7 shows 32% of homeless persons with a developmental disability, 17.3% with a physical disability, and 21.5% of homeless seniors are sheltered. Over 75% of family members are sheltered.

Figure 3.29 shows the Hispanic/Latino, Black/African American, and White populations make up the largest proportions of the homeless population.

Figure 3.30 shows adults aged 25 to 54 make up most of the homeless population. Children account for 11.8% of the homeless population.

I have growing concerns regarding the housing crisis and see a need for sustainable and equitable housing in Montebello. Extensive discussions during the Housing Element Update process allowed the partners to discuss and review existing conditions, barriers to accessing resources and support systems, trends, options, and opportunities for Transitional and Emergency housing. The result is the comprehensive Homeless Prevention Program for Montebello.

— Veronica Rodriguez-Cabrera, LCSW
Community Housing Expert
Montebello Housing Task Force Member

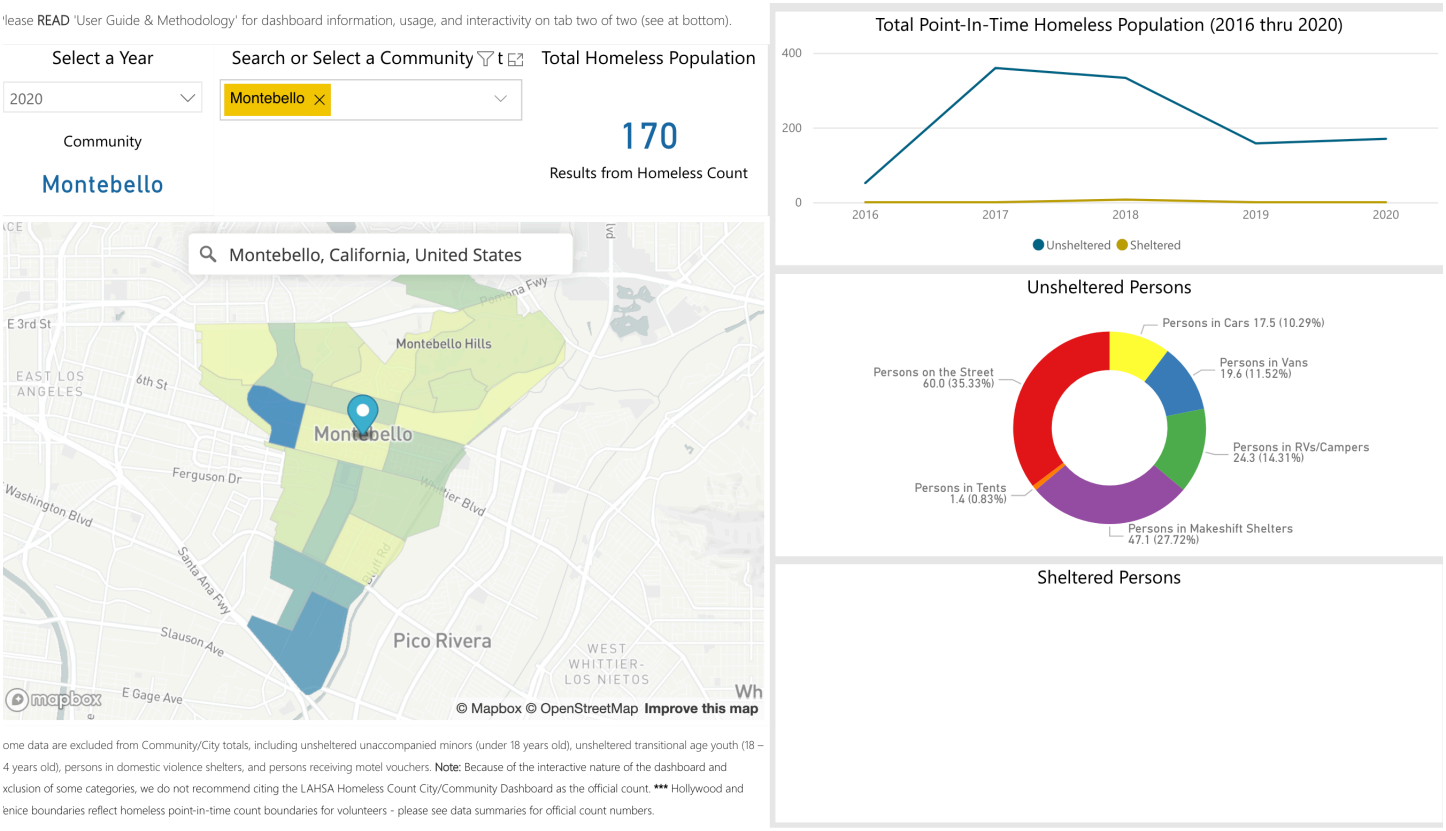


Figure 3.31. Estimates from the 2020 Greater Los Angeles City/Community Homelessness dashboard. Source: LAHSA 2020 Homeless Count by Community/City.

City of Montebello collaborates with several nonprofit and other agencies that provide shelter and supportive services. The Los Angeles metropolitan area is served by LAHSA SPA 7, which comprises the eastside of the County of Los Angeles, and includes Montebello. Figure 3.31 is LAHSA's summary of the homeless population in Montebello. The tracts in the south and southwest portions of the City had the largest homeless populations based on the 2020 PIT Count.

The number of homeless in Montebello has fluctuated in the last six years (see Table 2.2). It was as low as 52 in 2016, then jumped to 359 in 2017, decreasing to 158 in 2019 and increasing slightly to 170 in 2020.

C. SUMMARY OF FAIR HOUSING NEEDS

Table 3-5, below, shows a summary of the issues identified in this Assessment of Fair Housing. Fair housing issues are most concentrated in tracts on the southern side of the City along the northwestern border west of Garfield Avenue, where there are higher concentrations of racial/ethnic minorities, LMI households, and cost burdened renters. These areas are also considered vulnerable communities at risk of displacement. One of the tracts in the southern area is categorized as a moderate resource area.

	Fair Housing Issue		Proposed Programs
1	**Enforcement and Outreach**		
	Enforcement and Outreach	HRC provides fair housing services, including outreach and education, to the Los Angeles Urban County including Montebello. In Q1 and Q2 of 2020, the HRC assisted 48 Montebello Households. Most of the individuals were of income below 80% of AMI, two were female heads of households, five were seniors, five were disabled, and 60.4% were Hispanics/Latino. Five households contacted HRC with housing discrimination concerns — four implicating discrimination based on physical disability, and one on mental disability. Of the general landlord-tenant questions posed by Montebello residents, the majority addressed rent increases, repairs and substandard conditions.	Program # 14: The City will continue to contract with the Housing Rights Center to provide a range of enforcement and outreach activities aimed towards discouraging discriminatory housing practices.
2	**Integration and Segregation**		
	Race/Ethnicity	The racial/ethnic minority population has grown since 2010 in most Montebello block groups.	Program #6: The sites in the inventory are distributed citywide with a focus on high resource areas to increase socio-economic mobility and access to resources.
	Income	61.4% of Montebello households earn less than 80% of the county AMI, compared to 51.6% countywide. Block groups along east-side of Garfield Avenue in the northwest corner of the City, and the westside of Greenwood Avenue in the southern section of the City show LMI populations exceeding 75%.	Program #6: The sites in the inventory are distributed citywide with a focus on high resource areas to increase socio-economic mobility and access to resources. Program # 9: The City will amend zoning standards to allow a range of housing types affordable to a range of incomes.
	Familial Status	38.3% of Montebello households have one or more child under the age of 18. The City's share of households with children is larger than LA County (33%). 6.6% of households in Montebello are single female-headed households with children, higher compared to the county (5.1%).	Program # 6: Seeks to increase the supply of affordable housing for larger units for families.
	Disability	12.4% of Montebello residents experience a disability, compared to 9.9% in the County.	Program # 15: The City will adopt a Reasonable Accommodation Ordinance to provide exception in zoning and land-use regulations for housing and/or improvements for persons with disabilities.
3	**Racially or Ethnically Concentrated Areas of Poverty**		
	Racially/ Ethnically Concentrated Areas of Poverty (R/ECAPs)	There are no R/ECAPs in Montebello; there are also no tracts categorized as areas of high segregation and poverty by the Fair Housing Task Force.	No program necessary.
	Racially/Ethnically Concentrated Areas of Affluence (RCAAs)	No tracts in Montebello are predominantly White. No block groups in the City have median incomes exceeding $125,000. None of the block groups in the City are considered RCAAs.	No program necessary.
4	**Access to Opportunities**		
	Economic	Two census tracts in the central area received a lower economic score.	Program #6: The sites in the inventory are distributed citywide with a focus on higher resource areas to increase socio-economic mobility and access to opportunities.
	Education	The northwest and southern tract of the City received a lower education score of 0.25 to 0.50. The rest of the City tracts received the lowest education scores of less than 0.25.	
	Environmental	Tracts in the northeastern, and southern corners of Montebello received environmental scores in the lowest quartile.	
	Transportation	Employment opportunities are very accessible for most block groups in the City. Employment opportunities are slightly less accessible on the northeastern portion of the City.	

	Fair Housing Issue		Proposed Programs
5	**Disproportionate Housing Needs**		
	Cost Burden	Cost burden is high. However, trends for both owner-occupied and renter-occupied households show a Citywide decrease.	Program #6: Identifies sites for 5,778 mixed-income units that will ease the demand that drives purchase and rental prices up.
	Overcrowding	6% of owner-occupied units and 18% of renter dwelling units are overcrowded. The rate of overcrowding is far greater for very low-income households. The census tracts with a higher concentration of overcrowded households (>20 percent) are located in the southern portion and the northwestern area, east of Garfield Avenue.	Program #6: Identifies sites for 5,778 mixed-income units so a greater number of people could have their own place, and ease overcrowding.
	Substandard Housing Conditions	Less than 2% of households lack complete plumbing or kitchen facilities in the City. Montebello has an aging housing stock, where about 64.7% of all housing units were constructed prior to 1970, compared to about 60.5% of those in the County as a whole.	Program #1: Continue code enforcement activities to bring substandard housing units into compliance with City building and zoning codes. Program #2: Seeks to facilitate rehabilitation of five housing units annually or 40 units during the planning period.
	Displacement	Multiple tracts in the City are considered vulnerable communities at risk of displacement.	Program #6: The sites in the inventory are distributed citywide with a focus on higher resource areas. This will take pressure off sensitive communities vulnerable to displacement. Many of the opportunity sites are infill commercial sites along the corridors. Redevelopment of these sites would not displace any residents.
	Homelessness	The tracts in the south and southwest portions of the City had the largest homeless populations based on the 2020 PIT Count.	Program #5: Seeks to avoid or exit homelessness quickly by either retaining the house or using other housing strategies to ensure people move into permanent and stable accommodations that are affordable, safe, and appropriate with the support they need to thrive.

D. IDENTIFICATION AND PRIORITIZATION OF CONTRIBUTING FACTORS

The purpose of AFFH is to take proactive steps to address longstanding patterns of segregation, discrimination, and disinvestment. Established neighborhoods of Montebello today are largely the result of decades of structural racism deeply rooted in Federal, State, and local housing policies. Integration and segregation will not occur overnight. Simultaneously enacting all AFFH programs in this Housing Element at once is hardly possible given the limited and constantly shrinking resources and would also be undesirable in terms of the economic and social upheaval it would entail. However, based on community input and dialog it is clear that past and current exclusionary and discriminatory processes are no longer acceptable modus operandi in the future. The Housing Element provides a framework for the community to prioratize policy reforms and zoning amendments based on impact and ease of adoption. The following are contributing factors and corresponding programs and actions proposed to promote and enhance fair housing choice in Montebello.

Priority	Contributing Factor	Nexus to Fair Housing Issue	Program Action	Metrics and Milestones
1. Lack of Housing Opportunities in High Resource Areas and Housing Mobility				
1	Underinvestment in low-income areas Patterns of public and private investments including redevelopment programs	Southern areas of Montebello experience a disproportionate level of poverty, cost burden, overcrowding, envrionmental risks, and limited mobility options. This is particularly striking since the dense and lower resource southern portion contributes more property tax revenue per acre to then the higher resource, and less dense northern area of the City. Lack of infrastructure limits opportunities to develop housing.	The General Plan update and Downtown Specific Plan underway (see Program 6), and the recently adopted Parks Master Plan seek to increase resources and improve access to existing resources (See Chapter 7: Vision). Some of the resources include light rail station, improved public facilities, new parks, enhance access to the regional trail and park system, complete streets, and strategies to address air and water quality. Subsequent citywide zoning amendments to accomodate additional affordable units (see Program 6) and Capital Improvement Plan will coordinate enhancement of public resources with new development.	The Parks Master Plan was adopted in 2021. The General Plan and Downtown Specific Plan is target for adotion in January 2023.
2	Policies and zoning regulations that promote socioeconomic segregation Past practices of nationwide redlining, documented evidence of racially restrictive covenants, and lending discrimination	Exclusionary zoning laws with minimum lot size and setback requirements, prohibitions on multi-family homes, and limits on the height of buildings has created pockets of concentrated prosperity and poverty. This has prevented low-income families from having access to the education and employment opportunities typically found in prosperous neighborhoods in Montebello.	Facilitate targeted investment in underserved communities and more equitable land use patterns in the General Plan and Specific Plans. The City is actively leveraging public lands such as golf course for affordable units in high-resource areas (see Program 6; and Site # 8 on the site inventory list, chapter 5 Resources and Opportunities). Locate majority of the RHNA's very-low and low-income units in high resource areas. Accessory Dwelloing Units (ADU) provide an effective means of addressing the needs of moderate- and lower-income households, including seniors on fixed incomes. Since ADUs are allowed by right, this is least controversial way to introduce affordable units in high resource areas. Majority of the larger sites on the sites inventory list are proposed within the high resource areas (see Figure 3.15). The proposed Inclusionary Zoning Ordinance will require, and the proposed Density Bonus Ordinance will provide incentive for new development to include some percentage of affordable housing (see Program 8).	The General Plan and Downtown Specific Plan is target for adotion in January 2023. Rezoning will be completed within one year of adoption of the Housing Element. By 2025, the City will identify and begin implementing the incentives to promote deed restricted ADUs being built for lower- and moderate-income households. Inclusionary Zoning and Density Bonus Ordinance will be adopted within one year of adoption of the Housing Element.

Priority	Contributing Factor	Nexus to Fair Housing Issue	Program Action	Metrics and Milestones
2. Displacement Risk				
1	Households are directly forced to move for reasons such as eviction, foreclosure, natural disaster, or deterioration in housing quality. Increased market demand for luxury apartments and single-unit housing is causing housing costs to rise dramatically. Lack of economic mobility for marginalized residents.	Housing cost burden increases the risk of displacement. Cost-burdened households may choose to move to a more affordable area or they may be forced to move by eviction or foreclosure -- as a result of their inability to continue paying for housing. Severe housing cost burdens among households in the lowest income categories generally indicate households at the greatest risk of displacement with the potential to become homeless.	Code enforcement program will bring substandard housing units into compliance with City building and zoning codes (Program 1). Montebello will preserve and conserve the City's affordable housing stock. The City will annually identify funding sources for at risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis. If conversion of units is likely, the City will work with local service providers as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher (Section 8) program (see Program 3) Rental assistance will complement construction of affordable housing by providing immediate, flexible relief to vulnerable households (see Program 4). The Housing Rights Center will assist the City in enforcing tenant protection laws (see Program 14). Strategic preventive measures will reduce the risk of homelessness, by addressing the elements that contribute to this risk and by establishing protective factors that contribute to reducing social and health inequities (see Program 5).	The City will continue to implement the code enforcement program to inspect and bring 50 housing units per month into compliance with City building and zoning codes. The City will facilitate rehabilitation of five housing units annually or 40 units during the eight year planning period. The City will annually monitor the status of the 372 affordable housing units that are at risk of converting to market-rate during the 2021-2029 Housing Element planning period and if any become at risk, work with property owners to develop a strategy to maintain any at-risk as affordable. The City will continue to encourage local landlords to accept rental vouchers. Benefits of the Housing Choice Voucher program will be included in the City's newsletter. The HRC will conduct 2-3 workshops per year on fair housing rights and resources in areas at risk of displacement. Fair Housing information will be posted on the City's website within six months of the adoption of the Housing Element. The Homelessness Prevention Toolkit will be developed within two years of the adoption of the Housing Element.
2	Households are indirectly compelled to move by rising housing costs, or lack of affordable housing.	Housing cost burdens and shortages in affordable and available rental housing increase risks of economic displacement. Low-income renters in Montebello pay a disproportionate share of their income for housing expenses. Families with children have a higher cost burden than single-person household.	To ease the demand that drives purchase and rental prices up, Montebello is pursuing construction of mixed-income and diverse housing options (see Program 6). The City plans to increase supply and reduce displacement by permitting housing on underperforming commercial corridor sites -- redeveloping strip malls entails no direct displacement as no one lives there yet. Affordability requirements and incentives will deliver affordable, income-restricted housing at no cost to the public (see Program 8).	Rezoning will be completed within one year of adoption of the Housing Element. By 2025, the City will identify and begin implementing the incentives to promote deed restricted ADUs being built for lower- and moderate-income households. Inclusionary Zoning and Density Bonus Ordinance will be adopted within one year of adoption of the Housing Element.

Site Inventory & AFFH

The proposed housing units on the site inventory are distributed throughout the City. Majority of the housing units are identified on parcels located within high resource areas. Combination of redevelopment of larger parcels, smaller infill development along corridors, and ADUs will vastly improve socio-economic integration and access to opportunities.

The City is currently updating its General Plan and developing a Specific Plan for its downtown area. In 2021, the City adopted a Parks Master Plan. All of these planning efforts together with the City's Capital Improvements Plan will increase resources and improve access to resources within the City and the Region. The existing and proposed housing units in low resource areas will benefit from this investment.



4 Review of Previous Policies and Programs



A. PROGRESS IN IMPLEMENTING 2016-2021 PROGRAMS

Table 4-1 shows the RHNA allocations for the 5th cycle (2016 through 2021) period and the housing units that were built, approved, or under construction through the end of 2020. Table 4-2 on the following pages presents an analysis of the programs presented in the Montebello 2016–2021 Housing Element.

	RHNA 5th cycle Allocation	Units Built (2016-2021)	Units Approved	Remaining RHNA
Very Low Income	269			269
Low Income	161			161
Moderate Income	175		244	175
Above Moderate Income	461	36	105	425
Totals	1066			1030

Table 4.1. RHNA allocations for the 5th cycle.

Table 4-2 on the following pages lists the 23 programs in the 2016-2021 Housing Element, the implementation status of each program as of June 2021, and direction to Continue, Amend and Continue, or Delete the program for the 6th cycle (2021-2029). Of the 23 programs, 17 are recommended to continue (74%), 3 should be amended and continued (13%), and 3 programs are marked for deletion (13%). Additional programs are proposed in Chapter 8 (Goals and Policies) that respond to recent State legislative requirements or other circumstances that warrant some level of City action. All programs are subject to funding and staff availability.

Table 4.2: Evaluation of Programs in the 2016-2021 Housing Element

		Implementation Status	Recommendation
1	**Code Enforcement Program** Code enforcement is essential to ensuring housing conservation and rehabilitation. The City has long maintained an aggressive code enforcement program (CEP) to preserve and protect existing neighborhoods against the harmful effects of deterioration caused by neglect, graffiti, and deferred maintenance. In addition, a property maintenance ordinance was adopted to allow code enforcement to abate specific conditions on private property as a public nuisance. **Objective:** To continue to implement the code enforcement program to bring substandard housing units into compliance with City building and zoning codes. **Responsibility:** Planning and Community Development Department, Code Enforcement Division **Funding:** Departmental Budget, CDBG **Timeframe:** Ongoing	The Code Enforcement Division has a staff of 4 field officers and one manager who carry an average of 88 open cases per month. They close/resolve approximately 57 cases per month. Typical cases related to residential properties were on: substandard housing, property maintenance, weed abatement, and zoning violations.	Continue
2	**Home Improvement Program** The City offers multiple home improvement programs to lower income homeowners with homes in need of repair. The Home Improvement program maintains affordable single-family housing stock through provision of amortized and deferred loans to extremely low, very low, low, and moderate income (as defined by HUD) homeowners for major home repairs. The Senior Grant Program provides grants for up to $10,000 to very low income senior homeowners to fund home repairs. **Objective:** To provide brochures at the City's Community Development Department and on the City's website regarding the Home Improvement and Senior Grant programs; to work with the Montebello Housing Development Corporation to provide seminars, advocacy, and education sessions to provide information on available housing programs in the City; to assist 10 owner-occupied units per year, for a total of 60 units; and to rehabilitate 10 properties per year through the Senior Grant Program, for a total of 60 units during the 2014-2021 Housing Element cycle. **Responsibility:** Planning Division **Funding:** HOME funds **Timeframe:** Ongoing	This program was continuously implemented during 2020.	Continue
3	**Rental Rehabilitation Program** The City's Rental Rehabilitation Program is designed to improve the existing rental housing stock and to allow lower income renters to afford the rehabilitated units. The City will continue to provide funding for the Rental Rehabilitation Program to improve the City's rental housing stock in need of rehabilitation, to provide safe, decent, and sanitary housing for lower income families. **Objective:** To publicize the programs to owners of multi-family developments through flyers at the City's Community Development Department and on the City's website; to focus efforts on investor owned, small-scale multi-family rental properties, providing amortized and deferred loans at a 3% interest rate for a 10 to 15-year loan period; and to a assist a total of 12 units during the 2014-2021 period. **Responsibility:** Planning Division, Code Enforcement Division **Funding:** HOME Funds, CDBG **Timeframe:** Ongoing	Due to staffing and resource constraints, this program has not yet been implemented.	Continue and consolidate with Home Improvement Programs (Program #2)

		Implementation Status	Recommendation
4	**Neighborhood Revitalization** The goal of the neighborhood revitalization program is to eliminate slum and blight conditions and improve living conditions through the provision of rehabilitation activities and public improvement projects. The City's goal is to stabilize neighborhoods and create a viable and livable community through rehabilitation and new homeownership opportunities. **Objective:** To continue to support neighborhood revitalization programs, working with nonprofit organizations and community groups to improve living conditions throughout the City; and to target the South Greenwood area for neighborhood revitalization. **Responsibility:** Economic Development Division **Funding:** HOME Funds, CDBG **Timeframe:** Ongoing	6 new affordable housing units were build using HOME Funds.	Continue and consolidate with Home Improvement Programs (Program #2)
5	**Preservation of At-Risk Housing** The City is committed to guarding against the loss of housing units reserved for lower income households. One assisted project in the City of Montebello, the Beverly Towers, which provides 189 affordable units, has an expiring Section 8 contract and is at risk of converting to market rate. However, because the project is owned and operated by a non-profit organization, it is considered to be at low risk of converting to market rate. The City will continue to monitor Section 8 legislation and all units considered at risk of conversion to market rate, and assist property owners in maintaining the affordability of these units. In addition, the City will require the notification of tenants in the event the owners intend to convert the affordable units to market-rate units. **Objective:** To annually monitor the status of the 189 affordable housing units that are at risk of converting to market-rate during the 2014-2021 Housing Element planning period; to monitor Section 8 legislation and provide technical assistance to nonprofit property owners as necessary; and to continue to pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City. **Responsibility:** Planning Division **Funding:** Departmental Budgets **Timeframe:** Ongoing	Due to staffing and resource constraints, this program has not yet been implemented.	Continue
6	**Density Bonuses** The City abides by State density bonus law to facilitate the development of affordable and senior housing. Pursuant to State law, the City offers density bonuses of between 20% and 35% for the provision of affordable housing, depending on the amount and type provided. The City will work with developers to discuss potential opportunities related to the use of density bonus incentives as a means to promote the development of affordable housing. Financial incentives or regulatory concessions may also be granted when a developer proposes to construct affordable housing. Due to changes in state density bonus law in the last few years the City will update the density bonus regulations in their zoning. **Objective:** To continue to comply with State law provisions for density bonuses as a means to facilitate affordable housing development; and to include the specific requirements of State Density bonus law into the Zoning Ordinance for reference by developers. **Responsibility:** Planning Division **Funding:** Departmental Budget **Timeframe:** Ongoing and update ordinance by Spring 2021	The City regularly meets with housing developers to facilitate the development of affordable housing and discuss potential opportunities to qualify for incentives or concessions available through State Density Bonus Law. The City is partnering with Cesar Chavez Foundation, an affordable housing developer, to allow the development of an affordable housing project on City owned land and offer concessions available through State Density Bonus Law to vary from setbacks, open space, and trash enclosure requirements. For this project, existing zoning allows for 45 residential dwelling units. With Density Bonus Law, 63 residential dwelling units are proposed. This project was approved in 2021.	Continue

		Implementation Status	Recommendation
7	**Water and Sewer Service Providers** In accordance with Government Code Section 65589.7, immediately following City Council adoption, the City must deliver the Housing Element to all public agencies or private entities that provide water or sewer services to properties within Montebello. Water service for the City is provided by five service providers in five different districts: California Water Service Company, Central Basin/Metropolitan Water District (MWD), Montebello Land and Water, San Gabriel Valley Water Company, and the South Montebello Irrigation District. Water availability and service delivery is a critical element in the planning and review of new residential developments. The local water purveyors consider regional and local growth projections developed by the Southern California Association of Governments (SCAG) for the Regional Transportation Plan (RTP) and the RHNA. These projections are used in the preparation of water master plans that indicate the necessary capital improvements that may be required in future years. **Objective:** By the end of the 4th quarter of 2019, the City will formalize notification procedures to SCAG. **Responsibility:** Planning Division **Funding:** Departmental Budget **Timeframe:** Review of the City submittals to SCAG	This program has not yet been implemented.	Delete
8	**Energy Conservation Program** There are a number of programs that, in addition to providing for new opportunities for housing, also have the added benefit of promoting resource conservation. An important element of any energy conservation measure will be to identify strategies for retrofitting energy conserving devices in both new residential development and in the rehabilitation of existing development. **Objective:** 100 referrals **Responsibility:** Housing Division **Funding:** Departmental Budget **Timeframe:** Ongoing and will continue to be implemented throughout the planning period. The City's website will be updated by the end of the 4th quarter of 2019	This program was continuously implemented during 2020 and will be continued throughout the 2014-2021 planning period.	Continue
9	**Extremely Low Income, Very Low Income, and Low Income Housing Program** The City intends to maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density for specific properties; to maintain, on an ongoing basis, a vacant and underutilized residential sites inventory, and provide sites information to interested developers; and to provide technical assistance and information on available vacant and underutilized parcels in the City. **Objective:** To maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density to facilitate the development of housing for extremely low income households that have a developmental disability through the measures identified above. **Responsibility:** Planning Division **Funding:** HOME funds, Section 8 vouchers, and Departmental Budget for outreach and exploring funding sources. **Timeframe:** The 4th Quarter of 2019 and then ongoing. The Inclusionary Housing Ordinance will be adopted by the end of the 4th Quarter of 2019.	HOME funds set aside for acquisition and construction of affordable housing throughout the City. The Inclusionary Housing Ordinance is on 2021-22 work program and budget for the Planning Division. City participates in the County's Housing Choice Voucher program.	Continue

		Implementation Status	Recommendation
10	**First Time Homebuyer Program** The goal of this program is to increase the percentage of homeowners in the community and assist with the stabilization of residential neighborhoods. The Montebello Housing Development Corporation provides second mortgage loans to first time homebuyers of low- to moderate-income means. These loans are provided for acquisition of homes on the City of Montebello open market. The loans provide the bridge between sales purchase price of homes and the available buying power of the first time homebuyers of low to moderate-income means, and are funded through a CalHome grant. **Objective:** To provide information on the First Time Homebuyer Program at City Hall and on the City's website; to provide homeownership assistance to 5 low- and 5 moderate-income households, annually for a total of 60 households during the 2014-2021 planning period. **Responsibility:** Montebello Housing Development Corporation and Economic Development Department **Funding:** CalHome; HOME. **Timeframe:** Ongoing	This program has not yet been implemented. The City will evaluate whether this program will be carried into the next Housing Element planning cycle.	Continue
11	**Section 8 Rental Subsidies** Under the project-based Section 8 program, subsidies are distributed to apartments that house very-low-income households. The County of Los Angeles Housing Authority distributes tenant-based Section 8 Housing vouchers to renters who wish to apply the voucher to landowners who accept such vouchers. Montebello participates in the Section 8 program by advertising the program and referring potential recipients to appropriate authorities. **Objective:** To support the County's efforts to maintain the current level of Section 8 rental assistance, and direct eligible households to the program; to provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program; and to advertise Section 8 rental assistance programs at community centers, City Hall, the City website, and at other public locations. **Responsibility:** County of Los Angeles Housing Authority; Planning and Community Development Department. **Funding:** HUD, Departmental Budget **Timeframe:** Ongoing	Participating in County's Housing Choice program. LACTA administers program which benefits the City's low income population with publicly assisted rental housing.	Continue
12	**Fair Housing Services/Housing Rights Services** The City contracts with the Housing Rights Center to provide fair housing services in Montebello. Services include housing discrimination response, landlord-tenant relations, and housing information counseling. The City will continue to use the Housing Rights Center for referral assistance and education programs. As part of this program, the City will place brochures and flyers prepared by the Housing Rights Center Council at a kiosk in the City Hall lobby, the Planning Division Lobby, and at the local libraries in the City. In addition, the City will continue to maintain fair housing referral information on its public website. **Objective:** To continue to assist households through the Housing Rights Center and to continue to comply with all State and federal fair housing requirements when implementing housing programs or delivering housing-related services. The City will sponsor an outreach event in 2018 and on an annual basis thereafter. **Responsibility:** California Housing Rights Center, Planning and Community Development Department **Funding:** Housing Rights Center CDBG Funds; Departmental Budget **Timeframe:** The City will continue to work with the Long Beach Fair Housing Council is maintaining the existing program.	Quarter 1 of 2020: assisted 21 Montebello households. Quarter 2 of 2020: assisted 48 Montebello households.	Continue

		Implementation Status	Recommendation
13	**Housing Mediation Board** The City will continue to encourage a resolution of owner/tenant disputes through the Housing Mediation Board. The Housing Mediation Board is designed to provide an atmosphere in which disputing parties of rental housing are able to reach a mutual workable solution to excessive rent increases, claims of wrongful notices to quit, and clarification of general rights and responsibilities of property owners and tenants. **Objective:** To provide assistance to property owners and renters and regularly update the Analysis of Impediments to Fair Housing Choice, consistent with HUD guidelines; and to offer workshops and trainings to property owners and managers of rental properties. **Responsibility:** Planning and Community Development Department **Funding:** CDBG and Departmental Budget **Timeframe:** Ongoing	This program has not yet been implemented.	Delete. Combine this with the Fair Housing Services/Housing Rights Services Program (program #12).
14	**Reasonable Accommodation and Developmentally Disabled Program** Under this program, the City will adopt a reasonable accommodation ordinance to provide exception in zoning and land-use regulations for housing for persons with disabilities including those individuals that are classified as having developmental disabilities. The procedures related to the program's implementation will be ministerial in nature with minimal or no processing fee. **Objective:** To create a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the sitting, funding, development and use of housing for people with disabilities; and to provide information to residents on reasonable accommodation procedures via public counters and the City website. **Responsibility:** Planning Division **Funding:** Departmental Budget **Timeframe:** Completed by the end of the 4th Quarter of 2019	The City continuously reviewed and accepted reasonable accommodation requests in 2020 through the approval of building permits to accommodate persons with disabilities. This program has not yet been fully implemented.	Continue
15	**Zoning Ordinance Revisions** The Montebello Zoning Ordinance will be amended to accommodate a number of new provisions that are now required under State housing law. The City will revise the Zoning Code to remove the requirement of a CUP for senior housing and handicapped housing projects that essentially function as a multi-family development. The CUP for congregate care and support services that are ancillary to a senior housing development will be eliminated. Objective: The rezoning will occur within 12 months following the adoption of the Housing Element to remove the CUP requirement for Senior Housing and Handicapped Housing projects and to conform to the EHA requirements. **Responsibility:** Planning Division **Funding:** Departmental Budget **Timeframe:** Completed by the end of the 4th Quarter of 2020	Due to staffing and resource constraints, this program has not yet been implemented.	Continue

		Implementation Status	Recommendation
16	**Emergency Shelter/Housing Program** This program proposes to amend the Zoning Code to permit emergency shelters by-right in the Heavy Commercial-Limited Industrial (CM) zone. **Objective:** The Zoning and GPA will be changed to accommodate the emergency shelter use within the CM Zone. **Responsibility:** Planning Division **Funding:** Departmental Budget **Timeframe:** Amend M-1 zone regulations before or at the same time as housing element adoption. Amend C-M zone regulations by December 2020.	Due to staffing and resource constraints, this program has not yet been implemented.	Continue
17	**Transitional Housing Program** The definition of transitional housing will be changed in order to consider transitional housing as a residential use in all zones that allow residential uses subject to those restrictions that are applicable to the other residential uses of the same type in the same zone. **Objective:** Rezoning has been completed. Handouts will be prepared and information will be posted on the City's website. **Responsibility:** Planning Division **Funding:** Departmental Budget **Timeframe:** Zoning Revision has been completed.	Rezoning has been completed. Handouts will be prepared and information will be posted on the City's website. This program has been partially implemented.	Continue
18	**Single-room Occupancy (SRO) Housing Program** To facilitate the development of SROs, the Zoning Code will be amended to specify sitting, development standards, and conditions for approval. **Objective:** Rezoning within 12 months. **Responsibility:** Planning Division **Funding:** Departmental Budget **Timeframe:** Completed by the end of the 4th Quarter 2019.	Due to staffing and resource constraints, this program has not yet been implemented.	Continue
19	**Supportive Housing Program** Supportive housing refers to permanent rental housing that also provides a wide array of support services that are designed to enable residents to maintain stable housing and lead more productive lives. The City of Montebello will permit supportive housing within all the zones that permit residential uses subject to the same requirements of residential uses of the same type in the same zone. The City will comply with all State requirements governing supportive housing. **Objective:** Rezoning within 12 months. **Responsibility:** Planning Division **Funding:** Departmental Budget **Timeframe:** Completed by the end of the 4th Quarter 2019.	Due to staffing and resource constraints, this program has not yet been implemented.	Continue

		Implementation Status	Recommendation
20	**Manufactured Housing Units/Mobile Home Parks Program** The City will review the current code sections that apply to manufactured housing to ensure the existing code requirements do not conflict with State law. **Objective:** The Zoning Ordinance, with respect to the review and approval of manufactured housing units, will be amended to comply with State law. **Responsibility:** Planning Division **Funding:** Departmental Budget **Timeframe:** The rezoning will occur within 12 months following the adoption of the Housing Element (Completed by the 4th Quarter of 2020).	Due to staffing and resource constraints, this program has not yet been implemented.	Continue
21	**Zoning Ordinance Revision for Removing Zoning Constraints** As part of the comprehensive Zoning Ordinance revision, the City will remove the number of bedroom requirements and square footage requirements to allow more flexible design and higher density residential developments. The City will also review the existing off-street parking requirements (including the guest parking requirements, for the R-2, R-3, and R-4 zone districts. **Objective:** To review the Zoning Ordinance to ensure it is not a constraint or impediment to the development of units that will be effective in providing housing for larger families. **Responsibility:** Planning Division **Funding:** Departmental Budget **Timeframe:** Completed by the 4th Quarter 2019	Due to staffing and resource constraints, this program has not yet been implemented.	Continue
22	**Adopt Housing Opportunity Overlay to Address Remaining Regional Housing Need** The rezoned site(s) must be able to accommodate a minimum of 16 units per site. At least half (50 percent) of these sites shall be zoned for residential uses only, except that all of the very low and low-income housing need may be accommodated on sites designated for mixed uses if those sites allow 100 percent residential use and require that residential uses occupy 50 percent of the total floor area of a mixed-use project. The applications can be subject to design review as long as the project does not trigger the CEQA review process. **Objective:** Create zoning overlay to address at least 577 units of lower income RHNA. **Responsibility:** Planning Division **Funding:** General Fund **Timeframe:** Overlay adopted before or at the time of housing element adoption.	An ordinance was adopted by the City Council on 5/17/2020 to create a Housing Opportunities Overlay Zone and apply it to 5 properties to provide capacity for at least 577 lower income units.	Delete

		Implementation Status	Recommendation
23	**Affirmatively Furthering Fair Housing** Specific actions will include: • Provide dedicated staff that investigates fair housing complaints and enforces fair housing laws. • Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City's website. City Council meetings will include a fair housing presentation at least once per year. • Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies. • Ensure environmental hazards are not disproportionately concentrated in low-income communities and low-income communities of color. • Develop a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation, when necessary. • Provide education to the community on the importance of completing Census questionnaires. **Objective:** To affirmatively take actions to end housing discrimination and to promote diverse, inclusive neighborhoods. **Responsibility:** Planning Division **Funding:** To be determined **Timeframe:** Create Plan by December 2020 and implement on an ongoing basis.	Due to Coronavirus restrictions, some plans were put on pause (no public counters, no in-person meetings).	Amend

Table 4.2: Evaluation of Programs in the 2016-2021 Housing Element

B. CUMULATIVE EFFECTIVENESS IN ADDRESSING HOUSING FOR SPECIAL NEEDS POPULATION

Elimination of redevelopment funds, past political disarray, changes in leadership, global pandemic, and shortage of staff capacity has affected City's ability to address all the special housing needs planned for in the 2016-2021 Housing Element.

Many special needs housing programs were either reduced in scope or simply were not carried out due to funding and staffing limitation. Nevertheless, the City was able to:

- Partner with San Gabriel Valley Regional Housing Trust (SGVRHT) and the San Gabriel Valley Council of Governments (SGVCOG) to develop a tiny home program to assist homeless individuals within the City;
- Use HOME funds to get 6 new affordable housing units built;
- Partner with Cesar Chavez Foundation, an affordable housing developer, to allow the development of an affordable housing project on City owned land and offer development standards concessions through State Density Bonus Law; and
- Amend zoning ordinance to allow transitional housing in all zones that allow residential uses, and create zoning overlay to address at least 577 units of lower income RHNA.

The City has recently hired a Housing Manager and is evaluating the feasibility of creating a Housing Authority. The City will continue to pursue additional funding to facilitate affordable housing and special needs housing.



5 Resources and Opportunities

Land, financial, and administrative resources available for the development and preservation of housing in Montebello are discussed in this section. The analysis includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies. Opportunities for energy conservation are also explored.

A. LAND RESOURCES

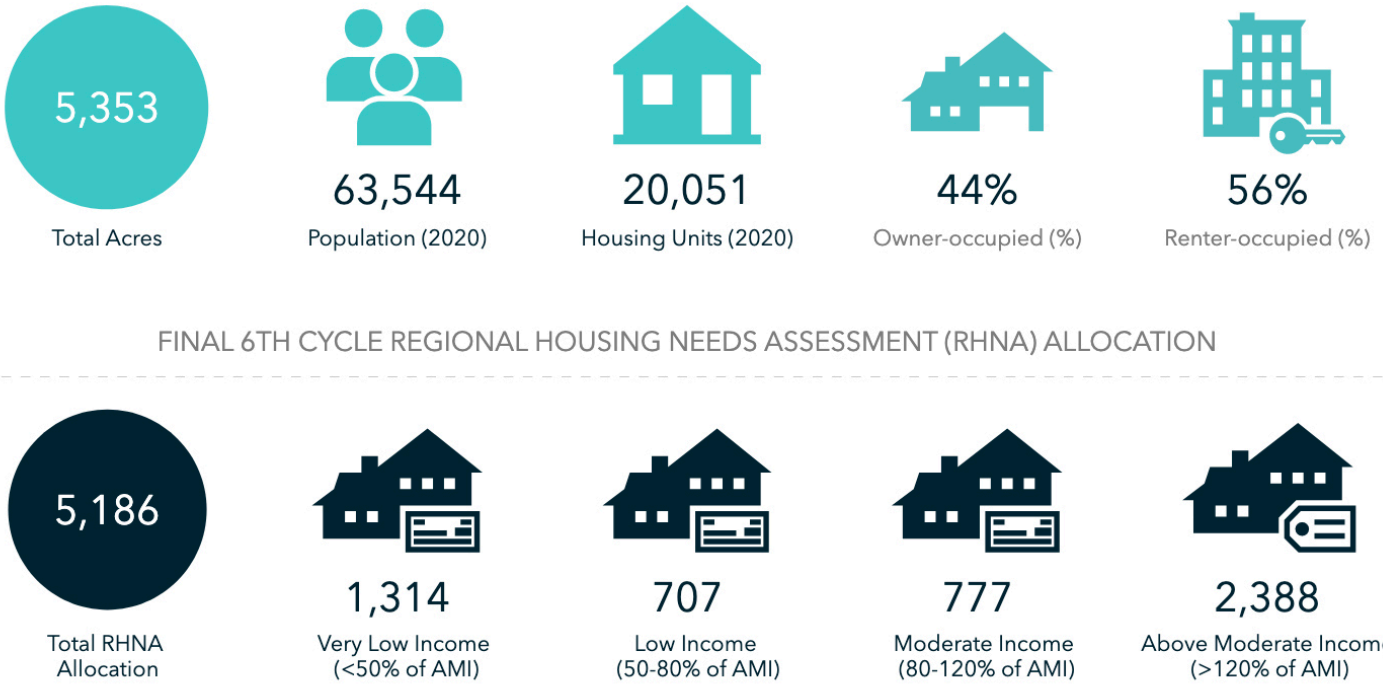


Figure 5.1 Montebello's RHNA allocation for the 6th cycle. Source: SCAG.

The total housing growth need for the City of Montebello during the 2021-2029 planning period is 5,186 units. This total is distributed by income category as shown in Figure 5.1.

Section 65583(a)(3) of the Government Code requires Housing Elements to contain an "inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." The results of this analysis are summarized in the Site Inventory Table (Table 5.1). The table shows that under the City's current General Plan available capacity is not adequate to accommodate the 6th cycle RHNA, based on the selection of available sites using objective criteria and known conditions. After adopting the 2045 General Plan (anticipated in 2022) opportunities for housing development in Montebello would be significantly expanded.

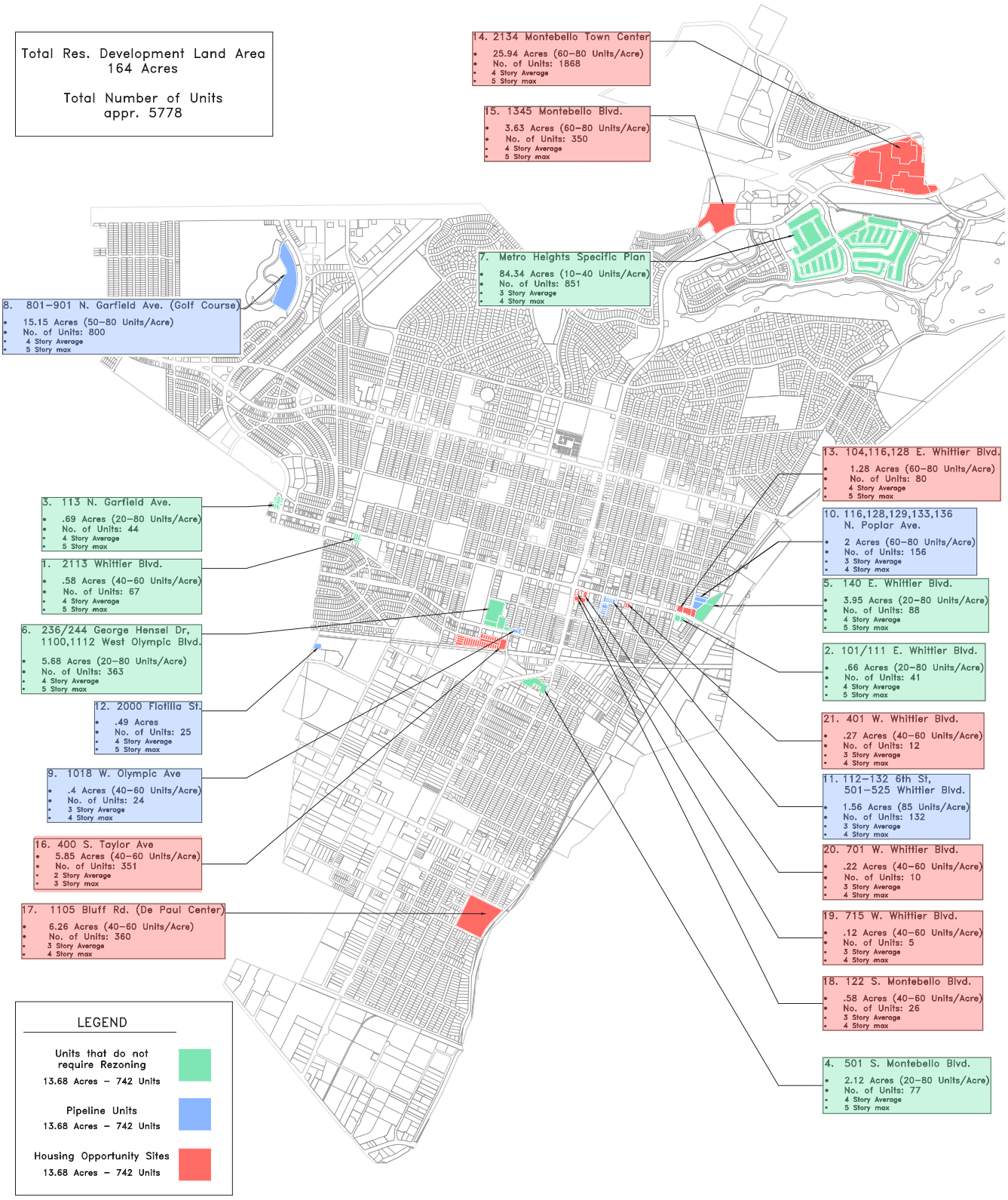


Figure 5.2: Sites Inventory Map

Realistic Capacity

The specific methodology for arriving at realistic capacity is based on updates proposed to General Plan, Specific Plan, and Zoning Ordinances, current trends of similar recent projects approved or built in the area, or in some cases expressed interest from property owners. The identified housing sites have been targeted in the General Plan update, Downtown Specific Plan, and proposed Zoning Amendments to allow 100% residential uses. None of the sites identified would require commercial uses. If the market supports commercial uses, some mixed-use developments may include limited supporting commercial and entertainment uses at street level.

	Site Address/Inter-section	General Plan		Zoning		Density		Parcel Size acres	Existing Use	Total Capacity	Adjust-ment	Realistic Capacity	Income Capacity			
		Current	Proposed	Current	Proposed	Min	Max						Very Low	Low	Moderate	Above Moderate
Sites that do not require Rezoning																
1	2113 Whittier Blvd	General Commercial	Mixed-Use Corridor	C-2 (PD)	Mixed-Use Corridor	40	60	0.58	Vacant	—	—	67	—	—	—	67
2	101/111 E Whittier Blvd	Boulevard Commercial	Mixed-Use Corridor	C-2 (HOO)	Mixed-Use Corridor	20	80	0.66	Vacant Building & Lot	53	77%	41	—	—	—	41
3	113 N. Garfield Ave	Boulevard Commercial	Mixed-Use Corridor	C-2 (HOO)	Mixed-Use Corridor	20	80	0.69	Car wash	55	80%	44	—	—	—	44
4	501 S. Montebello Blvd	High Density Residential	Mixed-Use Corridor	R-3, M-1, C-2 (HOO)	Mixed-Use Corridor	20	80	2.12	Industrial	170	45%	77	—	—	—	77
5	140 E. Whittier Blvd	Industrial and High Density Residential	Mixed-Use Corridor	R3, M-1 (HOO)	Mixed-Use Corridor	—	150	3.95	Vacant	593	13%	80	—	—	—	80
6	236/234 George Hensel Drive, 1100 & 1112 West Olympic Boulevard	Parks and Open Space, Medium Residential	Mixed Use Corridor & Neighborhood	C-2, R-3 (HOO)	Mixed Use Corridor & Neighborhood	20	80	5.68	Warehouse	454	80%	363	—	—	—	363
7	Montebello Hills Specific Plan	Low- & High-Density Residential, & Oil Production	Mixed-Use Neighborhood	Montebello Hills Specific Plan	Medium Density	10	40	84.34	Vacant Hills	3,374	25%	851	—	—	56	795
Pipeline Units																
8	805-865 N. Garfield Ave (Golf Course)	Parks and Open Space	Mixed-Use Neighborhood	R-1	Mixed-Use Neighborhood	50	80	15.15	Golf Course	1,212	66%	800	130	70	210	390
9	1018 W. Olympic Ave	General Commercial	Mixed-Use Corridor	C-2	Mixed-Use Corridor	40	60	0.4	Parking Lot	24	100%	24	—	—	8	16
10	116, 128, 129, 133, 136 N. Poplar Avenue	Medium- & High-Density Residential	Mixed-Use Neighborhood	R-3	Mixed-Use Neighborhood	60	2	2	Apartment	160	98%	156	—	—	55	101
11	112-132 6th St, 501-525 Whittier Blvd (Cesar Chavez Foundation)	General Commercial, Medium Density Residential	Mixed Use Corridor & Neighborhood	C-2, R-3	Mixed Use Corridor & Neighborhood	—	85	1.56	Retail, Vacant, Residential	132	100%	132	61	33	13	25
12	2000 Flotilla Street	Industrial	Commerce	M-2	Industrial	—	—	0.49	Parking Lot	25	100%	25	25	—	—	—
Housing Opportunity Sites																
13	104,116, 128 Whittier Blvd	Boulevard Commercial	Mixed-Use Corridor	C-2	Mixed-Use Corridor	60	80	1.28	Commer-cial, retail	102	78%	80	—	—	—	80
14	2134 Montebello Town Center	General Commercial	Mixed-Use Neighborhood	C-2	Mixed-Use Neighborhood	60	80	25.94	Shopping Mall	2,075	90%	1,868	616	320	420	512
15	1345 Montebello Blvd (Former Costco Site)	General Commercial	Mixed-Use Neighborhood	C-2	Mixed-Use Neighborhood	60	80	7.04	Parking for vacant building	563	62%	350	103	85	37	125
16	400 S. Taylor Ave	Industrial	Mixed-Use Neighborhood	M-1, R-3	Mixed-Use Neighborhood	40	60	5.85	Municipal Bus Facility	351	100%	351	148	80	43	80
17	1105 S. Bluff Road (De Paul Center)	Institutional	Mixed-Use Neighborhood	R-1	Mixed-Use Neighborhood	40	60	6.26	Vacant Religious Facility	376	96%	360	234	126	—	—
18	122 S. Montebello Blvd	General Commercial	Mixed-Use Corridor	C-2	Mixed-Use Corridor	40	60	0.58	Parking lot	490	75%	26	—	—	9	17
19	715 W Whittier Blvd	General Commercial	Mixed-Use Corridor	C-2	Mixed-Use Corridor	40	60	0.12	Vacant storefront	35	75%	5	—	—	2	3
20	701 W Whittier Blvd	General Commercial	Mixed-Use Corridor	C-2	Mixed-Use Corridor	40	60	0.22	Vacant restaurant	7	75%	10	—	—	3	7
21	401 W Whittier Blvd	Boulevard Commercial	Mixed-Use Corridor	C-2	Mixed-Use Corridor	40	60	.27	Parking lot	16	75%	12	—	—	4	8
Accessory Dwelling Units																
22	Citywide ADUs (7units per year)															56
	Total												1,317	714	860	2,887
	Overall Total															**5,778**

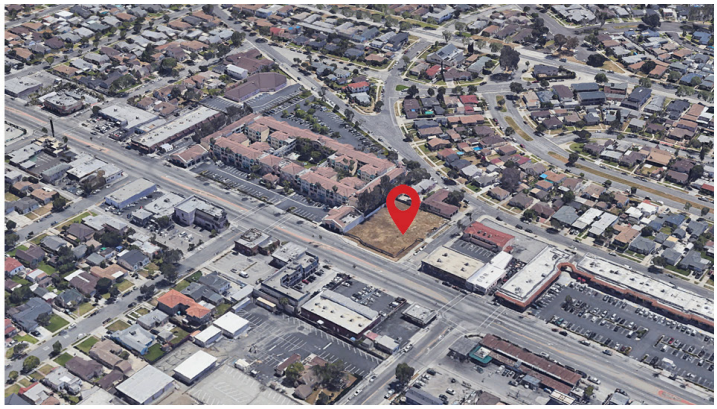
Table 5.1: Site Inventory

Site #2 to Site #6 in Table 5.1 constitutes all sites that were included in the 5th Cycle Housing Element.

Threshold Assumptions for non vacant sites include: an improvement to land value ratio of 1 or less; and any structure in need of major repair or restoration or over 30 years of age.

1. Sites that Do Not Require Rezoning





1	2113 Whittier Boulevard				
APN	6337-007-001, 6337-007-002			**Parcel Size**	0.58 acres
Existing Use	Vacant	**General Plan**	General Commercial	**Zoning**	C-2 (PD)
TCAC Category	Low Resource	**Estimated Capacity**	67 units	**VL-L-M-AM**	0-0-0-67



Approved development for 2113 Whittier Boulevard.

The vacant site consists of four parcels totaling 0.58 acres located at the southeast corner of West Whittier Boulevard and South 22nd Street. This Whittier Boulevard site is within walking distance to schools, parks, shopping centers, markets, restaurants, and public transportation. The Montebello Senior Villas (160 units) is located to the east.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accomodate 67 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

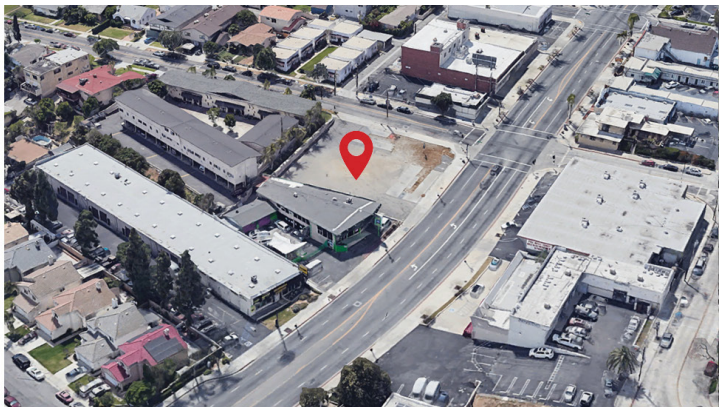
The City's General Plan Land Use map designates this site as General Commercial. In 2015, the site was rezoned to add a Planned Development District (PD) overlay zone to the existing General Commercial (C-2) zone to facilitate the development of 67 rental residential dwellings (40 one bedroom and 27 two bedrooms). The developer has obtained building permits for this development, which is expected to be constructed within the 6th Cycle Housing Element planning period.

The development of this vacant site would not displace any existing units.

In 2015, the site was rezoned to C-2 (PD) to allow for 67 market rate units. The 67 potential housing units have been allocated to the above moderate category within the City's Regional Housing Needs Assessment (RHNA) allocation percentages.

The parcels fall within a Qualified Census Tract (QCT). QCTs are census tracts with a poverty rate of at least 25% or in which 50% of the households have incomes below 60% of AMI.





2	101/111 E Whittier Boulevard				
APN	6348-001-015, 6348-001-014			**Parcel Size**	0.66 acres
Existing Use	Vacant lot, vacant building	**General Plan**	Boulevard Commercial	**Zoning**	C-2 (HOO)
TCAC Category	Low Resource	**Estimated Capacity**	41 units	**VL-L-M-AM**	0-0-0-41

The vacant site consists of two parcels totaling 0.66 acres located at the southeast corner of West Whittier Boulevard and South Bluff Road. One lot is occupied with a vacant single-story 4,319 square foot commercial building built in 1972, and another is unoccupied with a partially paved vacant lot.

The low 0.83 improvement to land value ratio for this prime downtown Montebello location; proximity to the regional 17-mile Rio Hondo loop of trails, parks, and greenway; and recent entitlements of residential development in the immediate area makes this site viable for redevelopment.

This Whittier Boulevard site is located within the downtown area, and is walking distance to parks, shopping centers, markets, restaurants, and public transportation.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accomodate 41 additional units. Furthermore, the General Plan Update and Downtown Specific Plan underway will examine and address any infrastructure or maintenance needs identified.

This site was identified in the 5th Cycle Housing Element. The City is in continued discussion with property owners to construct residential units on the subject properties using a lot-tie covenant to combine the lots.

The redevelopment of this site would not displace any existing units.

The City's General Plan Land Use map designates this site as Boulevard Commercial. The site is zoned C-2 with a Housing Opportunity Overlay (HOO) zone that allows maximum of 80 units per acre

The parcels are located in the downtown area. It is likely that street level uses may be non-residential uses. Therefore, a conservative capacity of 77% of maximum allowed density has been allocated for residential uses. The 41 potential housing units have been allocated to the above moderate category within the City's RHNA allocation percentages.





3	113 N. Garfield Avenue				
APN	6343-014-031			**Parcel Size**	0.69 acres
Existing Use	Carwash facility	**General Plan**	Boulevard Commercial	**Zoning**	C-2 (HOO)
TCAC Category	Moderate Resource	**Estimated Capacity**	44 units	**VL-L-M-AM**	0-0-0-44

The highly visible 0.69 acre site is located at the northwest corner of North Garfield Boulevard and Whittier Boulevard. This site is currently improved with a carwash facility and surface parking.

The low (0.00) improvement to land value ratio for this busy Montebello intersection; and the age (built in 1971) and condition of the 7,832 square feet building makes this site viable candidate for redevelopment.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accomodate 44 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

This Whittier Boulevard site is located at the intersection of two important corridors in the City, and is walking distance to public transportation, schools, parks, shopping centers, markets, and restaurants.

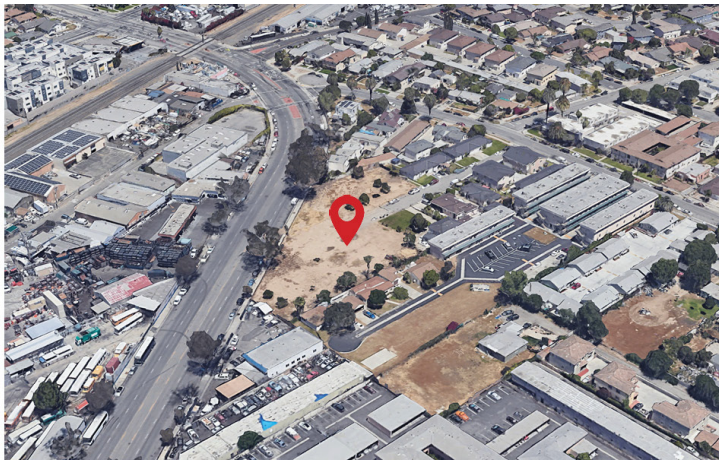
This site was identified in the 5th Cycle Housing Element. The property owner is motivated to have this site redeveloped as housing.

The development of this site would not displace any existing units.

The City's General Plan Land Use map designates this site as High Density Residential. The site is zoned Multiple-Family Residential (R-3), Light-Manufacturing (M-1), with a HOO zone that allows maximum of 80 units per acre.

The parcels are located at a busy and highly visible intersection. It is likely that street level uses may be non-residential uses. Therefore, a realistic capacity of 80% of maximum allowed density has been allocated for residential uses. The 44 potential housing units have been allocated to the above moderate category within the City's RHNA allocation percentages.





4	501 S. Montebello Boulevard				
APN	6350-022-020			**Parcel Size**	2.12 acres
Existing Use	Vacant lot, 2 duplexes, 6 townhomes	**General Plan**	High-Density Residential	**Zoning**	R-3, M-1,C-2 (HOO)
TCAC Category	Low Resource	**Estimated Capacity**	77 units	**VL-L-M-AM**	0-0-0-41

The 2.12 acre site is located along Montebello Boulevard. The site is currently occupied by a manufacturing use and outdoor storage area. The site is very underutilized and similar sites have been developed in the past in the City. A new multi-family development was built just south and across the street. Additional multi-family development exists to the north, south, and east.

The low (0.48) improvement to land value ratio for this significant corridor site, largely vacant, makes this site viable for redevelopment.

This urban parcel is walking distance to public transportation, schools, parks, shopping centers, markets, and restaurants.

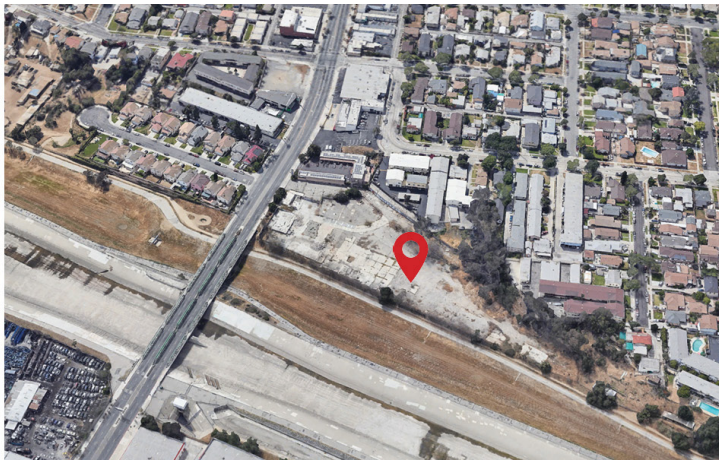
The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accomodate 77 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

This site was identified in the 5th Cycle Housing Element. The development of this site would not displace any existing units. New development would occupy the vacant portion of the site fronting Montebello Boulevard.

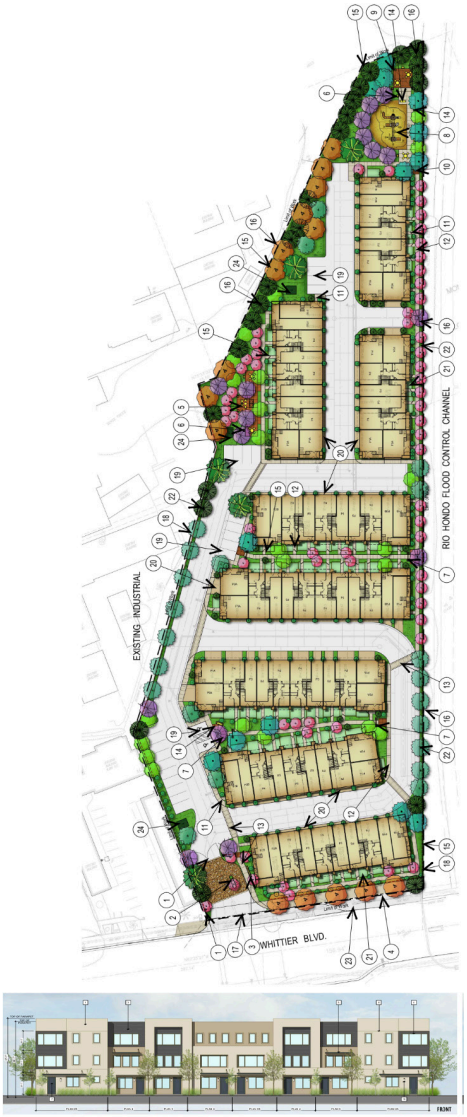
The City's General Plan Land Use map recommends multi-family residential on this parcel. The site has an Overlay Zone that allows maximum of 80 units per acre.

The parcels are located along a busy and highly visible section of Montebello Boulevard, which is the City's main north-south corridor. It is likely that street fronting uses may be non-residential uses. The site is also large enough to provide private open space (such as courtyards) for the residents. Therefore, a conservative capacity of 45% of maximum allowed density has been allocated for residential uses. The 77 potential housing units have been allocated to the above moderate category within the City's RHNA allocation percentages.





5	140 East Whittier Boulevard				
APN	6347-012-009, 6347-011-020			**Parcel Size**	3.95 acres
Existing Use	Vacant	**General Plan**	Industrial and High Density Residential	**Zoning**	R-3, M-1 (HOO)
TCAC Category	Low Resource	**Estimated Capacity**	80 units	**VL-L-M-AM**	0-0-0-80



Approved site plan for 140 East Whittier Boulevard.

The vacant 3.95 acre site along Whittier Boulevard is a gateway site into the Downtown Area.

The site is surrounded by general commercial and multi-family residential uses to the north and west. The Rio Hondo Channel open space is to the east.

This Downtown parcel is walking distance to public transportation, schools, parks, shopping centers, markets, and restaurants.

The site currently has access to water, sewer, and dry utilities. During the entitlement review process, the existing and proposed infrastructure improvements were carefully assessed to ensure that adequate capacity for 80 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

This site was identified in the 5th Cycle Housing Element. The development of this site would not displace any existing units.

The City's General Plan Land Use map designates this site as Industrial and High Density Residential. The site is zoned R-3, M-1 with a HOO zone that allows maximum of 150 units per acre. In 2016, the site was approved for the development of 80 residential dwellings. The developer has obtained building permits for this development, which is expected to be constructed within the 6th Cycle Housing Element planning period.

In 2015, the site was approved for 80 market rate units. The 80 potential housing units have been allocated to the above moderate category within the City's RHNA allocation percentages.





6	236/234 George Hensel Drive, 1100 and 1112 West Olympic Boulevard				
APN	6350-011-900, 6350-011-901, 6350-011-023, 6350-001-021			**Parcel Size**	5.68 acres
Existing Use	Open space, youth center facility, and warehouse buildings	**General Plan**	Parks and Open Space, Medium Residential	**Zoning**	C-2, R-3 (HOO)
TCAC Category	Low Resource	**Estimated Capacity**	363 units	**VL-L-M-AM**	0-0-0-363

This site is currently improved with open space, youth center facility, and warehouse buildings that are used periodically. The property owners are interested in redeveloping and there is opportunity for consolidation with neighboring publicly owned sites including State surplus and City-owned properties.

Adjacent uses include single- and multi-family residential uses next to a recreation center, park, and variety of commercial uses. This parcel is also walking distance to public transportation, schools, shopping centers, markets, and restaurants.

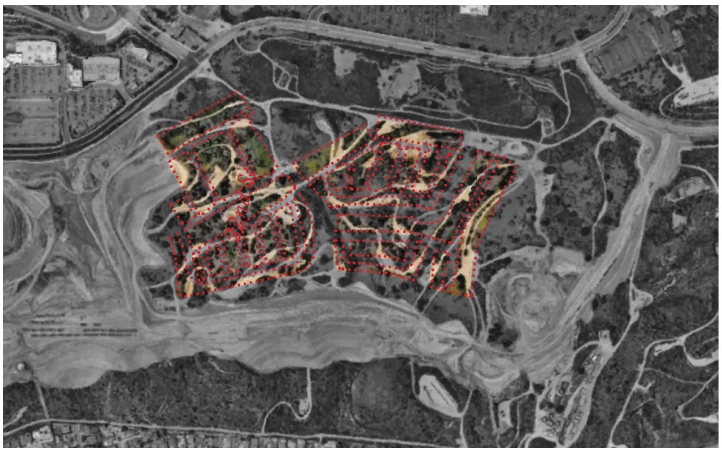
The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accomodate 363 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

This site was identified in the 5th Cycle Housing Element.

The development of this site would not displace any existing units.

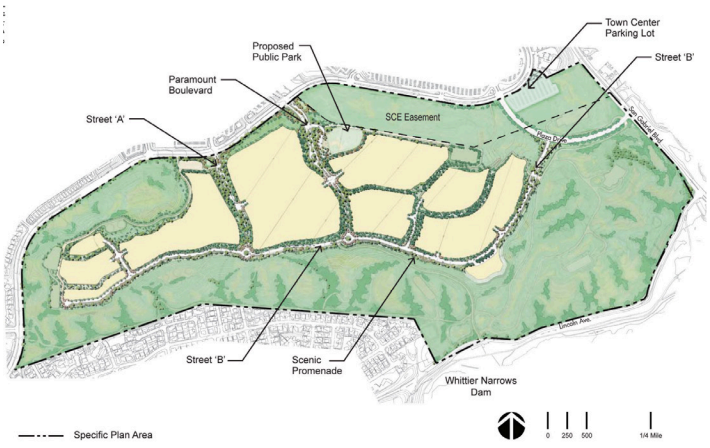
The City's General Plan Land Use map designates this site as Parks and Open Spaces, and Medium Density Residential. The site is zoned C-2, R-3 with a HOO zone that allows maximum of 80 units per acre. The parcel located at 244 George Hensel Drive is owned by the State of California and was identified as surplus land by the State Department of General Services (DGS). As part of the disposition process, the property was made available for affordable housing developers who may acquire it to develop housing for persons of low or moderate income. In addition to this, the City has had discussions with housing developers, including the owner of 1100 and 1112 West Olympic Boulevard, about combining this parcel together with the City-owned parcels to the north and residential properties to the east to redevelop the entire site with a mixed-use development which would include affordable housing.

The Olympic Avenue frontage of the parcel could be developed with neighborhood serving commercial development. Therefore, a realistic capacity of 80% of maximum allowed density has been allocated for residential uses. The 363 potential housing units have been allocated to the above moderate category within the City's RHNA allocation percentages.





7	Montebello Hills Specific Plan				
APN	5271-001-048, 5271-001-049			**Parcel Size**	84.34 acres
Existing Use	Unimproved, abandoned oil wells	**General Plan**	Low Density Residential, High Density Residential, and Oil Production Overlay	**Zoning**	Montebello Hills Specific Plan
TCAC Category	Moderate Resource	**Estimated Capacity**	851 units	**VL-L-M-AM**	0-0-56-795









Top: Illustrative Site Plan from Montebello Hills Specific Plan; middle: renderings of housing types; bottom: site work.

In 2019, the Montebello City Council approved the Montebello Hills Project, a master planned residential development consisting of up to 1,200 residential dwelling units; public and private parks; walking trails; open space; internal infrastructure and circulation network, a community center; off-site and on-site infrastructure; and 343 combined acres of open space, 263.2 acres of which will be dedicated as habitat reserve for the California Gnatcatcher. Phase I of the project was approved and is currently under construction. The Phase II plan for 851 units was approved by Planning Commission in September 2021. City Council subsequently approved the Tract Map in November 2021.

Access to water, sewer, and dry utilities is presently being extended into the Phase I project area and will be available for the Phase II plan.

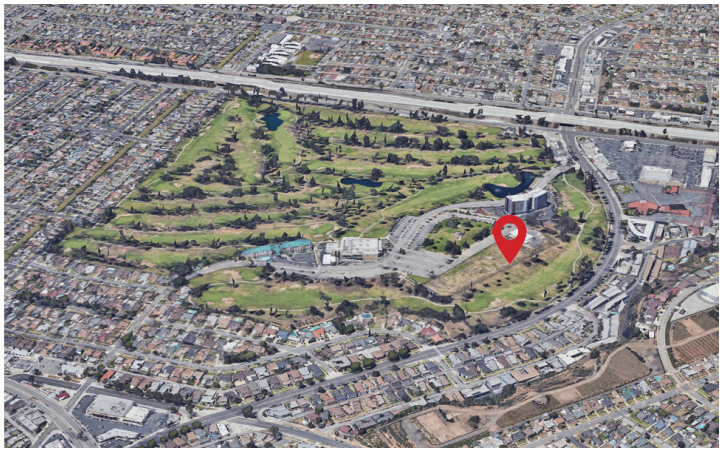
Development of this site will improve the socio-economic mobility and integration, and access to resources. No existing units would be displaced.

The City's General Plan Land Use map designates this site as Low Density Residential, High Density Residential and Oil Production Overlay. The Montebello Hills Specific Plan regulates development on this parcel.

Substantial portion of the large tract is planned as a natural habitat. A variety of walking trails and parks are proposed. Therefore, a very conservative capacity of 25% of maximum allowed density has been allocated for residential uses. The 851 housing units will include 56 moderate income units and 795 above moderate income units.

2.Pipeline Units





8	801-901 North Garfield Avenue				
APN	5267-010-907			**Parcel Size**	15.15 acres
Existing Use	Golf course	**General Plan**	Parks and Open Space	**Zoning**	R-1
TCAC Category	Moderate Resource	**Estimated Capacity**	800 units	**VL-L-M-AM**	130-70-210-390

The City has carved out a 15.15 acre frontage parcel on a City-owned property located along North Garfield Avenue to facilitate residential development. The parcel is presently used as a golf course and has an 8-story Homes 2 Suites hotel, 3-story Hilton Garden Inn hotel, and the Armenian Genocide Martyrs Memorial located to the west of the parcel.

This parcel is also walking distance to golf course, recreation and entertainment facilities, public transportation, schools, shopping centers, markets, and restaurants.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accomodate 800 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

Development of this site will improve the socio-economic mobility and integration, and access to resources. No existing units would be displaced.

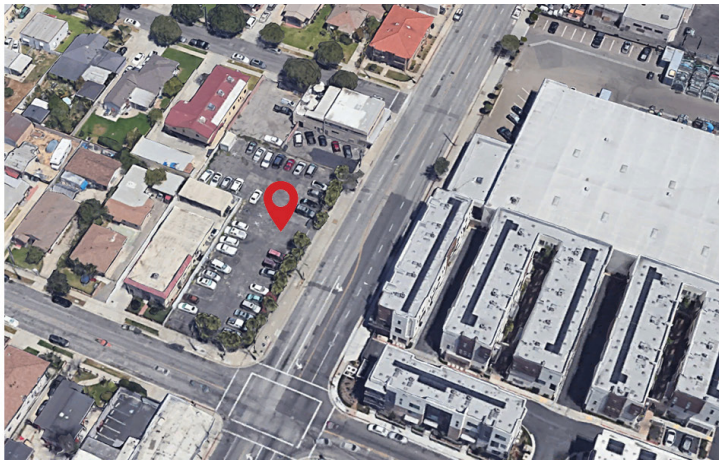
The City owns the underlying land and has complete control over the number of lower income housing units that gets built on the site. The City is planning to adopt an Inclusionary Zoning Ordinance (see Program #8) that will require all new development to provide low-income housing on-site. The City is also planning to adopt a Density Bonus Ordinance (see Program #8) that will provide an incentive to a developer to increase the maximum allowable development on a site in exchange for production of additional low-income housing units. The City has the option to pursue deed restriction that requires the low-income units to remain affordable.

The City's General Plan Land Use map designates this parcel as Parks and Open Space. The site is zoned R-1. To facilitate residential development at higher density (50 to 80 units range) the General Plan and Zoning designations will be amended to Mixed-Use Neighborhood.

The Garfield Avenue frontage of the parcel could be developed with neighborhood serving commercial development.

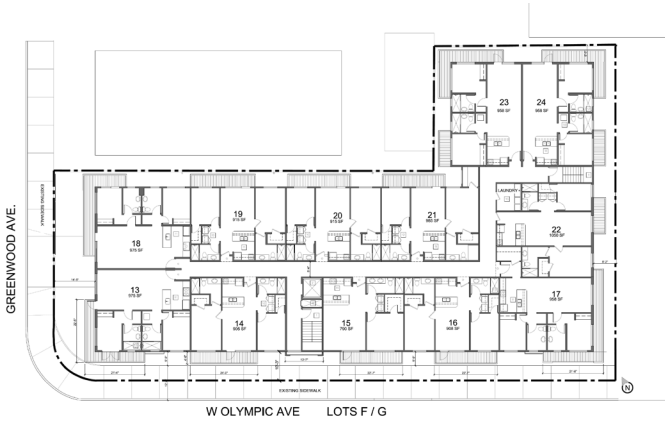
The site is large enough to accommodate a 3-acre public park and series of smaller public and private open spaces for the residents consistent with the park like setting. The public park would not only serve the residents within the development but would be a welcome amenity for the lower resource areas across the street. Therefore, a conservative capacity of 66% of maximum allowed density has been allocated for residential uses. The 363 potential housing units will include 130 very low income units, 70 low income units, 210 moderate income units and 390 above moderate income units.





9	1018 West Olympic Avenue				
APN	6350-010-010, 6350-010-012			**Parcel Size**	0.4 acre
Existing Use	Vacant, parking lot	**General Plan**	General Commercial	**Zoning**	C-2
TCAC Category	Low Resource	**Estimated Capacity**	24 units	**VL-L-M-AM**	0-0-8-16





Rendering and floor plan from the development application.

The 0.4 acre parcel is located at the northeast corner of Olympic Boulevard and Greenwood Avenue. The vacant parcel is currently used as a parking lot and surrounded by recently built multi-family residential, commercial, and industrial uses.

This parcel is also walking distance to parks, recreation and entertainment facilities, public transportation, schools, shopping centers, markets, and restaurants.

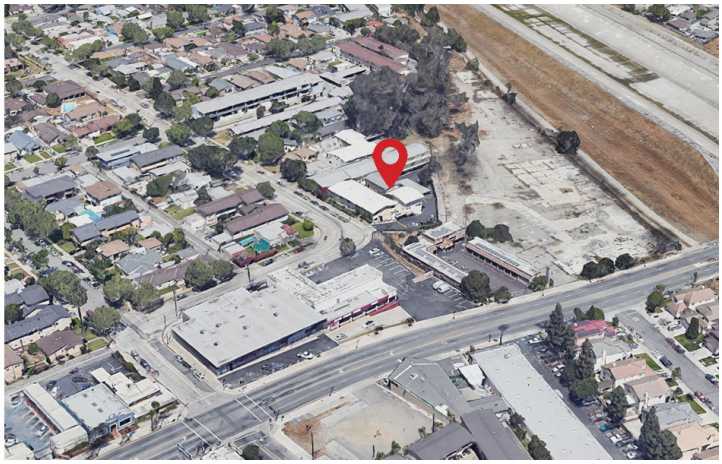
The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accomodate 24 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

The redevelopment of this site would not displace existing units.

The City's General Plan Land Use map designates this site at General Commercial. The site is zoned C-2. To facilitate urban residential development (at 40 to 60 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Corridor.

The City is processing a development application to allow the construction of a 3-story, 24 unit development with 2,000 square feet of street level retail use, and 1,675 square feet of roof-top recreation area. Therefore, a capacity of 100% of maximum allowed density has been allocated for residential uses. The 24 housing units will include 8 moderate income units and 16 above moderate income units.





10	116, 128, 129, 133, 136 North Poplar Avenue				
APN	6346-020-012, 6346-020-013, 6347-012-008, 6347-011-019, 6347-011-013			**Parcel Size**	2 acres
Existing Use	Golf course	**General Plan**	Medium Density Residential and High-Density Residential	**Zoning**	R-3
TCAC Category	Low Resource	**Estimated Capacity**	156 units	**VL-L-M-AM**	0-0-55-101

The 2 acre site is located adjacent to the downtown core area. The parcel is currently improved with multi-family housing and is surrounded by multi-family development to north and west, a motel to the south, and a vacant site to the east. The sites to the south and east are identified for multi-family residential development.

This parcel is also walking distance to parks, recreation and entertainment facilities, public transportation, schools, shopping centers, markets, and restaurants.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accomodate 156 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

The City's General Plan Land Use map designates this site as Medium Density Residential and High-Density Residential. The site is zoned R-3. To facilitate urban residential development (at 60 to 80 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Neighborhood.

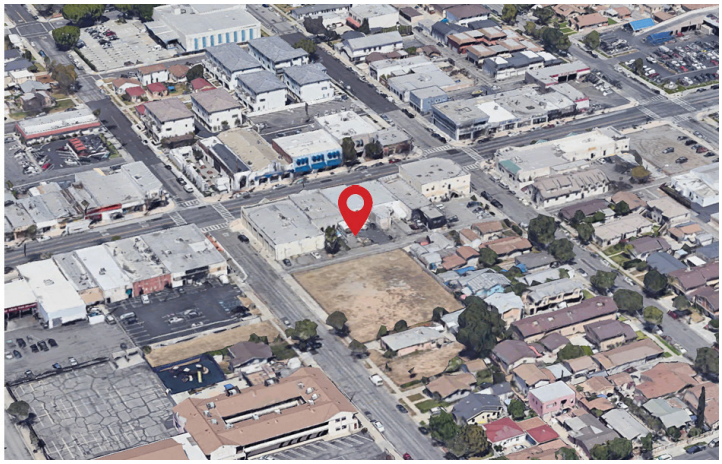
The City is processing a development application to allow the construction of a 4-story, 156 unit development which is presently going through the City's entitlement process. A number of amenities will be provided on the first-floor deck including a courtyard, swimming pool, gym, and children's play area. A capacity of 98% of maximum allowed density has been allocated for residential uses. The 156 housing units will include 55 moderate income units and 101 above moderate income units.





Rendering and floor plan from the development application.





11	112-132 South 6th Street, 501-525 East Whittier Boulevard				
APN	6349-005-006, -011, -012, -013, -014, -015, -037, -900, -901, -902, and -903			**Parcel Size**	1.56 acres
Existing Use	Vacant, parking lot	**General Plan**	General Commercial, Medium Density Residential	**Zoning**	C-2, R-3
TCAC Category	Low Resource	**Estimated Capacity**	132 units	**VL-L-M-AM**	61-33-13-25







In November 2021, Montebello City Council approved plans for a 132-unit affordable housing complex on a 1.5-acre stretch along Whittier Boulevard.

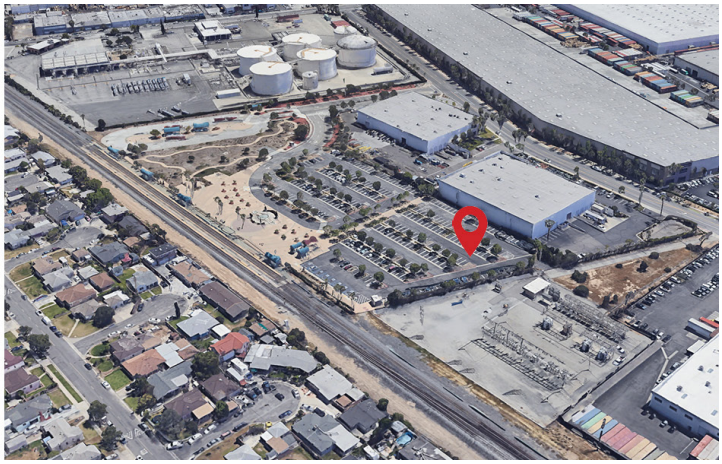
The 1.56 acre site is located in the downtown core area. The parcel consists of five vacant City owned lots on 6th Street, and five frontage lots along Whittier Boulevard. The parcel is surrounded by main street commercial uses to north and east; multi- and single-family uses to the east; parking, vacant lot, and single-family residential uses to the west; and single- and multi-family residential uses to the south. This parcel is walking distance to downtown amenities, shopping centers, markets, and restaurants, recreation and entertainment facilities, public transportation, schools, and parks.

The site currently has access to water, sewer, and dry utilities. During the entitlement review process, the existing and proposed infrastructure improvements were carefully assessed to ensure that adequate capacity for 132 additional units. Furthermore, the General Plan Update and Downtown Specific Plan underway will examine and address any infrastructure or maintenance needs identified.

The City's General Plan Land Use map designates the Whittier Boulevard fronting parcels as General Commercial, and Medium Density Residential for the parcels along 6th Street. Majority of the site is zoned C-2, and the lots along 6th street are zoned R-3. The City is currently developing a Downtown Montebello Specific Plan which includes this parcel. To facilitate urban residential development (at 60 to 85 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Corridor for Whittier Boulevard fronting parcels and Mixed-Use Neighborhood for parcels along 6th Street.

The City is processing a development application to allow the construction of a 4-story, mixed use development containing 132 residential units. The City is partnering with the Cesar Chavez Foundation, an affordable housing developer, to help facilitate this project and assist with the affordability of the project to ensure that the majority of the units will be available for persons with lower income. A capacity of 100% of maximum allowed density has been allocated for residential uses. The 132 potential housing units will include 61 very low income units, 33 low income units, 13 moderate income units and 25 above moderate income units. To assist with supportive services for the victims of domestic violence residential population, Cesar Chavez Foundation will partner with the Downtown Women's Center.





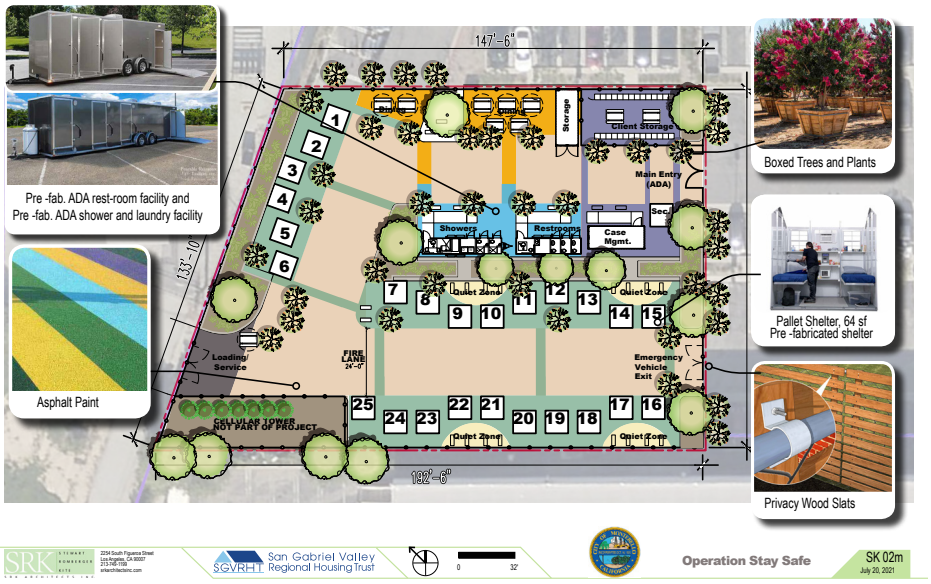
12	2000 Flotilla Street				
APN	6336-002-902			Parcel Size	0.49 acre
Existing Use	Parking lot	General Plan	Industrial	Zoning	M-2
TCAC Category	Low Resource	Estimated Capacity	25 units	VL-L-M-AM	25-0-0-0

The City has carved out this approximately 0.49 acre site located in the southwest corner of the parking lot at the Montebello/ Commerce Metrolink Station to allow 25 tiny homes to assist homeless individuals within the City. Besides the Station, the parcel is surrounded by industrial development.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accomodate 25 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

This is a joint program with San Gabriel Valley Regional Housing Trust (SGVRHT), the San Gabriel Valley Council of Governments (SGVCOG), and the City of Montebello.

Participants will be primarily selected through local street outreach and will be assigned a unit for the duration of their stay. Case management includes connecting clients to healthcare, job training, and a permanent housing solution. The target length of stay is 90 days and it is anticipated that the site will serve up to 100 individuals in a year.



Each unit provides a bed, shelves, overhead light, A/C heat, an outlet, and a door that locks. The site will also provide a shared restroom, shower, and laundry facilities, as well as a communal meal space offering participants, increased access to hygiene and a sense of community. The site will have security 24 hours a day, privacy fencing, and a secured entry for the benefit of participants and neighbors.

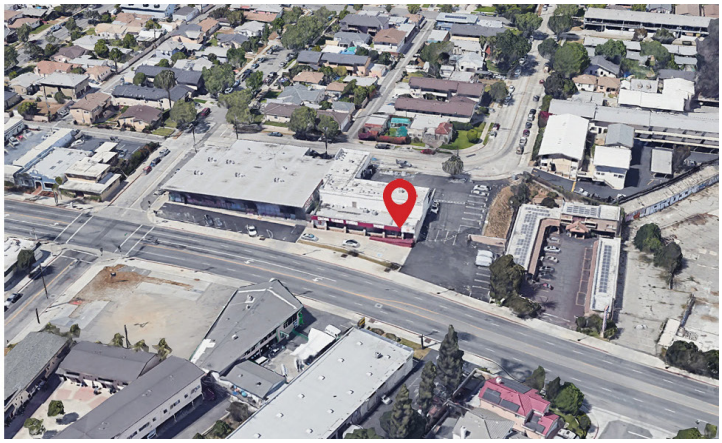
The City's General Plan Land Use map designates this site as Industrial. The site is zoned M-2.

As the applicant, the City is exempt from any entitlement process.

The parcels fall within a Qualified Census Tract (QCT). QCTs are census tracts with a poverty rate of at least 25% or in which 50% of the households have incomes below 60% of AMI.

3. Housing Opportunity Sites





13	104, 116, 128 East Whittier Boulevard				
APN	6347-012-011, 6347-012-012, 6347-012-010			**Parcel Size**	1.28 acre
Existing Use	Motel, commercial building	**General Plan**	Boulevard Commercial	**Zoning**	C-2
TCAC Category	Low Resource	**Estimated Capacity**	80 units	**VL-L-M-AM**	0-0-0-80

This 1.28 acre site includes three frontage lots in the Downtown area. The lots are improved with a motel and commercial buildings.

The parcel is surrounded by auto repair facility and vacant tract to the south, vacant lot to the east, office and multi-family residential uses to the west, and multi-family residential uses to the north.

The property owners have listed the properties for sale and have also expressed interest in redeveloping the site. Additionally, sites to the south, north and east are being actively pursued for mixed-use redevelopment or have been approved or are being processed to allow multi-family residential development. This area is on the precipice of major changes which will be further advanced through a Downtown Montebello Specific Plan that is scheduled to be completed in 2022.

This parcel is walking distance to downtown amenities, shopping centers, markets, and restaurants, recreation and entertainment facilities, public transportation, schools, and parks.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accomodate 80 additional units. Furthermore, the General Plan Update and Downtown Specific Plan underway will examine and address any infrastructure or maintenance needs identified.

The redevelopment of this site would not displace existing units.

The City's General Plan Land Use map designates this site as Boulevard Commercial. The three lots are zoned C-2. The Downtown Montebello Specific Plan currently under production, identifies the parcel as a catalytic site. To facilitate urban residential development (at 60 to 80 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Corridor.

For this downtown parcel with frontage on Whittier Boulevard, it is likely that street level uses may be non-residential uses. Based on recently approved projects in the vicinity, a capacity of 78% of maximum allowed density has been allocated for residential uses. The 80 potential housing units will be above moderate income units.





14	2134 Montebello Town Center				
APN	5271-020-063, 5271-020-062, 5271-020-061, 5271-020-077, 5271-020-081, 5271-020-082, 5271-020-084			**Parcel Size**	25.94 acre
Existing Use	Shopping mall	**General Plan**	General Commercial	**Zoning**	C-2
TCAC Category	Moderate Resource	**Estimated Capacity**	1,868 units	**VL-L-M-AM**	616-320-420-512

This 25.94 acre parcel is home to The Shops at Montebello, a 758,504 square feet shopping mall mainly located within the City limits of Montebello with over 120 national and local retail outlets. A small portion of the eastern side of the mall is within the City limits of Rosemead. The parcel is located south of State Route 60 and north of the Montebello Hills. The shopping mall shares a common driveway with a medical office development to the west. The site currently has access to water, sewer, and dry utilities.

As shopping dollars migrated online and a parade of well-known retailers closed shop, the malls that have not evolved fast enough stumbled into a devastating cycle of dwindling traffic, lower sales, and disappearing storefronts. The pandemic has only sped up this trend, as health and safety concerns keep shoppers at home. The property owner is interested in transforming the single-use mall into an integrated, mixed-use place with residential uses.

Development of this site will improve the socio-economic mobility and integration, and access to resources. No existing units would be displaced.

The City's General Plan Land Use map designates this site at General Commercial. The parcel is zoned C-2. To facilitate urban residential development (at 60 to 80 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Neighborhood.

For this freeway parcel with frontage on State Route 60, it is likely that freeway fronting uses would be non-residential uses. Also, a project of this magnitude would likely be carried out in phases, with some areas extending beyond the eight year threshold of this Housing Plan.

The site is visually screened from existing neighborhoods by Montebello Hills and the I-10 Freeway. A dense and urban redevelopment of this site can occur without impacting any existing established neighborhoods in Montebello. A 2021 market and fiscal study supports urban high density residential redevelopment of this site with supporting retail and entertainment uses. Based on similar mall retrofits of regional malls underway in Montclair and West Covina, a capacity of 90% of maximum allowed density has been allocated for residential uses.

The 1,868 potential housing units will include 616 very low income units, 320 low income units, 420 moderate income units and 512 above moderate income units. The City is planning to adopt an Inclusionary Zoning Ordinance (see Program #8) that will require all new development to provide low-income housing on-site. The City is also planning to adopt a Density Bonus Ordinance (see Program #8) that will provide an incentive to a developer to increase the maximum allowable development on a site in exchange for production of additional low-income housing units. The City has the option to pursue deed restriction during entitlement review that would require the low-income units to remain affordable.





15	1345 Montebello Boulevard				
APN	5293-001-023			**Parcel Size**	7.04 acre
Existing Use	Parking for vacant building	**General Plan**	General Commercial	**Zoning**	C-2
TCAC Category	Moderate Resource	**Estimated Capacity**	350 units	**VL-L-M-AM**	103-85-37-125

This 7.04 acre parcel is the parking lot for a vacant warehouse building, formerly occupied by Costco ("former Costco building"). The parcel is at a lower elevation than the site to the west which is used as a public utility facility. To the south is Montebello Hills and to the east is a shopping center.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accomodate 350 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

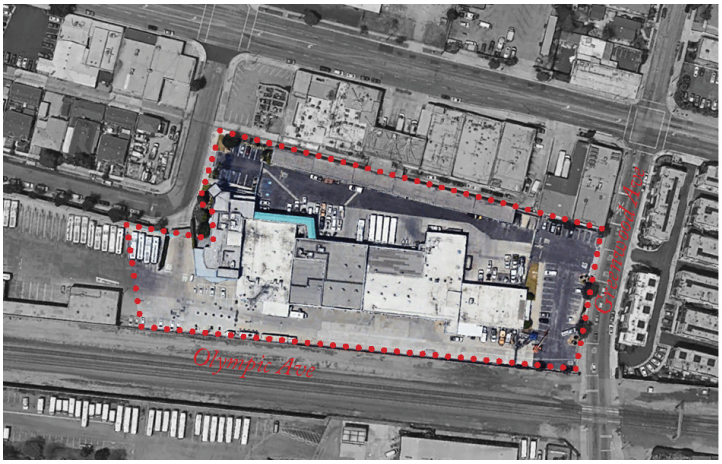
The former Costco building is planned to be repurposed for another use. In June 2021, the City entered into a Development Agreement to allow the former Costco building to be used as a "last-mile delivery facility" and reserving the surface parking lot for a future mixed-use development and/or residential development, subject to discretionary land use approvals by the City.

The very low (0.13) ratio of improvement assessed value to land assessed value makes this site an ideal candidate for redevelopment. The owner is actively pursuing the development of a mixed-use project and intends to replace the surface parking spaces within a multi-story parking structure to be located to the north of the former Costco building. Preliminary plans for the mixed-use project have been informally presented to the City and the owner intends to formally submit the development proposal to the City.

Development of this site will improve the socio-economic mobility and integration, and access to resources. No existing units would be displaced.

The City's General Plan Land Use map designates this site as General Commercial. The parcel is zoned C-2. To facilitate urban residential development (at 60 to 80 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Neighborhood.

The parcel frontages next to existing commercial uses may be developed for non-residential uses. This is a large site that is likely to provide a range of public and private open spaces. A capacity of 62% of maximum allowed density has been allocated for residential uses. The 350 potential housing units will include 103 very low income units, 85 low income units, 37 moderate income units, and 125 above moderate income units.





16	400 South Taylor Ave				
APN	6350-016-904, 6350-017-906			**Parcel Size**	5.85 acre
Existing Use	City's Transportation Facility	**General Plan**	Industrial	**Zoning**	M-1
TCAC Category	Low Resource	**Estimated Capacity**	351 units	**VL-L-M-AM**	148-80-43-80

This 5.85 acre parcel is the City's Transportation Facility. To the north and west is industrial and multi- and single-family uses. To the east are recently built multi-family residential buildings, and to the south is the Union Pacific Rail Line.

This parcel is walking distance to parks, shopping centers, markets, and restaurants, recreation and entertainment facilities, public transportation, and schools.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accomodate 351 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

The redevelopment of this publicly owned parcel would not displace existing units.

The City's General Plan Land Use map recommends the site for industrial uses. The parcel is zoned M-1. To facilitate urban residential development (at 40 to 60 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Neighborhood.

Accross Greenwood Avenue and east of the subject site, Montebello Collection -- South, a 35 townhomes project was recently buit at 100% residential capacity. A similar capacity of 100% of maximum allowed density has been allocated for residential uses on the subject site.

The City owns the site and can prescribe the low-income unit distribution on this site.The 351 potential housing units will include 148 very low income units, 80 low income units, 43 moderate income units, and 80 above moderate income units. The City is planning to adopt an Inclusionary Zoning Ordinance (see Program #8) that will require all new development to provide low-income housing on-site. The City is also planning to adopt a Density Bonus Ordinance (see Program #8) that will provide an incentive to a developer to increase the maximum allowable development on a site in exchange for production of additional low-income housing units. The City has the option to pursue deed restriction during entitlement review that would require the low-income units to remain affordable.





17	1105 South Bluff Road				
APN	6352-001-055			**Parcel Size**	6.26 acre
Existing Use	Vacant Religious Facility	**General Plan**	Institutional	**Zoning**	R-1
TCAC Category	Low Resource	**Estimated Capacity**	360 units	**VL-L-M-AM**	234-126-0-0

This 6.26 acre was home to De Paul Center that closed in 2020. To the north is multi- and single-family uses. To the south and west are single-family residential buildings. To the east is the Rio Hondo Channel.

This parcel is walking distance to parks, trails, neighborhood retail, recreation facilities, public transportation, and schools.

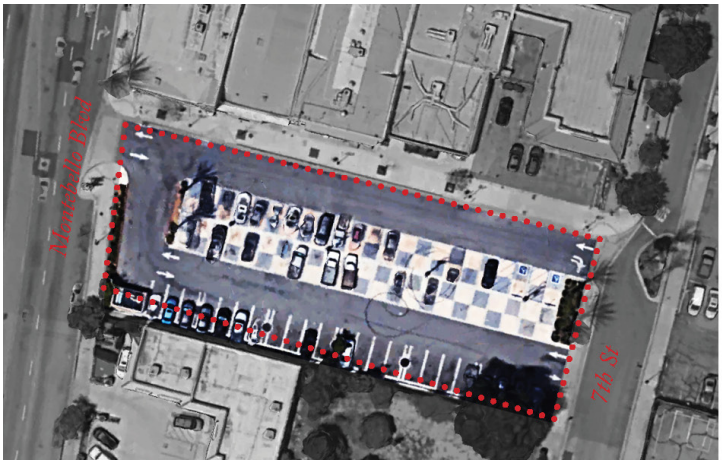
The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accomodate 360 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

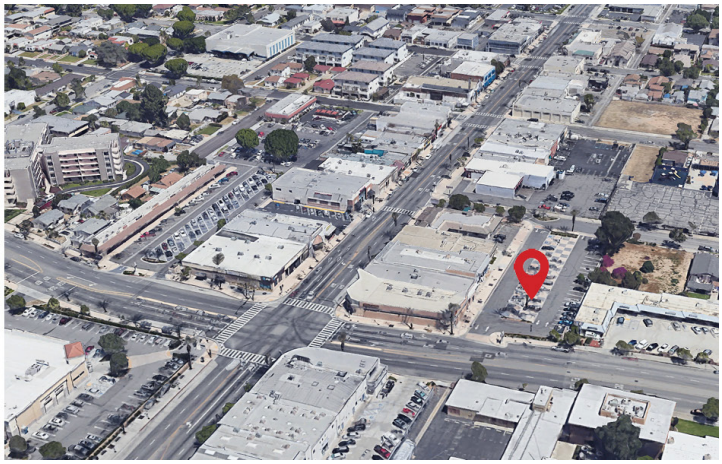
The redevelopment of this site would not displace existing units.

The City's General Plan Land Use map recommends the site for institutional related uses. The parcel is zoned R-1. To facilitate residential development (at 40 to 60 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Neighborhood.

The property owner would like to sell the property. A leading non-profit affordable housing development company has expressed interest in developing affordable housing at this location. The General Plan visioning workshop identified a new 6 acre neighborhood park next to this site in conjunction with context sensitive affordable housing.

This site is located in an establsihed residential neighborhood. A capacity of 96% of maximum allowed density has been allocated for residential uses. The 360 potential housing units will include 234 very low income units and 126 low income units. The City has the option to pursue deed restriction during entitlement review that would require the low-income units to remain affordable.





18	122 South Montebello Boulevard				
APN	6349-007-910, 6349-007-915			**Parcel Size**	0.58 acre
Existing Use	Vacant lot, parking	**General Plan**	General Commercial	**Zoning**	C-2
TCAC Category	Low Resource	**Estimated Capacity**	26 units	**VL-L-M-AM**	0-0-9-17

The 0.58 acre site is the City's parking lot serving the Downtown area. The site is surrounded by commercial uses to the north, east, and west. To the south is a commercial strip center and a vacant lot.

This parcel is walking distance to shopping, restaurants, entertainment and recreation facilities, public transportation, parks, and schools.

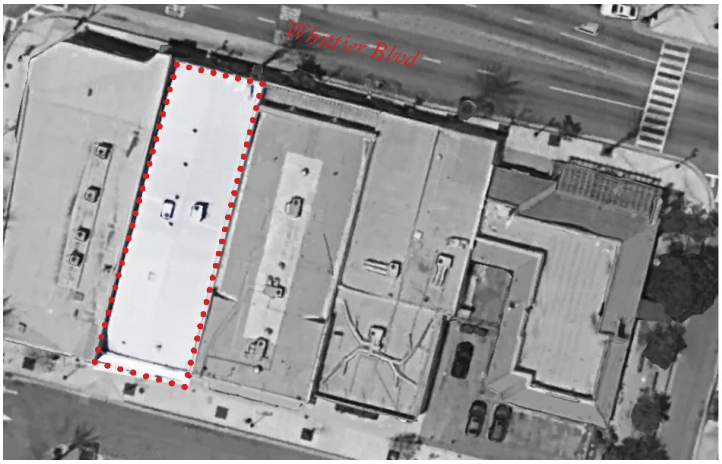
The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accomodate 26 additional units. Furthermore, the General Plan Update and Downtown Specific Plan underway will examine and address any infrastructure or maintenance needs identified.

The redevelopment of this site would not displace existing units.

The City's General Plan Land Use map recommends the site for General Commercial uses. The parcel is zoned C-2. The Downtown Montebello Specific Plan currently under production, identifies the parcel as a catalytic site. To facilitate residential development (at 40 to 60 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Corridor.

It is likely that non-residential uses may occupy the Montebello Boulevard frontage. A conservative capacity of 75% of maximum allowed density has been allocated for residential uses.

The City owns the site and can prescribe the low-income unit distribution on this site. The 26 potential housing units will include 9 moderate income units and 17 above moderate income units. The City is planning to adopt an Inclusionary Zoning Ordinance (see Program #8) that will require all new development to provide low-income housing on-site. The City is also planning to adopt a Density Bonus Ordinance (see Program #8) that will provide an incentive to a developer to increase the maximum allowable development on a site in exchange for production of additional low-income housing units. The City has the option to pursue deed restriction during entitlement review that would require the low-income units to remain affordable.





19	715 West Whittier Boulevard				
APN	6349-007-004			**Parcel Size**	0.12 acre
Existing Use	Vacant building	**General Plan**	General Commercial	**Zoning**	C-2
TCAC Category	Low Resource	**Estimated Capacity**	5 units	**VL-L-M-AM**	0-0-2-3

This City owned 0.12 acre site in the Downtown area is improved with a vacant storefront. The site is surrounded by commercial uses to the north, east, and west. To the south is the City's parking lot.

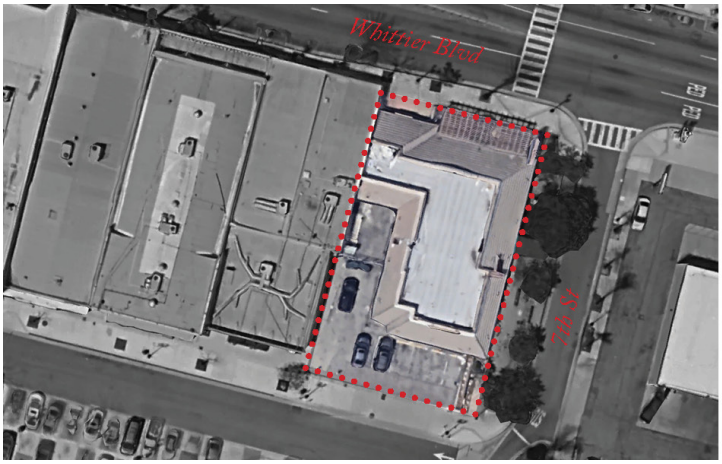
This parcel is walking distance to shopping, restaurants, entertainment and recreation facilities, public transportation, parks, and schools.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accomodate 5 additional units. Furthermore, the General Plan Update and Downtown Specific Plan underway will examine and address any infrastructure or maintenance needs identified.

The redevelopment of this site would not displace existing units.

The City's General Plan Land Use map recommends the site for General Commercial uses. The parcel is zoned C-2. The Downtown Montebello Specific Plan currently under production, identifies the parcel as a catalytic site. To facilitate residential development (at 40 to 60 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Corridor.

The City owns the site and can prescribe the low-income unit distribution on this site. It is likely that non-residential uses may occupy the Whittier Boulevard frontage at street level. A conservative capacity of 75% of maximum allowed density has been allocated for residential uses. The 5 potential housing units will include 2 moderate income units and 3 above moderate income units. The City is planning to adopt an Inclusionary Zoning Ordinance (see Program #8) that will require all new development to provide low-income housing on-site. The City is also planning to adopt a Density Bonus Ordinance (see Program #8) that will provide an incentive to a developer to increase the maximum allowable development on a site in exchange for production of additional low-income housing units. The City has the option to pursue deed restriction during entitlement review that would require the low-income units to remain affordable.





20	701 West Whittier Boulevard				
APN	6349-007-917			**Parcel Size**	0.22 acre
Existing Use	Vacant building	**General Plan**	General Commercial	**Zoning**	C-2
TCAC Category	Low Resource	**Estimated Capacity**	10 units	**VL-L-M-AM**	0-0-3-7

This City owned 0.22 acre site in the Downtown area is improved with a vacant restaurant building. The site is surrounded by commercial uses to the north, east, and west. To the south is the City's parking lot.

This parcel is walking distance to shopping, restaurants, entertainment and recreation facilities, public transportation, parks, and schools.

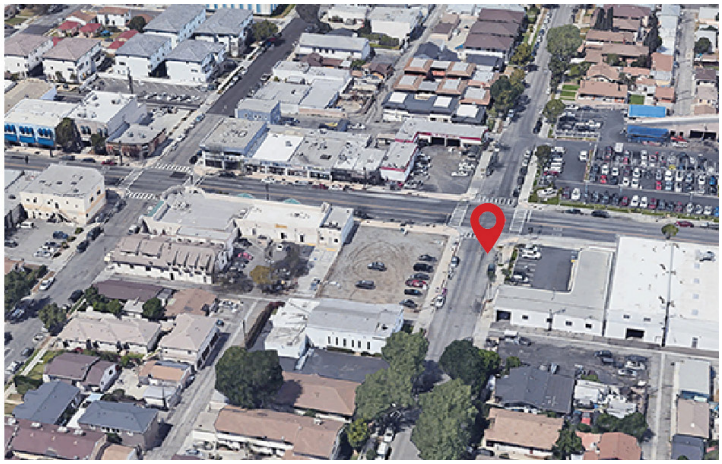
The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accomodate 10 additional units. Furthermore, the General Plan Update and Downtown Specific Plan underway will examine and address any infrastructure or maintenance needs identified.

The redevelopment of this site would not displace existing units.

The City's General Plan Land Use map recommends the site for General Commercial uses. The parcel is zoned C-2. The Downtown Montebello Specific Plan currently under production, identifies the parcel as a catalytic site. To facilitate residential development (at 40 to 60 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Corridor.

The City owns the site and can prescribe the low-income unit distribution on this site. It is likely that non-residential uses may occupy the Whittier Boulevard frontage at street level. A conservative capacity of 75% of maximum allowed density has been allocated for residential uses. The 10 potential housing units will include 3 moderate income units and 7 above moderate income units. The City is planning to adopt an Inclusionary Zoning Ordinance (see Program #8) that will require all new development to provide low-income housing on-site. The City is also planning to adopt a Density Bonus Ordinance (see Program #8) that will provide an incentive to a developer to increase the maximum allowable development on a site in exchange for production of additional low-income housing units. The City has the option to pursue deed restriction during entitlement review that would require the low-income units to remain affordable.





21	401 West Whittier Boulevard				
APN	6349-004-016			**Parcel Size**	0.27 acre
Existing Use	Vacant, parking lot	**General Plan**	Boulevard Commercial	**Zoning**	C-2
TCAC Category	Low Resource	**Estimated Capacity**	12 units	**VL-L-M-AM**	0-0-4-8

The 0.27 acre site is used as a parking lot in the Downtown area. The site is surrounded by commercial uses to the north, east, and west. To the south is a religious facility.

This parcel is walking distance to shopping, restaurants, entertainment and recreation facilities, public transportation, parks, and schools.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accomodate 10 additional units. Furthermore, the General Plan Update and Downtown Specific Plan underway will examine and address any infrastructure or maintenance needs identified.

The redevelopment of this site would not displace existing units.

The City's General Plan Land Use map recommends the site for Boulevard Commercial uses. The parcel is zoned C-2. The Downtown Montebello Specific Plan currently under production, identifies the parcel as a catalytic site. To facilitate residential development (at 40 to 60 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Corridor.

It is likely that non-residential uses may occupy the Whittier Boulevard frontage at street level. A conservative capacity of 75% of maximum allowed density has been allocated for residential uses. The 12 potential housing units will include 4 moderate income units and 8 above moderate income units.

The City is planning to adopt an Inclusionary Zoning Ordinance (see Program #8) that will require all new development to provide low-income housing on-site. The City is also planning to adopt a Density Bonus Ordinance (see Program #8) that will provide an incentive to a developer to increase the maximum allowable development on a site in exchange for production of additional low-income housing units. The City has the option to pursue deed restriction during entitlement review that would require the low-income units to remain affordable.

B. FINANCIAL AND ADMINISTRATIVE RESOURCES

1. State and Federal Resources

A. Community Development Block Grant Program (CDBG)

Federal funding for housing programs is provided by the Department of Housing and Urban Development (HUD). The CDBG program is flexible in that funds can be used for a wide range of activities including acquisition and or disposition of real estate, public facilities and improvements, relocation, rehabilitation and construction of housing, home ownership assistance, and clearing activities. Montebello is an "entitlement City" and receives CDBG funds directly from HUD. The current level of CDBG funding is approximately $650,000 per year.

B. Home Investment Partnership (HOME) Program

Activities that are expected to be supported by HOME funds include new construction and acquisition/rehabilitation of affordable housing. The current level of HOME funding is approximately $300,000 per year.

C. Section 8 Rental Assistance

The City applies to the U.S. Department of Housing and Urban Development (HUD) for local allocations of Section 8 Housing Choice Vouchers, which provide rent subsidies to very low income residents (up to 50% AMI). Under the Section 8 program, most tenants pay about 30% of their income for rent. The remainder – the difference between what the tenant pays and the actual rent – is paid directly to the landlord by the public housing agency. The Los Angeles County Development Authority manages the Section 8 Housing Voucher program. Per LACDA data from 2019, the City had 726 households with Section 8 vouchers.

D. SB 2-Grants

Governor Brown signed the Building Homes and Jobs Act (SB 2, 2017), which establishes a $75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. The City of Montebello received $310,000 for planning efforts to facilitate housing production. For the second year and onward, 70% of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). Montebello is eligible for an estimated $610,000 from funding received during FY 2020-2021.

E. Low-Income Housing Tax Credit Program

The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each State receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded



under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income, for a term of 15 years.

The City will seek to gain funding for the development of affordable housing through the LIHTC program. Investors receive a credit against federal tax owed in return for providing funds to developers to build or renovate housing for low-income households. The capital subsidy allows rents to be set below the cost of development and maintenance of the property.

2. Nonprofit Agencies and Public Service Groups

Through its federal entitlement and other resources, Montebello interacts with various nonprofit agencies and public service groups in the delivery of programs. These agencies and groups include the following:

- Housing Rights Center;
- YMCA;
- Heart of Compassion;
- Montebello Community Assistance Program;
- Mexican American Opportunity Foundation; and
- Summer Youth Employment Program.



C. ENERGY CONSERVATION

Energy poverty, results due to the high costs of heating or cooling relative to low household income, high energy prices and poor building energy efficiency.

The primary uses of energy in urban areas are for transportation, lighting, water heating, and air conditioning. The high cost of energy and the environmental impacts of energy consumption warrant efforts to reduce or minimize energy consumption.

All of the properties included in the housing sites inventory are situated within transit-served corridors and in close proximity to key public and commercial amenities. Accommodating the City's future housing growth in these walkable areas is expected to reduce vehicle miles travelled (VMT) and minimize energy consumption associated with the provision of water and the disposal of both wastewater and solid waste.

Title 24, Building Energy Standards for Residential Development, establishes energy budgets or maximum energy use levels for dwelling units. The standards of Title 24 supersede local regulations, and mandate implementation by local jurisdictions. The City will continue strict enforcement of local and state energy regulations for new residential construction, and continue providing residents with information on energy efficiency.

The City's goal is to achieve maximum use of conservation measures and alternative, renewable energy sources in new and existing residences. By encouraging and assisting residents to utilize energy more efficiently, the need for costly new energy supplies, and the social and economic hardships associated with any future shortages of conventional energy sources, will be minimized.

6 Constraints

Governmental policies and regulations can have both positive and negative effects on the availability and affordability of housing and supportive services. This section describes the policies and strategies that provide incentives for housing in Montebello that have resulted in significant contributions to the City's housing stock. This section also analyzes City policies and regulations that could potentially constrain the City's abilities to achieve its housing vision. Constraints to housing can include land use controls, development standards, residential development fees, and development approval processes, along with non-governmental constraints such as market, infrastructure, and environment. A brief discussion of the City's policy and regulatory context is presented below.



A. GOVERNMENTAL CONSTRAINTS

The supply and availability of housing may be constrained by governmental actions that can affect the supply and cost of housing by increasing development costs and reducing the availability of land on which to build housing. The local government has power to control and adjust land use policies, site improvement requirements, permit and impact fees, and permit processing procedures — all of which impacts housing production. The local regulations and land use policies also shape the pattern of development.

1. General Plan

One of the biggest challenges facing Montebello is identifying and implementing strategies that can help revitalize underserved communities in ways that minimize displacement and increase access to opportunity. These challenges are systemic and the task ahead will require ongoing engagement, partnerships, research, and policy innovation.

Affordability is not only about being able to afford to buy or rent a house, but also being able to afford to live in it. This goes beyond meeting expenses related to operations and maintenance; it also involves considerations of transportation, infrastructure and services that are established by patterns of development. If a house is cheap enough to buy and run, but located far from livelihood opportunities or amenities such as schools, it cannot be said to be affordable. Besides affordable housing, a well-functioning neighborhood requires that employment and recreation opportunities, neighborhood-serving retail, schools, and public gathering space are all available within a walkable, transit-oriented environment. To build and reknit holistic neighborhoods requires a new approach, one that taps into the power of small and incremental changes, leverages partnerships between big and small actors, harnesses a community vision, and emphasizes robust community engagement. Smaller, more gradual changes occur at a pace and on a scale that does not overwhelm the character of a place. If resilience is the strength of many parts, incremental development encourages the many small pieces needed to build stronger neighborhoods. Innovation, flexibility, adaptation, and a nimble response are all baked in.

The City's current General Plan has not been updated for over three decades. The current land use plan can not accommodate the 6th cycle RHNA. After adopting the 2045 General Plan (anticipated in 2022) opportunities for housing development in Montebello would be significantly expanded.

The City of Montebello must play a critical role by maximizing infrastructure investments to design safer streets and more appealing public places. Updates to General Plan and Zoning Ordinances can make redevelopment easier and more cost effective. These improvements can encourage the growth of local talent, increase personal stake in revitalization efforts, and spark a local entrepreneurial spirit. Rebuilding whole, inclusive communities after systemic exclusionary practices have torn them apart is an extraordinary task.

Combining new and old tools, discovering powerful policy changes, and uplifting the work of diverse and innovative practitioners can be the first step. Providing meaningful paths to engagement and allowing for local knowledge and lived experience to drive a shared vision ensures that community members are central to any change.

2. Zoning Regulations

A. Use Requirements:

Zoning regulations prescribe the uses allowed; standards that manage the impact of the uses, such as parking and landscaping; and standards such as setback and height that define the shape of the public realm.

Table 6.1 summarizes the residential development types allowed in the various districts in Montebello that permit residential uses. This table also shows whether they are permitted, require a Conditional Use Permit, or are not allowed in a given district.

Residential Uses	R-A	R-1	R-2	R-3	R-4	C-R	C-1	C-2	C-M	M-1	M-2
Single-family detached dwelling	P	P	P	P	P	—	—	—	—	—	—
Single-family attached dwelling	—	P	P	P	P	—	—	—	—	—	—
Duplex	—	—	P	P	P	—	—	—	—	—	—
Multi-family dwelling	—	—	—	P	P	—	—	—	—	—	—
Accessory Dwelling Unit	P	P	P	P	P	—	—	—	—	—	—
Children's Home	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		
Convents and Monasteries	CUP	CUP	CUP	CUP	CUP	—	—	—	—	—	—
Dwellings, Caretaker (Quarters)	—	—	—	—	—	—	—	—	P	P	P
Emergency Shelters	—	—	—	—	—	—	—	—	P	P	—
Family Care for 7 or More Persons	CUP	CUP	CUP	CUP	CUP	—	—	—	—	—	—
Homes for Seniors and Handicapped	—	—	—	CUP	CUP	CUP	CUP	CUP	—	—	—
Mobile Home Parks	—	—	—	CUP	CUP	—	—	—	—	—	—
Mobile/Manufactured Housing	—	P	P	P	P	—	—	—	—	—	—
Supportive Housing	—	P	P	P	P	—	—	—	—	—	—
Transitional Housing	—	P	P	P	P	—	—	—	—	—	—

P = Permitted Uses; CUP = Conditional Use Permit; "—" = Uses Not Permitted

Table 6.1. Residential Use Standards. Source: City of Montebello Zoning Code.

Emergency shelters are permitted in the C-M and M-1 zones, subject to the same development and operational standards that apply to residential uses within residential zones. A large southwestern portion of the City is zoned C-M and M-1 where emergency shelters would be permitted by right. In many instances, single-family residential areas are located adjacent to C-M and M-1 zoned areas. Emergency shelters would be transitional buffer uses for many underperforming industrial sites. For example: the City in partnership with the San Gabriel Valley Regional Housing Trust (SGVRHT), the San Gabriel Valley Council of Governments (SGVCOG) has carved out a 0.49 acre site to build 25 emergency shelters (see Chapter 5 Resources and Opportunities, Land Resources, site #12).

AB 2162 requires that supportive housing be permitted by right in zones where multifamily and mixed-use development is permitted. See Chapter 8, Program 9, proposed zoning ordinance amendment for compliance with AB 2162.

For the residential zones, Table 6.2 summarizes the standards that control number of dwelling units allowed on a lot, lot size, lot coverage, and building size requirements.

Zone	Maximum Density	Maximum Number of Bedrooms	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Coverage	Maximum Building Height	Maximum Building Length
R-A & R-1	1 dwelling unit per lot	(no limit)	5,000 sq.ft. south of Beverly Boulevard	50 ft. south of Beverly Boulevard (60 ft. corner lots)	100 ft.	40%	35 ft.	None
			6,000 sq.ft. north of Beverly Boulevard	60 ft. north of Beverly Boulevard (70 ft. corner lots)				
R-2	1 dwelling unit per 3,000 sq. ft. of lot area, not to exceed 2 dwelling units per lot	1 bedroom per 1,000 sq. ft. of lot area	6,000 sq. ft.	50 ft.	100 ft.	50%	25 ft.	None
R-3	1 dwelling unit per 3,000 sq. ft. of lot area	1 bedroom per 1,000 sq. ft. of lot area	10,000 sq. ft.	50 ft.	100 ft.	60%	25 ft.	150 ft.
R-4	1 dwelling unit per 2,000 sq. ft. of lot area	1 bedroom per 1,000 sq. ft. of lot area	20,000 sq. ft.	50 ft.	100 ft.	60%	25 ft.	250 ft.

Table 6.2. Residential Development Standards Table. Source: City of Montebello Zoning Code.

B. Setback Requirements

The setback requirements for residential development included in the City of Montebello Zoning Ordinance are summarized below in Table 6.3.

Yard	Adjacent Property	Setback
Front	Street	20 ft.
Side	Other lots	5 ft. for habitable structures; zero for non-habitable structures
	Alley	5 ft. for garage opening on alley; zero for non-habitable structures
	Street	10 ft. , 20 ft. for garage opening on street
Rear	Other lots	10 ft. for habitable structures; zero for non-habitable structures; 5 ft. for reverse corner lots
	Alley	5 ft. for habitable structures, or garage opening; zero for non-habitable structures

Table 6.3. Minimum Residential Setbacks. Source: City of Montebello Zoning Code.

Once the City has adopted the new General Plan, a comprehensive review and update to the Zoning Code will take place to ensure that the Zoning Code is consistent with and can effectively implement the new General Plan and Housing Element. The City's current setback standards will be revised as part of the comprehensive update to the Zoning Code.

Minimum setback requirements will be reexamined and will vary depending on context, adjacent land uses, and building design. For example: an urban townhouse with a stoop raises the livable areas from street level and can provide lesser setback while a residence with floor area closer to street level may need larger setback to allow privacy for living areas.

The smaller the lots are, the greater the percentage of land that must be reserved for the setback. When land values go up, land is more valuable to waste in setbacks. Thus, setbacks motivate us to consolidate land into fewer lots with an incentive to cover entire blocks in single buildings. Setbacks force us to consume more land than needed and encourage land consolidation, they break the sense of enclosure on urban streets, and space our built environment out — making us travel farther to get places.

C. Open Space Requirements

Residential development within the two-family residential R-2 zone is required to provide 100 square feet of private and 300 square feet of total open spaces per unit (private or common space). Development within the R-3 and R-4 zones is required to provide 150 square feet of private open space and 100 square feet of common open space per unit, for a total of no less than 300 square feet of total open space per unit. The City's requirements for open space does not constrain the development of housing, and are comparable, and often less than those in surrounding communities, such as Alhambra and Monterey Park.

The open space requirements in the Downtown Montebello Specific Plan and the objective design standards that will be developed following the adoption of the General Plan are proposed to be carefully integrated with block, street, building, and frontage standards to work in consort to create the specific urban place desired by the community. The function and location of all small and large open spaces and their relationships with the streets and buildings will be called out. The individual building types will specify private open spaces required at the lot and building level. This approach will allow housing units access to a range of public and private open spaces.

D. Parking

For all residential zones, a minimum of two enclosed parking spaces per dwelling unit are required. For medium- to very high-density zones such as R-3, and R-4, one guest parking space per three dwelling units is also required. Mobile homes and mobile home parks require one parking space plus 0.5 guest parking space per site. The parking requirement for Accessory Dwelling Units (ADUs), one space per ADU, has been eliminated.

Generous parking requirements reduce housing affordability and impose various economic and environmental costs. Parking costs increase as a percentage of rent for lower priced housing. The lower income households tend to own fewer vehicles. Therefore, minimum parking requirements can be regressive and unfair. The City encourages various parking management strategies to increase affordability, economic efficiency, and equity. For example: the Planning Commission may authorize the joint use of parking facilities. For a joint use parking permit to be approved, the applicant must show that there is no substantial conflict in the principle operating hours of the buildings or uses for which the joint use of off-street parking facilities is proposed.

3. Site Improvement Requirements

Montebello is a build out city with access to existing infrastructure. Future housing redevelopment will occur primarily in infill areas where roadway and other offsite improvements will be a fraction of what they would be for "greenfield" development. On-site and off-site improvements such as water, sewer, other utility extensions, street construction and traffic control device installation, where necessary, are to provide basic public services to the housing units.

The City's Capital Improvement Program (CIP) contains a schedule of public maintenance and improvements, and helps coordinate construction of public improvements with private development.

The City of Montebello can mitigate the cost of improvement requirements for affordable housing developments by assisting with grant funding applications or providing regulatory and financial incentives.

Although on- and off-site improvement requirements increase the cost of housing, the improvements are necessary to provide basic public services and facilities to the housing units being built, and are typical for most jurisdictions in Los Angeles County.

A. Planning and Development Fees

Housing construction imposes short- and long-term infrastructure costs on communities. Short-term costs include staffing for planning services and inspections. In addition, new residential developments can result in significant long-term costs to maintain and improve infrastructure, public facilities, parks, and streets. In response to the taxing constraints imposed by Proposition 13, many California cities including Montebello have to rely on planning and development impact fees to fund facilities and infrastructure necessitated by new housing.

Fee Category	Single-family	Multi-family *
Planning Application Fees		$2,442
Subdivision		
Tentative Tract Map		$5,860
Lot Merger		$4,883
Planned Development		$9,767
Environmental Fees		
CEQA Exempt Project		$3,418
Permit and Inspection		
Building Permit	$9,186	$105,263
Building Inspection	$7,833	$37,767
Development Tax Per Unit (Impact Fees)		$96,490
Total Fees	$17,019	$265,890
Cost Per Unit Fee	$17,019	$3,323

* for 80 units

Table 6.4. Sample fees for single-family and multi-family development

B. Development Review and Permit Processing

Processing procedures may pose some constraints to the production and improvement of housing. Some typical constraints that have been identified include processing time, multiple discretionary review requirements, and costly conditions of approval. Additionally, the constraints identified can increase construction cost and pose a financial risk on developers.

1. Processing Timeline

The City of Montebello's current development review process facilitates housing development projects of various levels of complexity. For example, proposed Accessory Dwelling Units (ADU) located withing an existing structure (conversion of existing space) are typically reviewed "over the counter" or within one to two business days for electronic submittals. For larger-scale housing projects that comply with certain criteria can be reviewed administratively with the implementation of the Housing Opportunities Overlay (HOO) zone. Processing times may vary based on the complexity of the project. Table 6.5 illustrates typical approvals required for single-family and multi-family projects along with the estimated planning and building processing times.

	Single-Family Unit	Subdivision	Multi-Family (3 units or more)	HOO projects
Typical Approval Requirements	Planning staff level review.	Tentative Map (may include a Site Plan Review based on # of proposed units)	Site Plan Review	Director review (if criteria is met). If not, discretionary review will be required)
	Building permit plan check	Planning Commission City Council Final Map Building Permit plan check	Planning Commission Building Permit plan check	Criteria Met: Building Permit plan check Criteria not met: Planning Commission Building Permit plan check
	Permitting: Permits may be obtained after all department clearances have been			
Estimated total processing time	Planning = 30 calendar day review period (per Permit Streamlining Act) for every submittal/correction. Typical approval time is between 1 to 4 months. Plan Check = 5- 10 business days per plan check. Approval depends on rounds of corrections. Typically between 1 to 6 months.			

Note: Processing times vary by square feet, building type, complexity, and volume of workload.

Table 6.5. Typical Processing Procedures by Project Type

2. Streamlining

The City of Montebello offers applicants preliminary site plan/cursory review as a free service via email or in-person, to provide preliminary feedback on project compliance with zoning regulations. The City also offers preliminary project meetings in which various department (Fire, Public Works, Building, etc.) participate to discuss the project at hand. A comprehensive list of comments from various departments is provided to the applicant along with direction on project submittal requirements.

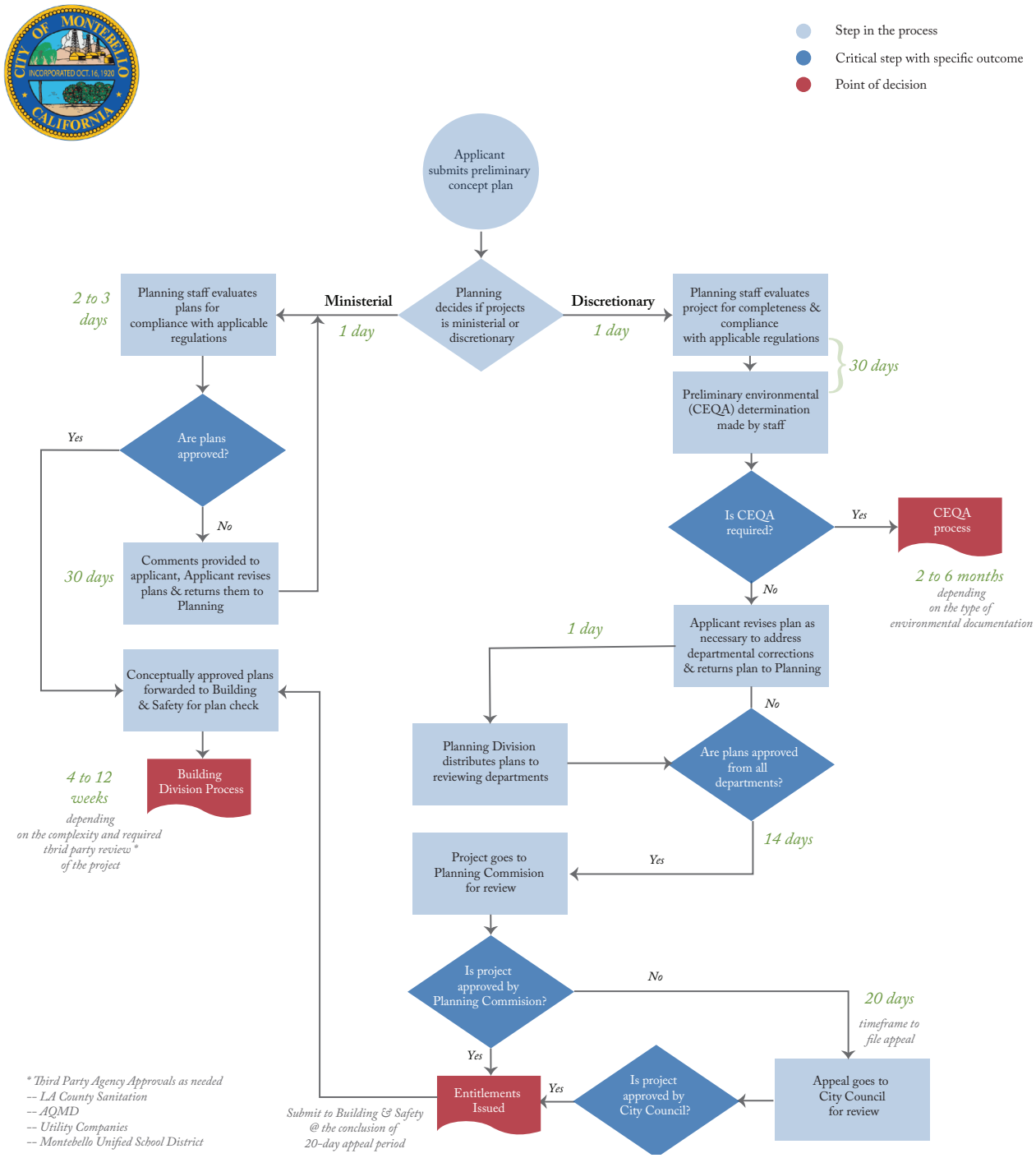


Figure 6.1. Planning Process

Long and uncertain development review process increase the cost of development. To recoup the cost, developers market to higher-income residents; investors expect higher returns for added risk; and renters and buyers must wait longer for new homes to become available, limiting their choices and increasing demand pressure on the existing housing stock.

The City is obligated to comply with various time requirements imposed by State law, including the California Environmental Quality Act, Permit Streamlining Act, and the Subdivision Map Act. However, many proposed residential developments can be approved administratively and discretionary aspects of approval can be eliminated or minimized with objective standards. To make the entitlement process more predictable and less expensive the City is proposing to:

1. Adopt a general plan that clarifies the community vision and preferences;

2. Involve the community in developing objective design standards that are vision-based (see Program 11);

3. Complement the objective standards with approvals by right and administrative approval (see Program 11) for all housing sites identified on the sites inventory list (see Table 5.1).

C. Development Review Requirements

Table 6.6 summarizes the Development review requirements in Montebello, indicating the review authority for a variety of planning decisions.

Type of Application	Role of Review Authority		
	Director	Planning Commission	City Council
Administrative reviews			
Residential projects (2 or less units)	Decision		
Accessory Dwelling Units	Decision		
Commercial development (less than 5,000 sq. ft.)	Decision		
Industrial development (less than 5,000 sq. ft.)	Decision		
Discretionary Reviews			
General Plan Amendment	Recommend	Recommend	Decision
Density Overlay	Recommend	Recommend	Decision
Text Code Amendment	Recommend	Recommend	Decision
Zone Change	Recommend	Recommend	Decision
Site Plan Review	Recommend	Decision	Appeal
Conditional Use Permit			
Minor	Recommend	Decision	Appeal
Major	Recommend	Decision	Appeal
Variance			
Minor	Recommend	Decision	Appeal
Major	Recommend	Decision	Appeal
Planned Sign Program	Recommend	Decision	Appeal
Planned Development Districts	Recommend	Recommend	Decision
Hillside Plan Review	Recommend	Recommend	Decision
Parking Management Plan	Recommend	Decision	Appeal
Tentative Parcel Maps	Recommend	Decision	
Tentative Tract Maps	Recommend	Recommend	Decision
Lot Line Adjustments	Recommend	Decision	
Lot Mergers	Recommend	Recommend	Decision
Housing Opportunity Overlay Zone (HOO) *	Decision	Appeal	Appeal

* Decisions on HOO reviews are by the Director, except when the project is determined not to be in compliance with the development standards set forth shall be subject to a discretionary review of the Planning Commission.

Table 6.6. Development review process

Findings for Site Plan Approval (MMC 17.74)

1. The proposed residential development complies with all requirements of the Montebello Municipal Code;
2. The proposed residential development is consistent with the City's General Plan; and
3. The proposed design for implementation will not have any significant adverse impact on the surrounding properties or on the general public welfare.

1. Ministerial Review

Small scale housing development projects are typically considered and "over-the-counter" approval, such as single-units, ADUs, residential room additions and residential rehabs. For ADUs, no discretionary review process is required (assuming proposal satisfies all zoning requirements). For ADUs or Junior ADUs that are built from converted structures, applications are vetting by Planning for clearance and once approved, the application in submitted through the building plan check process. The City is working on a process to allow concurrent reviews for Planning, Building and Fire Department to improve processing times for "over-the-counter" plan checks.

2. Discretionary Review

Discretionary projects (such as CUPs, Variances, Site Plan Reviews, etc.) typically require 2 to 6 months to review and process for a public hearing, and processing time varies with the type of environmental review and complexity of project. Plans can be submitted for plan check prior to Planning Commission and City Council final approval of the project with the submittal of a hold harmless letter signed by the applicant/property owner. The Planning flowchart provides an overview of the typical process for a discretionary application.

3. Plan Check

Building plans are reviewed and construction is inspected by the Building Division. The City's Building Code incorporates the California Building Codes 2019 Edition with minor revisions and amendments that exceed state standards.

The building permit plan check review period for the processing of residential building permits is generally 4 to 12 weeks depending on the complexity and required third party review of the project. Third party agency approvals, typically include:

- LA County Sanitation;
- AQMD,
- Utility Companies; and
- Montebello Unified School District.

Although this requirement adds incrementally to the cost of construction, it is a vital public safety review that eliminates sub-standard housing, and not only saves lives and property, but also saves money -- property insurers may not cover work or damages caused by work done without permits and inspections.

Demand to Develop at Lower Densities

The sites identified in the 5th Housing Element cylce have not been redeveloped with the exception of 140 E. Whittier, for which building permits have been obtained and currently under construction. Development applications submitted for review and entitled during the past (5th) Housing Element cycle have sought maximum allowable densities. No applications have requested lower density than those anticipated in the 5th Housing Element cycle.

Timing Between Approval and Building Permit

Typically, development review team schedules an in-person meeting with the applicant to review the development concept for preliminary compliance with zoning and building standards and provides early direction and feedback. Once a complete application has been received, staff responds within 30 days with a comment letter, which includes comments from various departments. Typically, projects are scheduled for public hearing within 3 to 6 months. Once a project is entitled, at the conclusion of 20 day appeal period, the applicant may submit the project for building permits.

4. Accessory Dwelling Units

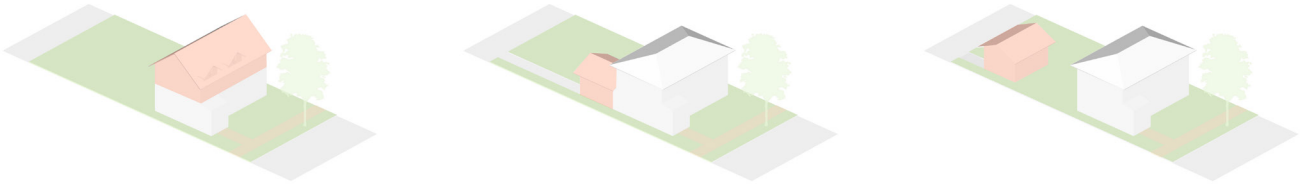


Figure 6.1. Junior Accessory Dwelling Units (left and center image) differ from typical ADUs (right image) in that they must exist within the existing home or an attached accessory structure such as a garage.

Accessory Dwellings Units (ADUs) and Junior Accessory Dwelling Units (JADUs) play an important role in the production of housing, particularly within single-unit residential zoning districts where historically only one unit is permitted.

In recognition of this, over the past four years, the State has enacted several laws to help spur the production of housing through the development of ADUs and JADUs.

Accessory dwelling units are permitted by right in residential zoning districts consistent with State law (California Government Code Section 65852.2). In Montebello, accessory units are permitted by right in R-1, R-2, R-3, and R-4 zones. In 2019, the ADU ordinance was revised to provide greater flexibility for development of accessory dwelling units. The ordinance was intended to increase opportunities for ADUs by reducing minimum lot size and setback requirements, and eliminating off-street parking requirements for ADUs. The City will monitor and revise, as needed, its ADU ordinance to comply with subsequent State Law changes pertaining to ADUs.

In 2020, the City issued permits for 7 ADUs. For the purpose of RHNA credits, the City assumes 7 ADUs annually for a total of 56 ADUs over the eight-year planning period of the Housing Element.

To encourage construction of ADUs for lower- and moderate-income households, the City is planning to create a program where the homeowners would pay off the construction loan with the rental income that is subsidized by the Section 8 program. In return, the ADU would be deed restricted for lower income tenants.

The City is planning to develop updated handouts and post information on the City's website to inform eligible property owners of the incentives to construct ADUs.

5. Housing for Persons with Disabilities

Restricted mobility or self-care challenges typically associated with physical, mental, and/or developmental disabilities may pose unique housing needs. The city's provisions for these housing needs are discussed below.

A. Residential care facilities for 6 or fewer residents

The City of Montebello follows state requirements regarding residential care facilities for 6 or fewer and are considered and treated in the same manner a single-family home. No special permits are required from the City. For residential care facilities with 7 or more, the use is conditionally permitted within the residential zones (R-A, R-1, R-2, R-3, R-4).

B. Definition of Family

The Montebello Municipal Code currently defines "Family" as follows: an individual; two or more persons related by blood, marriage or adoption; or any other bona fide single housekeeping unit consisting of a group of persons, all of whom voluntarily reside together in one dwelling on a relatively permanent basis and share the use of the entire dwelling unit.

C. Reasonable Accommodation Ordinance

Currently, the City's Zoning Ordinance contains no specific provisions geared to housing and/or improvements for persons with disabilities. Program #15 in this Housing Element calls for the adoption of a Reasonable Accommodation Ordinance within one year of adoption of the Housing Element. Under this program, the City will adopt a Reasonable Accommodation Ordinance to provide exception in zoning and land-use regulations for housing and/or improvements for persons with disabilities, and provide streamlined permitting process for making homes more accessible to persons with disabilities.

6. SB 9 and SB 10

Senate Legislative Bills 9 (SB 9) and 10 (SB 10) are intended to help alleviate the affordable housing crisis by easing perceived land use and California Environmental Quality Act (CEQA) barriers to increase density and streamline the production of multi-family housing development statewide.

Senate Bill 9 allows property owners to split a single-family lot into two lots and place up to two units on each, creating the potential for up to four housing units on certain properties that are currently limited to single-family houses.

Senate Bill 10 eases the process for local governments to rezone neighborhoods near mass transit or in urban areas to allow for increased density with apartment complexes of up to 10 units per property. The new legislation also allows cities to bypass lengthy review requirements under the California Environmental Quality Act in an attempt to help reduce costs and the time it takes for projects to be approved.

Both legislations will undoubtedly increase production of infill units throughout the city. As both of these legislations are new there is no track record or a reasonable way to predict how many units would likely be built. This Housing Element update does not include any projected units as a result of SB9 and SB 10.

7. Density Bonus Ordinance

A density bonus is a provision of State law (Government Code section 65915) which allows a developer to ask for and receive additional housing density in return for providing affordable or senior housing. Over the past 40 years, the State Density Bonus requirement has been amended several times to encourage developers to incorporate affordable units within a residential project in exchange for density bonuses and relief from other base development standards. The most recent amendment is AB 2345. AB 2345 increases the maximum density bonus from thirty-five percent (35%) to fifty percent (50%) for qualifying projects with affordable and senior housing components and expands and enhances development incentives.

The Density Bonus Law requires all cities to adopt an ordinance that specifies how the City will implement compliance with the Density Bonus Law. Failure to adopt an ordinance does not relieve a City from complying with the Density Bonus Law.

This Housing Element recommends the City of Montebello adopt a Density Bonus Ordinance that is consistent with Government Code 65915 and its subsequent amendments (like AB 2345). The City can tailor the Density Bonus Law requirement to address local conditions and establish streamlined procedures for addressing incentive or concessions requests. The density bonus will be an important tool in the production of affordable housing in addition to helping the City meet its Housing Element and Regional Housing Needs Allocation (RHNA) requirements.

8. Inclusionary Housing Ordinance

The City of Montebello negotiates inclusionary requirements on a project-by-project basis, often on larger projects. These ad hoc requirements are problematic and do not ensure that all new residential development includes housing affordable at a range of income levels.

Adopting an Inclusionary Housing ordinance will require multi-family housing developers to make available a portion of their units to low-income buyers or renters. The Inclusionary Housing ordinance could be applicable to projects of certain size, such as 10 or more residential units, and would require a percentage of the units (15% to 20%) of a proposed residential housing development be affordable. The Ordinance would allow developers the option of paying an in-lieu fee to the City rather than providing affordable units as part of their project.

While Inclusionary Housing ordinances are not required by state law, they can provide Montebello with an effective tool to facilitate and encourage the construction of affordable housing units Citywide, help satisfy state-mandated affordable unit production requirements under RHNA, and develop diverse, inclusive neighborhoods.

B. NON-GOVERNMENTAL CONSTRAINTS



1. Market Constraints

Availability of land, cost of land and construction, and financing can increase housing costs and limit the number of housing units affordable to low and moderate-income households, seniors, disabled, and others with special housing needs.

2. Financing Constraints

In May 2021, the mortgage interest rate for new home purchases was 2.96% for a fixed-rate 30-year loan. Variable interest rate mortgages on affordable homes can potentially increase to a point where the interest rate exceeds the cost-of-living adjustments and becomes a constraint on affordability.

In Montebello, availability of financing is a lesser constraint on homeownership, then the ability of potential buyers to fulfill down-payment requirements on a home that is not affordable. Conventional home loans typically require 5% to 20% of the sales price as a down payment. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds.

A. Development Costs

Montebello is a predominantly urban area that is built out. Even though land costs fluctuate with market conditions and location, land represents one of the most significant components of the cost of new housing. The limited availability of vacant land is a constraint to the development of new housing within the City. However, underutilized or underperforming commercial sites in the Downtown area and along the City's corridor offer the greatest potential for housing redevelopment. Additionally, the demographic and customer shift from auto-oriented single-use retail centers to mixed-use, urban and walkable places open up the large parcels along the freeway for residential development.

Pursuant to the California Labor Code regulations, developers of federally funded or assisted projects must pay prevailing wages for construction, alteration, installation, demolition, or repair work. Single-family homes and apartments up to four stories that are publicly funded are also required to pay prevailing wages. Public works projects exceeding $1,000 in value also are subject to prevailing wage requirements. Even public transfer of an asset for less than fair market value such as a land write-down would be considered to be paid for by public funds. If public funds are involved, prevailing wages rates may be triggered. Although the difference between prevailing wages and standard wages vary regionally and by occupation, prevailing wages add significantly to the development cost and reduce the number of affordable units that could have been completed otherwise.

Construction costs include construction type, material, and custom versus conventional unit design, site conditions, finishes, amenities, size, structure, and construction schedule/timeline. According to International Code Council's Building Valuation Data, typical, wood-frame residential construction ranged from $131 to $139 per square-foot for single-family housing and

$120 to $125 per square-foot for multi-family housing in 2021. Updates to the California Title 24 Energy Code require higher insulation values that requires thicker, often more expensive materials that have increased building costs. Construction costs make up a large portion of development costs depending on the size and timeline of the project. The construction backlogs and the material supply chain have been impacted by the continuing Coronavirus crisis. Due to the pandemic, prices for all categories under the materials and equipment subindex have increased. However, since construction costs are similar regionally, they are not considered a major constraint to housing production.

New developments often require site improvements that can significantly increase development costs. The Subdivision Code (Section 16.32.020 of the Montebello Municipal Codes) requires on- and off-site improvements for subdivision and all division of land. The City requires the following systems designed and constructed to serve each proposed lot:

- Domestic water distribution system;
- Sewage system;
- Storm water drainage system;
- Public and/or private street and alley system;
- All necessary utilities, including, but not limited to, facilities of water, natural gas, electricity, and telephone service; and,
- All public improvements necessary to provide services.

To complete these requirements, developers must submit construction plans for approval. Developers may also be required to provide supplemental improvements that are dedicated to the public as indicated in Government Code Section 66485 such as off-site sewer lines. Portions of curbs, gutters, sidewalks and driveways may be required to be replaced, depending on their condition. Subdivisions must abide by requirements of grading and erosion control including the prevention of sedimentation or damage to off-site property, and provide a preliminary soils report. A soils investigation report is typically required as necessary to ensure suitable development.

B. Infrastructure Constraints

Infrastructure that is substandard and needs to be replaced or the need for new facilities may also add to development costs. The potential infrastructure constraints that should be considered as part of any future residential development are outlined in this section.

1. Water Service

Water service for the City is provided by five service providers in five different districts: California Water Service Company, Central Basin/Metropolitan Water District (MWD), Montebello Land and Water, San Gabriel Valley Water Company, and the South Montebello Irrigation District.

2. Sewer Service

The County Sanitation District maintains and operates the sewer system in the City of Montebello. Sewer lines are maintained by the County Department of Public Works with sewage from the area conveyed through sewer mains into the Joint Water Pollution Control Plant (JWPCP) in Cerritos. The wastewater generated by future development within the project site will be treated at the Los Coyotes Water Reclamation Plant located in the City of Cerritos. This plant has a design capacity of 37.5 million gallons per day (mgd) and is currently treating an average of 31.3 mgd.

3. Storm Drainage

Storm drainage is facilitated using catch basins and storm drains. These lines ultimately connect to the drainage pipes maintained by the Los Angeles County Department of Public Works and are disposed into the San Gabriel River, the Los Angeles River and the Rio Hondo River. Storm water flows from future major development will be conveyed to a gutter system, into clarifiers, and then continues into existing storm drains. The majority of the potential development sites was previously paved or otherwise covered with impervious surfaces. As a result, no additional storm water infrastructure will be required to accommodate the projected demand. Nevertheless, new development will be required to comply with Federal Clean Water Act requirements, and to obtain a National Pollutant Discharge Elimination System (NPDES) permit from the Los Angeles Regional Water Quality Control Board.

4. Solid Waste

Trash collection service is provided by Athens Services. Athens Services separates the recycling from the trash at its Materials Recovery Facility (MRF) located in the City of Industry. Other residual waste is disposed of at area landfills. All residential development in Montebello is required to adhere to City and County ordinances with respect to waste reduction and recycling.

5. Energy

ElectriCity is provided by Southern California Edison and Southern California Gas Company provides natural gas services to individual properties. The Southern California Gas Company offers rebates on qualifying appliances such as clothes washers, dishwashers, furnaces, water heaters, and insulation.

6. Communications

Every residential property in the City has access to phone and internet services through a variety of private service providers.

C. Environmental Constraints

The City of Montebello is an urban environment susceptible to many natural hazards including wildfire, earthquakes, floods, and hazardous materials. Residential developments located near active earthquake faults should provide seismic reinforcements and comply with appropriate seismic codes. Future residential developments located near excessive transportation-related noise or other nuisances should have adequate insulation to protect residents from noise pollution.

1. Wildfire

The City of Montebello is an urbanized area with limited vegetation to raise major concerns regarding wildfire. However, to ensure emergency access and provision of fire protection flows in the case of a fire, the City's Fire Department requires the following: fire protection flows of 1,500 gallons per minute; a minimum 20-foot road width for fire vehicle access; and a 100-foot clearance around structures located in brushy hillside areas.

2. Earthquake

Montebello does not contain an active fault identified within its boundaries. Thus, the City is not required to withhold permit issuance or require geologic investigations to demonstrate structural safety associated with fault rupture. However, since Montebello is located close to the Whittier Fault and atop several blind thrust faults, all structures must abide by seismic reinforcement requirements of the City's Building Code.

3. Landslide

The northern portion of the City consists of hillside areas (Montebello Hills and the eastern part of the Montebello Town Center). The City requires submission of soil and geologic conditions surveys by State-licensed engineering geologists for review of development proposals involving steep slopes, grading, unstable soils and other hazardous conditions. Based on the results of surveys, mitigation measures may be required.

4. Liquefaction

Areas of Montebello that may be subject to potential liquefaction are located along the eastern boundary of the City, parallel to the Rio Hondo River. Liquefaction affects stability of foundation soils and requires soil investigation prior to construction of buildings for occupancy.

5. Flood Hazard

100-year and 500-year flood zones are located along Garfield Avenue south of the Pomona Freeway to Hay Street just south of Beverly Boulevard; industrial areas near the Montebello School District property at the corner of Mines Avenue and Maple Avenue; the west side of Mines Avenue at Beach Street; and the area south of Lincoln Avenue and north of the Whittier Narrows Dam.

6. Hazardous Materials

Every hazardous material handler is required to submit a business plan and an inventory of hazardous substances and acutely hazardous materials to the Montebello Fire Department on a yearly basis. If the hazardous materials inventory of a business should change, a revised business plan must be submitted. Hazardous material users and generators in the City include gasoline stations, auto repair shops, printers and photo labs, clinics, dry cleaners, schools, fire stations, and a variety of other commercial and industrial land uses. Developments on brownfield sites and other sites with hazardous materials will require additional costs to clean them of dangerous contaminants. Additional environmental studies, reports, and mitigation measures can increase development costs, but also ensure safety.

There are no known brownfield sites in Montebello. Typically, a Phase I Environmental Site Assessment (ESA) is prepared for a real estate transaction that identifies potential or existing environmental contamination. The process for a Phase I ESA take about 2 to 4 weeks and the study can typically be conducted in conjunction with the development application process. As a result, the Phase 1 report does not pose a significant constraint to housing development. If Phase I ESA determines a likelihood of site contamination a Phase II would be required. While the additional study may constrain residential development to some extent, it is necessary to protect public health and safety.



7 Vision

The Housing Element is being updated in conjunction with the General Plan and Downtown Montebello Specific Plan. This provides a unique opportunity for Montebello to develop a long term vision for housing and to intrinsically integrate housing with the City's economic, environment, mobility, place-making, health, recreation, and arts and culture strategies. A holistic approach that brings a range of resources to areas of concentrated poverty, alongside home repair programs linked to code enforcement has a significant impact in reducing disparities in access to opportunity.



A. COMMUNITY ENGAGEMENT

An interactive online survey in English and Spanish captured input from 712 people with 970 written comments on Housing and variety of other related topics. The Vision was developed with extensive community involvement at multiple Focus Group Meetings, Housing Task Force Meetings, and 4-day Visioning Workshop.

B. COMMUNITY VISION

Montebello has been a built out community with new growth primarily focused around small infill developments. As a result not many units have been built over the past two decades. The declining affordability of the greater Los Angeles area will continue to push demand to the east. The City is well positioned to capture housing demand even though historically it has been a low growth area.

Many of Montebello's high opportunity neighborhoods are out of reach for communities of low-income families and color due to a lack of affordable housing options and legal and political opposition from residents. Escalated construction costs, shrinking federal and state investment in affordable housing, particularly the elimination of Redevelopment Agency funding, has limited the City's ability to keep pace with the demand and need for affordable housing.

The combination of high costs, insufficient investment in affordable housing and tenant protections, restrictive zoning, auto-oriented sprawling development patterns, and opposition to new housing have allowed racial and economic segregation to continue unchallenged for decades. Montebello has been working to change policies and find new resources to address the symptoms of these problems. Montebello needs to build more housing, expand investments for the unhoused, and take actions to slow displacement and evictions.

In an uncertain post pandemic environment, the City is moving forward boldly led by its values and convictions. For Montebello, it starts by defining a future vision, a way to play, and differentiate capabilities, and then put investments behind them. The City is rewiring old habits and patterns to identify and eliminate constraints and build more context sensitive housing. Uncertainty also tends to paralyze deal making or to push the City into transactions that are defensive and reactive. Instead, the city is proactively leveraging its assets to create value with deals. The City is leveraging public land, streamlined regulatory process, infrastructure improvements, and creative partnerships to develop affordable housing. Examples include proposed 25 tiny homes for homeless individuals, 800 mixed-income units on a small portion of the City's golf course, 132 mixed-income housing in the downtown area, and many more units that are currently in various stages of entitlement process.

The new Downtown Montebello Specific Plan vision calls for a vibrant, more walkable, mixed-use, and transit accessible place with many cultural, dining, and retail options. A future light rail line is being studied for Washington Boulevard which will provide access to regional jobs and resources while attracting private investment to the southern portion of the City. Greenwood Avenue, redesigned as

Through the City's outreach efforts, local knowledge and data was gathered and utilized to appropriately plan for housing growth in the City, which is reflected in the sites inventory of the Housing Element.

—Jessica Serrano
Montebello Resident & Planning Manager for Monterey Park

a complete street, will link the Downtown and proposed transit area along Washington Boulevard.

Additionally, the General Plan has a two part strategy to increase mobility from low to high resource areas and to provide more resources into lower income neighborhoods:

1. The first strategy seeks to integrate affordable housing in high resource income-segregated areas by:
    a. Requiring new developments in high resource areas to increase housing choices by providing affordable housing units for the City's diverse cultures, lifestyles, abilities, family structures, and income levels; and
    b. Promoting construction of accessory dwellings units in single-family subdivisions.
2. The new General Plan and Downtown Plan, and the recently adopted Parks Master Plan identifies opportunities to increase transit access, parks, public facilities, and complete streets in historically low resource areas.

Montebello seeks to preserve and enhance its existing supply of housing; increase the supply of housing by requiring and providing incentives to build more affordable housing; and to increase access to variety of housing types at various income levels throughout the City. Simply put, the community vision for housing is to:

- Make home ownership accessible and affordable;
- Welcome new homes, rather than fear them; and
- Make renting safe, clean, stable, and affordable.

Collectively, these changes will take many years, and parts of the City could likely appear somewhat different than they do now. But these changes are essential to preserving the cultural heritage, the vitality and the diversity of Montebello.

C. GUIDING PRINCIPLES

1. Protect against displacement and poor housing conditions.
2. Adopt mandates and incentives to stimulate the creation of dedicated affordable housing in resource-rich areas.
3. Adopt objective rules that facilitate contextual development with predictable outcomes
4. Streamline development review process.
5. Avoid over concentration of investment and gentrification by more geographically distributed up-zones Citywide, occurring simultaneously.
6. Increase supply and reduce displacement by allowing housing along commercial corridors.
7. Build housing where it also best supports the City's economic, environmental, health, and social priorities.
8. Help households access and afford private-market homes.
9. Prevent homelessness before it starts.

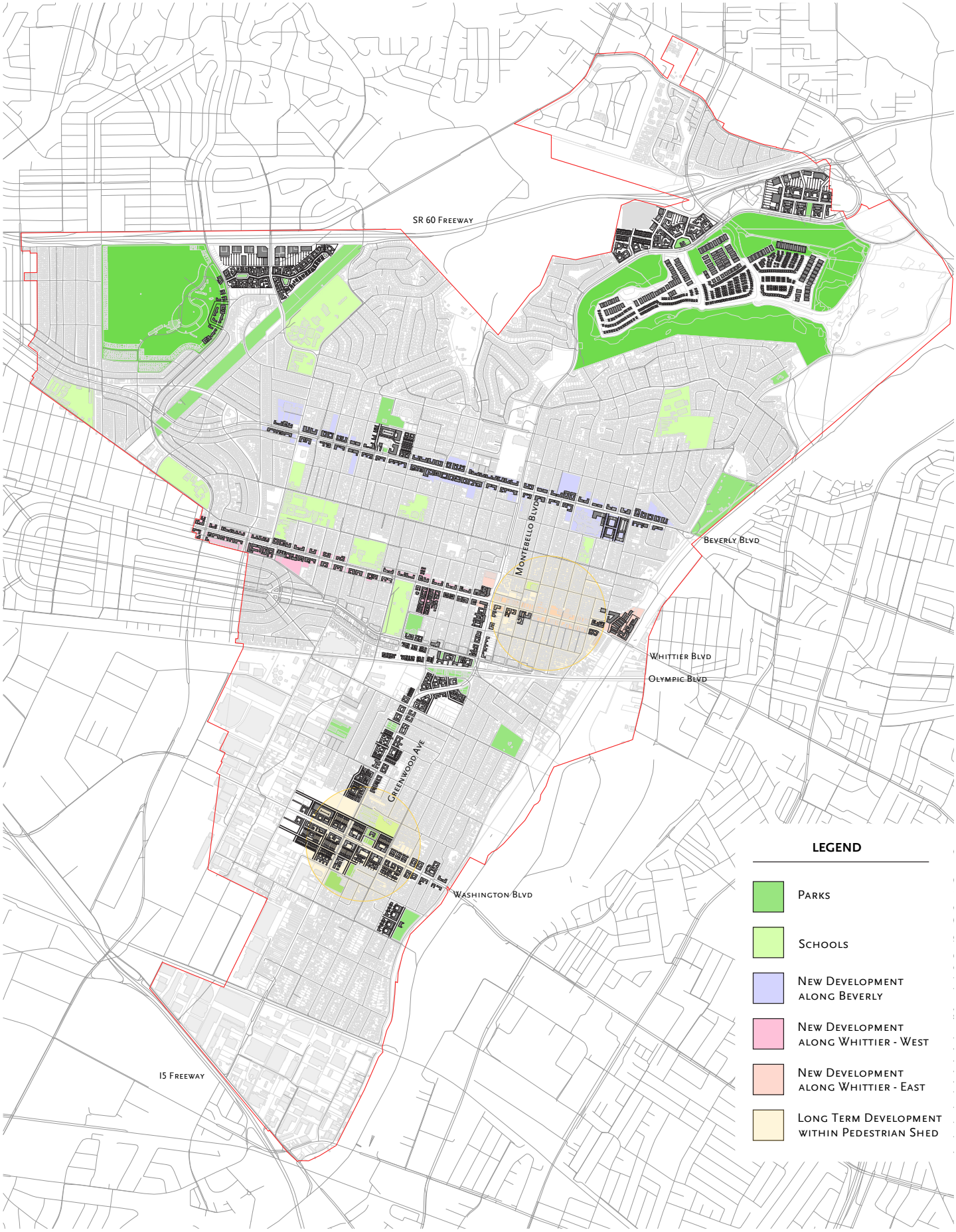


Figure 7.1. Illustrative Plan developed at the Visioning Workshop. The Plan shows new short (8 to 10 years) and long term (10 to 20 years) housing growth being directed to Downtown, Corridors, and larger commercial tracts along the highway.


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8 Goals, Policies, & Programs

City of Montebello establishes three goals with corresponding policies and implementing programs that address the maintenance and improvement of existing housing units and their neighborhoods and provide opportunities for development for new housing for all economic sectors and special needs populations.

The 15 programs address Montebello's housing needs and issues identified in community survey, interviews, focus group meetings, housing task force meetings, planning commission and city council meetings. During the 4-day Visioning Workshop, the community came together to review existing conditions, trends, and options and developed a preferred scenario for growth, redevelopment, and preservation. Taken together the 15 programs listed in this chapter will implement the community vision to grow the supply of housing to meet the current and future needs, protect tenant households, and preserve existing rental housing options, and to improve the quantity and effectiveness of public spending on housing programs for those most in need.

A. GOALS AND POLICIES

The following three goals and respective policies are based on comprehensive study of existing and future housing needs, extensive community dialog, and shared community vision:

Goal 1: Conservation and Preservation of existing supply.

Policy 1.1: The City shall strive to ensure safe, sanitary, and decent housing for all segments of the community.

Policy 1.2: The City will continue to provide proactive code enforcement activities to maintain and improve the quality of housing and neighborhoods and encourage the rehabilitation of substandard residential properties by homeowners and landlords.

Policy 1.3: The City shall strive make every effort to continue to provide assistance for rehabilitation of existing structures, and will advertise the availability of housing rehabilitation assistance.

Policy 1.4: The City shall continue to conserve existing affordable housing for lower income renters through continuation of rent subsidies, encouraging landowners to extend Section 8 contracts, and encouraging the use of rehabilitation programs.

Policy 1.5: Stabilize rent levels and provide protection from unwarranted evictions to prevent displacement and ensure existing residents enjoy access to improved amenities and services.

Goal 2: Increase housing production to improve affordability for the City's current and future residents.

Policy 2.1: The City shall increase zoning capacity to allow more housing to be built.

Policy 2.2: The City shall avoid over concentration of investment (and possible gentrification) by spreading the increased zoning capacity throughout the City.

Policy 2.3: The City shall encourage more attainable housing to be built where it will best support the City's other social, economic, and environmental priorities.

Policy 2.4: The City shall increase housing supply and reduce displacement by permitting housing in commercial zones.

Policy 2.5: The City shall develop objective design standards and make development approvals for complying projects by right.

Policy 2.6: The City shall streamline entitlement and permitting process to reduce the cost of new housing and to accelerate housing production.

Goal 3: Ensure fair and equal housing opportunity.

Policy 3.1: Through Inclusionary Housing requirements and Density Bonus incentive, the City will facilitate development of affordable housing within high resources areas.

Policy 3.2: Through General Plan update, development of Downtown Montebello Specific Plan, and Parks Master Plan, the City will expand transit, parks and open spaces, public facilities, and jobs to underserved areas of the City so existing and new housing units in these areas will also have access to higher degree of resources.

Policy 3.3: The City will promote greater awareness of tenant and landlord rights and obligations, educate residents about homeownership, and promote economic mobility.

Policy 3.4: The City will avoid displacement of low-income households and where necessary, ensure that it is carried out in an equitable manner.

Policy 3.5: The City shall oppose any discrimination in the sale or rental of housing based on race, religion, color, ancestry, national origin, age, sex, sexual orientation, family type, handicap, or presence of minor children.

B. PROGRAMS



For the 2021-2029 planning period, this section describes the City's housing programs, including the program objectives, and identifying the timeframe, the agency with primary responsibility to carry out the programs, and funding sources.

1. Code Enforcement

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

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

Program Objective	To continue to implement the code enforcement program to inspect and bring 50 housing units per month into compliance with City building and zoning codes.
Timeframe	Within two days Code Enforcement Division will respond to complaints and direct owners to appropriate City department to achieve compliance. In the next four years, the City will review the feasibility of a proactive Rental Housing Inspection program and report findings to the City Council.
Responsible Agency	Code Enforcement Division
Funding Sources	General Fund

2. Home Rehabilitation and Preservation Program (HRPP)

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



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

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

Program Objective	To continue to implement the code enforcement program to bring substandard housing units into compliance with City building and zoning codes.
Timeframe	Ongoing
Responsible Agency	Code Enforcement Division
Funding Sources	General Fund

3. Preservation of At-Risk Housing

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

The City will:

- Maintain and annually update the inventory of "at-risk" projects through the use of existing databases;
- Monitor the status of affordable projects, rental projects, and mobile homes in Montebello. Should the property owners indicate the desire to convert properties technical assistance will be provided. When possible, financial assistance could be provided to ensure long-term affordability;
- Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure the long-term affordability of the development. Annually contact property owners, gauge interest, and identify nonprofit partners and pursue funding-and-preservation strategies on a project basis;
- Provide information on rental assistance available to affected tenants; and
- Pursuant to new State law, contact property owners at least 3 years prior to covenant expiration dates for at-risk projects. If owners intend to file a Notice of Intent to opt out of affordable housing, ensure their compliance with the 3-year, 1-year, and 6-month noticing requirements.

The City will annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis. If conversion of units is likely, the City will work with local service providers as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher (Section 8) program.

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

4. Section 8 Rental Subsidies

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

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

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

5. Homeless Prevention

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

The City will:

- Collaborate and build partnerships with community agencies to develop a shared universal data system and triage toolkit that will track clients and services provided, evaluate eligibility and identify housing barriers in order to prioritize referral to specialized support resources;
- Continue to support and engage with community-based organizations (CBOs), social services agencies and faith-based providers that provide services to the those experiencing homelessness, persons at risk of becoming homeless and non-homeless persons with special needs;
- Continue to support efforts by local nonprofits to expand the transitional and temporary housing units (Operation Safe Stay) with support services within the City;
- Continue to develop, implement and update the City's Plan to Prevent and Combat Homelessness;
- Develop appropriate cultural and inclusive housing strategies that target communities at higher risk of entering homelessness, such as outreach programs, landlord incentives, veterans, seniors, youth and Lesbian, Gay, Bisexual, Transgender, Questioning, Intersex, Asexual and Two-Spirit (LGBTQIA2S+);
- Develop mechanism to increase funding and sustainability through grant funding that address homeless prevention, such as interim housing, transitional housing, and other supportive services (rental arrears, utility payments, or security deposits for rental housing);
- Create homelessness prevention toolkit with overview of resources for legal services, tenant-landlord issues, benefits, and workforce development, etc.;
- Engage local businesses and business groups about hiring homeless and formerly homeless individuals, providing job training, or becoming an employment site program; and
- Adopt an Economic Empowerment Ordinance to encourage local hiring of homeless and formerly homeless individuals in City-supported contracts.

Homeless service providers that the City partners with include:

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

Program Objective	To avoid or exit homelessness quickly by either retaining their housing or using other housing strategies to ensure people move into permanent and stable accommodations that are affordable, safe, and appropriate with the support they need to thrive.
Timeframe	Ongoing. The Economic Empowerment Ordinance will be adopted within one year of the adoption of the Housing Element. The homelessness prevention toolkit will be developed within two years of the adoption of the Housing Element.
Responsible Agency	Housing Division and Fire Department
Funding Sources	San Gabriel Valley Council of Governments, CDBG and HOME

6. Adequate Sites to Accommodate the RHNA

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

Total of 21 sites and citywide ADUs are projected to accommodate 5,778 units. This includes residential zoned sites that were included in the 5th cycle, pipeline units, opportunity sites, and 56 ADUs. A total of 1,523 units are proposed on sites zoned appropriately. A total of 3,062 units proposed on opportunity sites and 312 pipeline units are currently not zoned for residential uses and would comply with all of the by-right development review provision pursuant to Government Code section 65583.2, subdivisions (h) and (i). Two pipeline unit projects for total of 825 units are on City owned parcels and are exempt from zoning process.

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

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

For the City-own sites, the City will reach out to interested developers, facilitate any necessary zoning amendment, and offer priority processing of entitlements and permits. The City will assist, support, and pursue funding applications proactively working with housing developers to identify development opportunities for extremely-low, very-low, low- and moderate income housing and offer priority processing for entitlements and building permits.

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

7. Accessory Dwelling Units (ADUs)

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

The Housing Division will create incentives by offering homeowners comprehensive assistance for available funding, designing, permitting, and constructing a new affordable rental unit on their property. To eliminate the life-safety risks associated with an existing unpermitted ADU or illegal garage conversion, financial assistance will also be extended to rehabilitate and bring up to code existing accessory units. The homeowners would pay off the construction loan with the rental income that is subsidized by the Section 8 program.

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

8. Implement Inclusionary Zoning and Density Bonuses

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

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

Program Objective	To require and encourage development of affordable housing Citywide.
Timeframe	Revise the Zoning Ordinance within one year of adoption of the Housing Element.
Responsible Agency	Planning Division
Funding Sources	General Fund

9. Zoning Ordinance Amendments

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

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

Emergency and Transitional Housing (AB 139): Local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The City's Zoning Ordinance does not include specific parking requirements for emergency shelters. Therefore, an amendment is not necessary but may be considered to ensure consistent implementation.

Supportive Housing (AB 2162): Requires cities to allow supportive housing by right in zones where multi-family and mixed uses are allowed. Currenlty transitional and supportive housing is not permitted in R-A zone. Therefore, a zoning amendment is necessary to allow transitional and supportive housing in R-A zone.

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

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

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

10. Montebello Community Assistance Program

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

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

- Food/Showers Assistance
- Substance Use Disorder Assistance
- Medical Assistance
- Mental Health Assistance
- Dental Assistance
- Linkages to Housing Services (Interim and Long-Term Housing)
- Social Service Assistance

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

11. Objective Design Standards, Approvals By-right and Adminstrative Approvals

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

Pursuant to AB 1397, RHNA sites that require rezoning to accommodate the lower-income RHNA shortfall are subject to by-right approval if the project includes 20% affordable units. To facilitate consistent application of this incentive, the City will extend an administrative approval (Director's Approval) process to all projects that include 20% lower income units, comply with objective design standards, and engage a town architect to facilitate a spatial and contextual review of the project. This program will apply to all sites identified on the sites inventory list (see Table 5.1).

This program meets the definition of by-right approval found in Government Code Section 65583.2, subdivision (i).

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

12. Streamline Development Review Process

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

Program Objective	Streamline affordable housing projects.
Timeframe	Development review process has been mapped in conjunction with the development of this Housing Element. In conjunction with the General Plan and related development code updates, by February 2023 the City will review and eliminate development review steps that add no value or marginal value. The Town Architect Services will also be instituted by February 2023.
Responsible Agency	Planning Division
Funding Sources	General fund, Developer Fee for Town Architect Services

13. Energy Conservation

The City will continue to post and distribute information on currently available weatherization and energy conservation programs to residents and property owners through annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and the City's website. The City will continue to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and will encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access.

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

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

14. Affirmatively Furthering Fair Housing

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

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

a. The City will continue to retain the HRC to process housing discrimination complaints.

b. The City's website will post background information on fair housing and how to contact the HRC.

c. The HRC will conduct 2-3 workshops per year on fair housing rights and resources in areas at risk of displacement. Educational and outreach materials will be disseminated to residents, local real estate agents, and the on-site apartment managers of the larger apartment communities.

d. The City will amend its agreement with the HRC to include a periodic review of newspaper and online advertising. When discriminatory advertising is found, the HRC will then contact the on-site manager of the apartment community placing the ad.

e. The City will amend its agreement with the HRC to include coordinating with local newspapers to include a statement that disabled people have a right to request a reasonable accommodation for a service or companion animal.

Program Objective	To discourage discriminatory housing practices in the City of Montebello.
Timeframe	Ongoing. The City will continue to retain HRC to process housing discrimination complaints. Fair Housing information will be posted on the City's website within six months of the adoption of the Housing Element.
Responsible Agency	Housing Division; Southern California Housing Rights Center
Funding Sources	CDBG

15. Reasonable Accommodation Program

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

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

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

C. QUANTIFIED OBJECTIVES

California Housing Element Law requires jurisdictions to estimate the number of affordable housing opportunities that will be created over the planning period. The quantified objectives for the 2021-2029 Housing Element presents the anticipated and potential affordable housing development for the planning period starting on October 15, 2021, and ending October 15, 2029.

The quantified objective section shows how the City will meet its remaining RHNA allocation. While the City intends to make every effort to achieve these goals, Montebello cannot assure that these needs will be met given limited financial and staff resources, and the increasing gap in affordability of housing resources and incomes. Satisfaction of the City's regional housing needs will partially depend on the cooperation of private funding sources and resources of the State, Federal and County programs that are used to support the needs of the extremely low, very-low, and low and moderate-income households. Additionally, the economy and market forces heavily influence the housing production.

Table 8.1 presents the City's quantified objectives in three categories:

1. Construction of new affordable units;

2. Substantial rehabilitation of substandard units, and assistance through Housing Choice Vouchers; and

3. Protect existing affordable housing units from risk of displacement.

New construction of housing units focuses on the City's ability to accommodate its 2021-2029 RHNA allocation of 5,186 units (see Table 8.1) on land identified with the Housing Opportunity Areas, as shown in the City's Sites Inventory. This projection assumes optimum conditions for the production of housing and does not take into account how environmental, physical and market conditions influence the timing, type, and cost of housing production in Montebello.

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
2021-2029 RHNA Allocation	—	1,311	705	775	2,383	5,174
Produce						
Sites that do not require rezoning					1,467	1,523
Pipeline Units	108	108	103	286	532	1,137
Housing Opportunity Areas	550	551	611	518	832	3,062
Accessory Dwelling Units	—	—	—	—	56	56
Preserve						
Rehabilitation [a]	—	—	20	20	—	40
Housing Assistance (Vouchers)	363	363	—	—	—	726
Protect						
Stability from Displacement [b]	186	186	—	—	—	372

a Any CDBG funding received during the planning period will be used to fund projects that improve and maintain the quality of the City's housing stock.

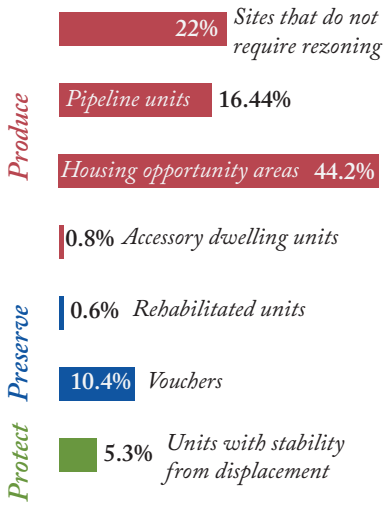
b The conservation/preservation objective is consistent with the City's total count of affordable units that are permanent but could potentially be at-risk.

Table 8.1. Quantified Objectives.

Projection for Extremely Low-Income Households

The impacts of high housing cost are more widespread for extremely low income (ELI) residents. Approximately 4,085 ELI households resided in Montebello. Approximately 81% of ELI renter-households had housing cost burden, while about 69% of ELI owners were cost burdened. To ease the demand that drives purchase and rental prices up, Montebello is pursuing construction of mixed-income and diverse housing options.

The projected housing need for ELI households assumes that 50% of very low-income households will qualify as ELI households (see Table 8.1).





City of Montebello 2021-2029 Housing Element

Draft Initial Study –Negative Declaration

prepared by
City of Montebello
1600 West Beverly Boulevard
Montebello, CA 90640
Contact: Monica Mercado-Rodriguez, Associate Planner
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(323) 887-1200

prepared with the assistance of

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Ventura, California 93003

December 2021

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
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Table of Contents

Environmental Factors Potentially Affected....21

Determination....21

Environmental Checklist....23

1 Aesthetics....23
2 Agriculture and Forestry Resources....25
3 Air Quality....29
4 Biological Resources....33
5 Cultural Resources....37
6 Energy....41
7 Geology and Soils....45
8 Greenhouse Gas Emissions....49
9 Hazards and Hazardous Materials....53
10 Hydrology and Water Quality....57
11 Land Use and Planning....63
12 Mineral Resources....65
13 Noise....67
14 Population and Housing....73
15 Public Services....75
16 Recreation....79
17 Transportation....81
18 Tribal Cultural Resources....83
19 Utilities and Service Systems....87
20 Wildfire....91
21 Mandatory Findings of Significance....93

References....95

Bibliography....95

Tables

Table 1 2021-2029 Residential Land Inventory by Development Type....5

Table 2 Quantified Objectives, City of Montebello 2021-2029 Housing Element....18

Table 3 SCAQMD Thresholds of Significance....30

Figures

Figure 1 Regional Location and Project Area....2

Figure 2 Residential Sites Inventory Map....6

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Initial Study

1. Project Title

City of Montebello 2021-2029 Housing Element

2. Lead Agency Name and Address

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

3. Contact Person and Phone Number

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

4. Project Location

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

5. Project Sponsor's Name and Address

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

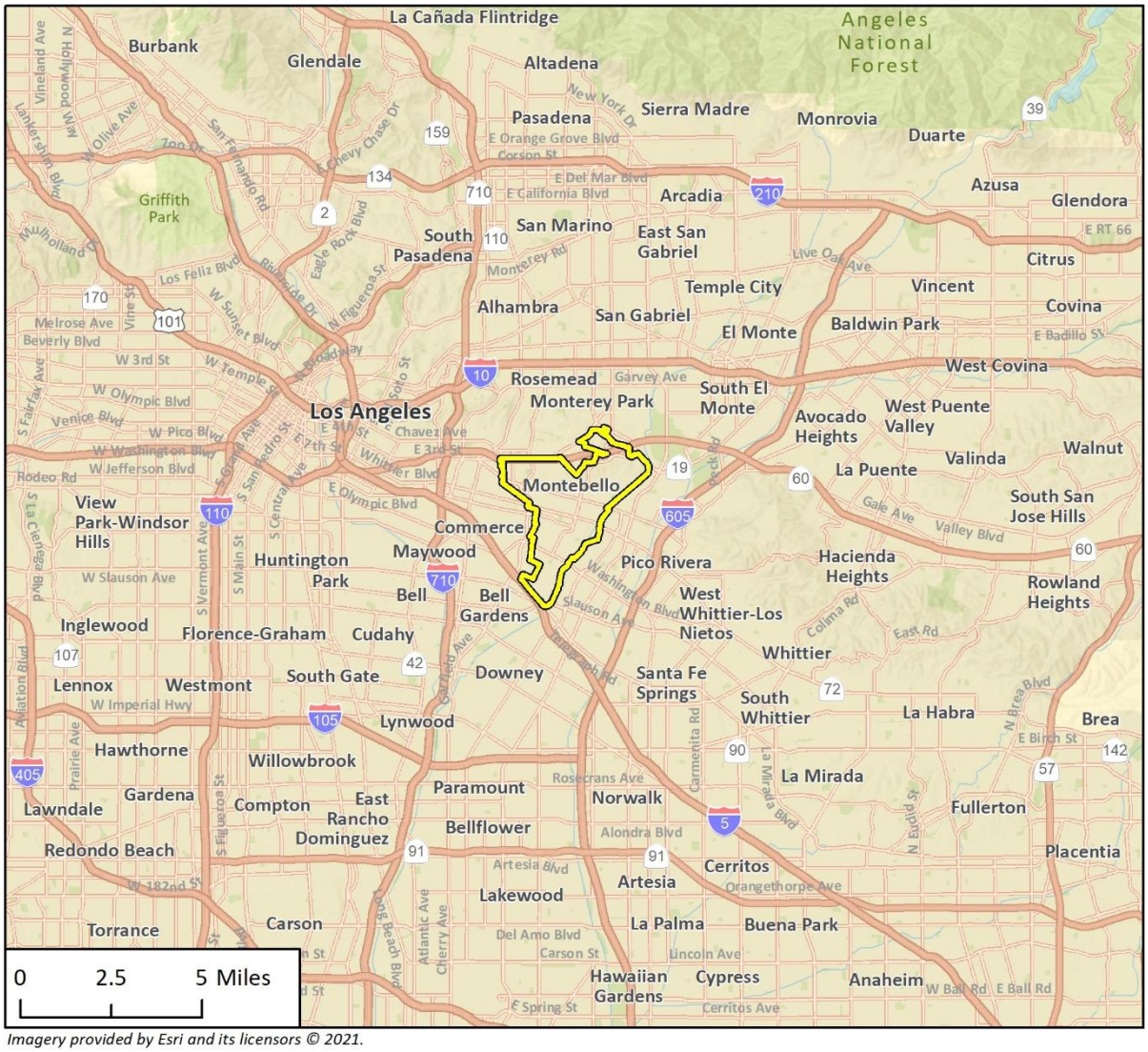
6. General Plan Designation

City-wide

7. Zoning

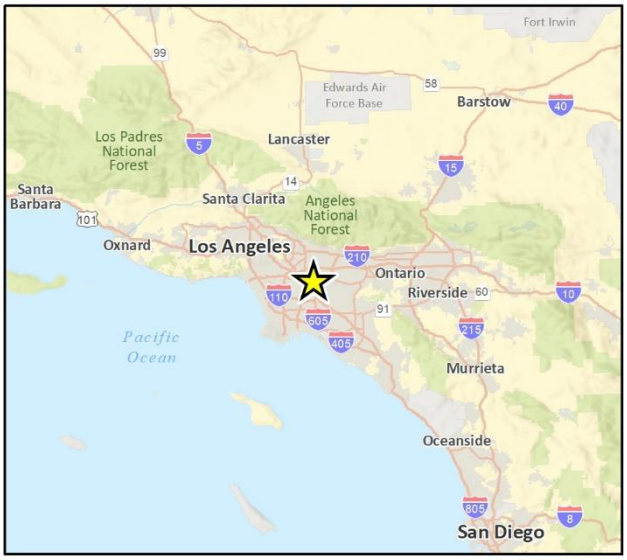
City-wide

Figure 1 Regional Location and Project Area



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Project Location



8. Description of Project

Overview and Background

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

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

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

- An Introduction and profile/analysis of the city's current demographics, housing characteristics, and existing and future housing needs
- Review of resources available to facilitate and encourage the production and maintenance of housing
- Analysis of market constraints on housing production and maintenance
- An evaluation of accomplishments under the previous Housing Element (Fifth Cycle)
- A statement of the Housing Plan to address the city's identified housing needs, including an assessment of past accomplishments, and a formulation of housing goals, policies, and programs to facilitate the 2021 Housing Element Update (Sixth Cycle)
- An identification of the City's quantified objectives for the 2021-2029 Regional Housing Needs Allocation[1] (RHNA) period, by income group, based on growth estimates, past and anticipated development, and income data
- A summary of the public outreach process undertaken by the City to inform the draft 2021 Housing Element Update
- Updated Demographic and Housing Analysis from the latest American Community Survey, and other demographic data sources for the City
- Analysis for consistency with new State laws. Since the 2016-2021 Housing Element, the State enacted legislation to encourage housing development including, in some cases, requiring local jurisdictions to streamline project approvals for the purpose of expediting housing

[1] The RHNA process is explained below.

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

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

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

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

Regional Housing Needs Allocation Process

State Housing Element law requires local jurisdictions to update their Housing Elements at least once every eight years in response to the eight-year Regional Housing Needs Allocation (RHNA) Process. The RHNA process defines each local jurisdiction's share (RHNA) of the region's projected housing needs, by income category, for the planning period. State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability to identify adequate sites to accommodate the RHNA. The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region. Montebello's 5th Cycle Housing Element covered the 2016-2021 planning period. Montebello's 6th Cycle Housing Element (the proposed project) covers the 2021-2029 planning period.

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

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

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

Residential Land Inventory

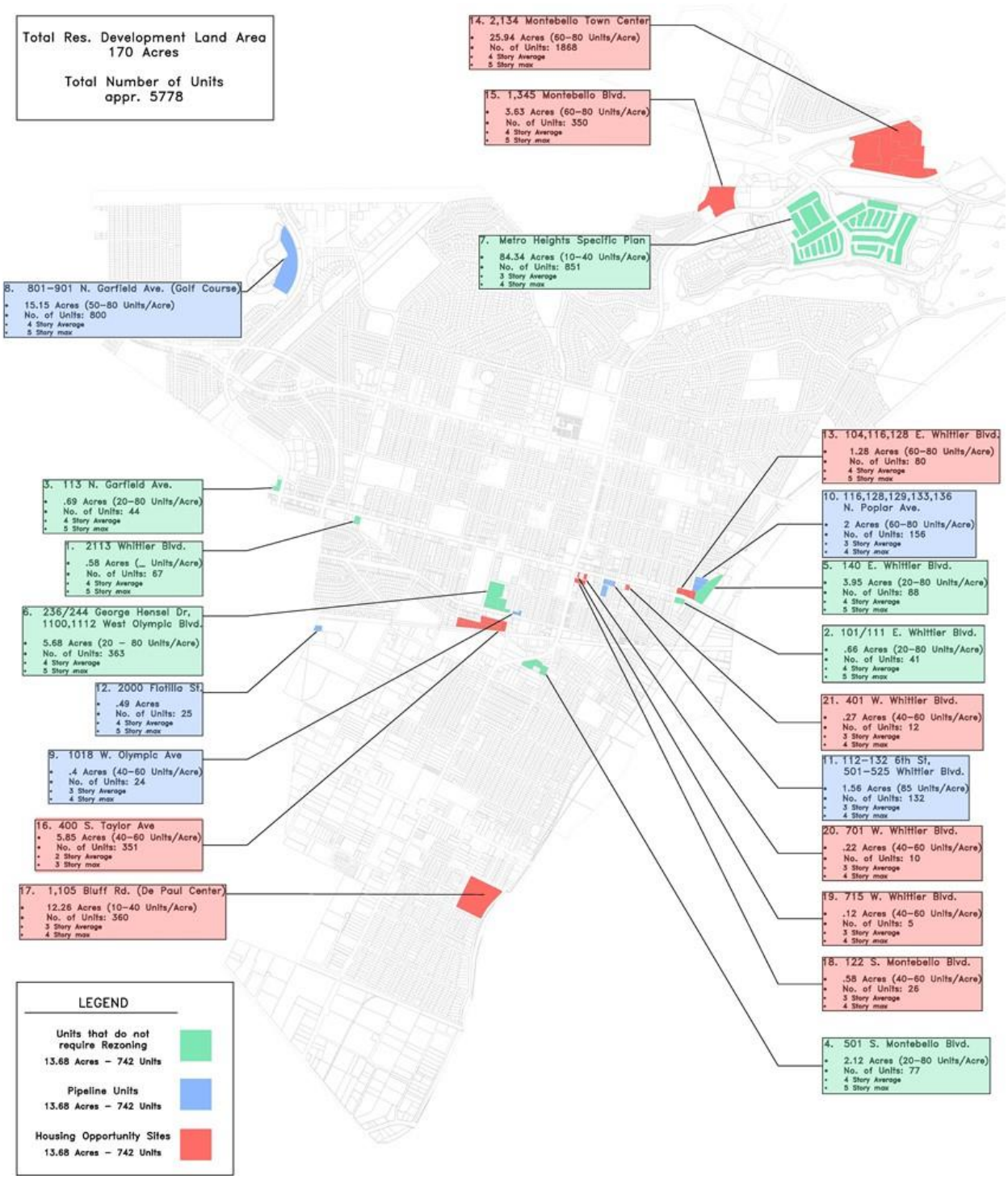
Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an "inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these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

Table 1 2021-2029 Residential Land Inventory by Development Type

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

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

Figure 2 Residential Sites Inventory Map



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

Goals, Policies, Programs, and Objectives

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

Goals

Goal 1: Conservation and Preservation of existing supply

Goal 2: Increase housing production to improve affordability for the City's current and future residents.

Goal 3: Increase housing choices for the City's diverse cultures, lifestyles, abilities, family structures, and income levels.

Policies

Policy 1.1: The City shall strive to ensure safe, sanitary, and decent housing for all segments of the community.

Policy 1.2: The City will continue to provide proactive code enforcement activities to maintain and improve the quality of housing and neighborhoods and encourage the rehabilitation of substandard residential properties by homeowners and landlords.

Policy 1.3: The City shall strive make every effort to continue to provide assistance for rehabilitation of existing structures, and will advertise the availability of housing rehabilitation assistance.

Policy 1.4: The City shall continue to conserve existing affordable housing for lower income renters through continuation of rent subsidies, encouraging landowners to extend Section 8 contracts, and encouraging the use of rehabilitation programs.

Policy 1.5: Stabilize rent levels and provide protection from unwarranted evictions to prevent displacement and ensure existing residents enjoy access to improved amenities and services.

Policy 2.1: The City shall increase zoning capacity to allow more housing to be built.

Policy 2.2: The City shall avoid over concentration of investment (and possible gentrification) by spreading the increased zoning capacity throughout the City.

Policy 2.3: The City shall encourage more attainable housing to be built where it will best support the City's other social, economic, and environmental priorities.

Policy 2.4: The City shall increase housing supply and reduce displacement by permitting housing in commercial zones.

Policy 2.5: The City shall develop objective design standards and make development approvals for complying projects by right.

Policy 2.6: The City shall streamline entitlement and permitting process to reduce the cost of new housing and to accelerate housing production.

Policy 3.1: Through Inclusionary Housing requirements and Density Bonus incentive, the City will facilitate development of affordable housing within high resources areas.

Policy 3.2: Through General Plan update, development of Downtown Montebello Specific Plan, and Parks Master Plan, the City will expand transit, parks and open spaces, public facilities, and jobs to underserved areas of the City so existing and new housing units in these areas will also have access to higher degree of resources.

Policy 3.3: The City will promote greater awareness of tenant and landlord rights and obligations, educate residents about homeownership, and promote economic mobility.

Policy 3.4: The City will avoid displacement of low-income households and where necessary, ensure that it is carried out in an equitable manner.

Policy 3.5: The City shall oppose any discrimination in the sale or rental of housing based on race, religion, color, ancestry, national origin, age, sex, sexual orientation, family type, handicap, or presence of minor children.

Programs

Program 1: **Code Enforcement**

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

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

Responsible Agency: Code Enforcement Division
Timeframe: Ongoing
Funding source: General fund
Program Objective: To continue to implement the code enforcement program to bring substandard housing units into compliance with City building and zoning codes

Program 2: Home Rehabilitation and Preservation Program (HRPP)

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

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

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

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

Program 3: Preservation of At-Risk Housing

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

The City will:

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

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

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

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

Program 4: Section 8 Rental Subsidies

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

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

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

Program 5: Homeless Prevention

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

The City will:

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

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

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

Homeless service providers that the City partners with include:

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

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

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

Program 6: Adequate Sites to Accommodate the RHNA

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

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

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

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

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

Program 7: Accessory Dwelling Units (ADUs)

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

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

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

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

Program 8: Implement Inclusionary Zoning and Density Bonuses

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

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

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

Program 9: Zoning Ordinance Amendments

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

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

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

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

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

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

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

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

Program 10: Montebello Community Assistance Program

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

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

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

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

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

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

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

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

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

Program 12: Streamline Development Review Process

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

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

Program 13: Energy Conservation

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

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

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

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

Program 14: Affirmatively Furthering Fair Housing

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

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

j) The City will continue to retain the Housing Rights Center to process housing discrimination complaints.

k) The City's website will post background information on fair housing and how to contact the Housing Rights Center.

l) Educational and outreach materials will be disseminated to residents, local real estate agents, and the on-site apartment managers of the larger apartment communities.

m) The City will amend its agreement with the Housing Rights Center to include a periodic review of newspaper and online advertising. When discriminatory advertising is found, the Housing Rights Center will then contact the on-site manager of the apartment community placing the ad.

n) The City will amend its agreement with the Housing Rights Center to include coordinating with local newspapers to include a statement that disabled people have a right to request a reasonable accommodation for a service or companion animal.

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

Program 15: Reasonable Accommodation Program

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

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

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

Quantified Objectives

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

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

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

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

9. Surrounding Land Uses and Setting

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

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

10. Other Public Agencies Whose Approval is Required

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

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

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

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Environmental Factors Potentially Affected

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

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology and Soils	☐ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials
☐ Hydrology and Water Quality	☐ Land Use and Planning	☐ Mineral Resources
☐ Noise	☐ Population and Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities and Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

Determination

Based on this initial evaluation:

■ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "less than significant with mitigation incorporated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

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

Signature of Lead Agency Representative

12/21/2021

Date

Monica Mercado-Rodriguez

Printed Name

Associate Planner

Title

Environmental Checklist

1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista that is visible from a City scenic corridor?	☐	☐	☐	■
b. Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	■
c. Conflict with applicable General Plan policies or zoning regulations governing scenic quality?	☐	☐	☐	■
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	■

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

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

a. Would the project have a substantial adverse effect on a scenic vista that is visible from a City scenic corridor?

b. Would the project substantially alter or damage a scenic resource that is visible from a City scenic corridor?

c. Would the project conflict with applicable General Plan policies or zoning regulations governing scenic quality?

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

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

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

NO IMPACT

2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	■
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	■
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))?	☐	☐	☐	■

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	■
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?	☐	☐	☐	■

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a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

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

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

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

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

NO IMPACT

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

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

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

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

NO IMPACT

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

There is no land in the City of Montebello designated as forest land, or timberland zoned as Timberland Production. Additionally, is there is no land designated as Farmland (DOC 2018). The Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Montebello consistent with the current RHNA cycle. Because it is a policy document the Housing Element Update would not result in other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use, and no impact would occur.

NO IMPACT

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3 Air Quality

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

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

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

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

compounds (VOC)/reactive organic gases (ROG), nitrogen oxides (NO_X), particulate matter with diameters of ten microns or less (PM_{10}) and 2.5 microns or less ($PM_{2.5}$), sulfur dioxide, and lead. Other pollutants are created indirectly through chemical reactions in the atmosphere, such as ozone, which is created by atmospheric chemical and photochemical reactions primarily between VOC and NO_X. Secondary pollutants include oxidants, ozone, and sulfate and nitrate particulates (smog).

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

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

Table 3 SCAQMD Thresholds of Significance

Construction Thresholds	Operational Thresholds
75 pounds per day of ROG	55 pounds per day of ROG
100 pounds per day of NO_X	55 pounds per day of NO_X
550 pounds per day of CO	550 pounds per day of CO
150 pounds per day of SO_X	150 pounds per day of SO_X
150 pounds per day of PM_{10}	150 pounds per day of PM_{10}
55 pounds per day of $PM_{2.5}$	55 pounds per day of $PM_{2.5}$

Notes: ROG = reactive organic gases; NO_X = nitrogen oxides; CO = carbon monoxide; SO_x = sulfur oxides
Source: SCAQMD 2015

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

b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

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

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

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

However, future housing construction activities such as the operation of construction vehicles and equipment over unpaved areas, grading, trenching, and disturbance of stockpiled soils have the potential to generate fugitive dust (PM_{10}) through the exposure of soil to wind erosion and dust entrainment. In addition, exhaust emissions associated with heavy construction equipment would potentially degrade air quality. However, new development accommodated under the Housing Element Update would be subject to compliance with applicable SCAQMD rules, including Rule 401 (Visible Emissions), Rule 402 (Nuisance), Rule 403 (Fugitive Dust), and Rule 1113 (Architectural Coatings) to reduce emissions, dust, and volatile organic compounds during project construction.

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

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

NO IMPACT

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

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

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

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

NO IMPACT

4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	■
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?	☐	☐	☐	■
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?	☐	☐	☐	■
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?	☐	☐	☐	■
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	■
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?	☐	☐	☐	■

Endangered Species

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

Significant Ecological Areas (SEA) Program

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

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

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

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

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

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

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

NO IMPACT

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5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☐	■
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☐	■
c. Disturb any human remains, including those interred outside of formal cemeteries	☐	☐	☐	■

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

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

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

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

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

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

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

No Impact

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

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

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

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

NO IMPACT

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6 Energy

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

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

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

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

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

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

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

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

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

Construction Energy Demand

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

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

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

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

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

Operation

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

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

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

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

NO IMPACT

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

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

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

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

NO IMPACT

7 Geology and Soils

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

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

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

a.2. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking

a.3. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

a.4. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

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

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

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

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

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

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

POLICY 1.3: To establish a seismic hazards review procedure.

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

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

NO IMPACT

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

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

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

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

NO IMPACT

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

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

NO IMPACT

8 Greenhouse Gas Emissions

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

Overview of Climate Change and Greenhouse Gases

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

GHGs occur both naturally and as a result of human activities, such as fossil fuel burning, decomposition of landfill wastes, raising livestock, deforestation, and some agricultural practices. GHGs produced by human activities include carbon dioxide (CO_2), methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Anthropogenic activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the concentration of GHGs in the atmosphere that trap heat. Since 1750, estimated concentrations of CO_2, methane, and nitrous oxide in the atmosphere have increased over by 36 percent, 148 percent, and 18 percent, respectively, primarily due to human activity (Forster et al. 2007). Emissions resulting from human activities are thereby contributing to an average increase in Earth's temperature. Potential climate change impacts in California may include loss of snowpack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years (State of California 2018).

Regulatory Framework

California Regulations

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

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

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

The "California Global Warming Solutions Act of 2006," (AB 32), outlines California's major legislative initiative for reducing GHG emissions. AB 32 codifies the statewide goal of reducing GHG emissions to 1990 levels by 2020 and requires CARB to prepare a Scoping Plan that outlines the main state strategies for reducing GHG emissions to meet the 2020 deadline. In addition, AB 32 requires CARB to adopt regulations to require reporting and verification of statewide GHG emissions. Based on this guidance, CARB approved a 1990 statewide GHG level and 2020 target of 431 MMT of CO_2e, which was achieved in 2016. CARB approved the Scoping Plan on December 11, 2008, which included GHG emission reduction strategies related to energy efficiency, water use, and recycling and solid waste, among others. Many of the GHG reduction measures included in the Scoping Plan (e.g., Low Carbon Fuel Standard, Advanced Clean Car standards, and Cap-and-Trade) have been adopted since the Scoping Plan's approval.

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

On September 8, 2016, the governor signed Senate Bill (SB) 32 into law, extending the California Global Warming Solutions Act of 2006 by requiring the state to further reduce GHG emissions to 40 percent below 1990 levels by 2030 (the other provisions of AB 32 remain unchanged). On December 14, 2017, the CARB adopted the 2017 Scoping Plan, which provides a framework for achieving the 2030 target. The 2017 Scoping Plan relies on the continuation and expansion of existing policies and regulations, such as the Cap-and-Trade Program, and implementation of recently adopted policies and legislation, such as SB 1383 (discussed later). The 2017 Scoping Plan also puts an increased emphasis on innovation, adoption of existing technology, and strategic investment to support its strategies. As with the 2013 Scoping Plan update, the 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally appropriate quantitative thresholds consistent with statewide per capita goals of six metric tons (MT) of CO_2e by 2030 and two MT of CO_2e by 2050 (CARB 2017). As stated in the 2017 Scoping Plan, these goals may be appropriate for plan-level analyses (city, county, sub-regional, or regional level), but not for specific individual projects because they include all emissions sectors in the state (CARB 2017).

SENATE BILL 375

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

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

SENATE BILL 100

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

Regional Regulations

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG)

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

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

a. Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

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

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

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

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

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

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

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

NO IMPACT

9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	■
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?	☐	☐	☐	■
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	■
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?	☐	☐	☐	■
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?	☐	☐	☐	■
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	■
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	■

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

b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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

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

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

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

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

NO IMPACT

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

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

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

NO IMPACT

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

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

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

NO IMPACT

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

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

NO IMPACT

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10 Hydrology and Water Quality

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

Water Supply and Quality

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

Surface Water

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

Groundwater

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

Flooding

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

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

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

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

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

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

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

NO IMPACT

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

c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

(i) Result in substantial erosion or siltation on- or off-site;

(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

(iv) Impede or redirect flood flows?

d. Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

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

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

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

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

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

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

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

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

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

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

NO IMPACT

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11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established neighborhood or community?	☐	☐	☐	■
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?	☐	☐	☐	■

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

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

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

NO IMPACT

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

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

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

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

NO IMPACT

12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	■
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?	☐	☐	☐	■

a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated in the City of Camarillo General Plan, specific plan, or other applicable land use plan?

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

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

NO IMPACT

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13 Noise

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

Noise

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

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

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

Descriptors

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

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

Propagation

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

Vibration

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

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

Descriptors

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

Response to Vibration

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

Table 4 Vibration Damage Potential

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

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

Table 5 Vibration Annoyance Potential

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

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

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

Source: Caltrans 2020

Propagation

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

Sensitive Receptors

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

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

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

b. Generation of excessive groundborne vibration or groundborne noise levels?

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

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

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

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

NO IMPACT

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14 Population and Housing

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

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

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

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

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

NO IMPACT

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

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

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

NO IMPACT

15 Public Services

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

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

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

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

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

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

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

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

a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

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

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

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

NO IMPACT

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16 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	■
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?	☐	☐	☐	■

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

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

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

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

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

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

NO IMPACT

17 Transportation

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

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

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

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

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

Goal 2: To Protect residential areas from through traffic.

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

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

Policy 4: Through traffic residential areas should be avoided.

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

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

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

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

NO IMPACT

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

d. Would the project result in inadequate emergency access?

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

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

NO IMPACT

18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	☐	☐	☐	■
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.	☐	☐	☐	■

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

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

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

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

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

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

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

b. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?

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

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

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

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

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

NO IMPACT

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19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	■
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	■
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?	☐	☐	☐	■
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?	☐	☐	☐	■
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	■

Setting

Water

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

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

Wastewater

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

Stormwater

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

Solid Waste

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

The City exempts :

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

The franchises exempt from the Municipal Code are:

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

- G&B Services
- Haul Away Rubbish
- Key Disposal
- NASA Services
- Serv-Wel Disposal
- Universal Waste
- Ware Disposal

a. *Would the project require the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, or natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

b. *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

c. *Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

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

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City's RHNA allocation across all income categories. Some of these sites would require rezoning on already urbanized land. The proposed project would not, however, directly result in development of a specific site or fundamentally change an area within the city. The project would facilitate housing, including affordable housing, in areas where housing of similar density could already occur in accordance with existing land use regulations, and utilities and service systems already exist or have already been planned for extension to these areas. It would therefore not substantially affect the physical environment. The 2021-2029 Housing Element Update itself would therefore not generate wastewater, or create increased demand for water, electric power, natural gas, or telecommunications facilities. Because of this, the project is fully consistent with the City's General Plan and Municipal Code. Projects carried out after adoption of the project would be subject to the General Plan requirements relating to these utilities and service systems as discussed above, the project would not require or result in the construction of new facilities or expansion of existing facilities related to these utilities and service systems, and there would be no impact.

NO IMPACT

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

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

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

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

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

NO IMPACT

20 Wildfire

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

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

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

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

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

NO IMPACT

21 Mandatory Findings of Significance

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

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

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

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

Through the City's development review and, when applicable, environmental review processes, future development projects would be evaluated for potential direct and indirect impacts on biological and cultural resources. Therefore, the Housing Element Update would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

NO IMPACT

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

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

NO IMPACT

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

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

NO IMPACT

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List of Preparers

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

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STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY GAVIN NEWSOM, *Governor*

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November 29, 2021

Joseph Palombi, Director
Planning & Community Development Department
City of Montebello
1600 W. Beverly Blvd.
Montebello, CA 90640

Dear Joseph Palombi:

RE: City of Montebello's 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the City of Montebello's (City) draft housing element received for review on September 30, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on November 16, 2021 with you and consultant Kaizer Rangwala.

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes revisions needed to comply with State Housing Element Law.

The City's statutory deadline to adopt a housing element was October 15, 2021. For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline, then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element or a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance. Please note, upon adoption of the housing element, the City must submit an

electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

HCD appreciates the communication and hard work you and your consultant Kaizer Rangwala provided during the review. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Colin Cross, of our staff, at colin.cross@hcd.ca.gov.

Sincerely,



Paul McDougall

Senior Program Manager

Enclosure

APPENDIX
CITY OF MONTEBELLO

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks),* available at http://www.hcd.ca.gov/community-development/building-blocks/index.shtml and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

As part of the review of programs in the past cycle, the element must provide a cumulative evaluation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers, and persons experiencing homelessness).

B. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A.)*

   Regional Patterns and Trends: For all categories of analysis (segregation and integration, racially and ethnically concentrated areas of poverty and affluence, access to opportunity, and disproportionate housing needs, including displacement), the element addresses some requirements to analyze local patterns and trends. However, the element must also analyze regional patterns and trends for each category and subcategory of analysis. A regional analysis should compare conditions at the local level to the rest of the region, for example at the level of a county or other subregional geography.

   Fair Housing Enforcement and Outreach: The element includes information about fair housing organizations which may serve as resources to the public. However, the element must examine the City's capacity for fair housing enforcement and outreach. This may consist of, but is not limited to, the ability to investigate complaints, obtain remedies, or engage in fair housing testing.

   Disproportionate Housing Needs: The element addresses many requirements regarding the analysis of disproportionate housing needs. However, a complete analysis must address homelessness at the local and regional levels.

Local Data and Knowledge: In addition to the data sources relied on in the current draft, the element must support its analysis with local data and knowledge, including information obtained through community participation or consultation.

Site Inventory: The element does not address this requirement. The analysis must identify whether sites improve or exacerbate conditions and whether sites are isolated by income group. A full analysis should address the income categories of identified sites with respect to location, the number of sites and units by all income groups and how that affects the existing patterns for all components of the assessment of fair housing (e.g., segregation and integration, access to opportunity). The element should also discuss whether the distribution of sites improves or exacerbates conditions. If sites exacerbate conditions, the element should identify further program actions that will be taken to promote equitable quality of life throughout the community (e.g., anti-displacement and place-based community revitalization strategies).

Contributing Factors: The element lists several contributing factors, but it must also prioritize them, demonstrate a nexus to the summarized fair housing issues in Montebello.

Goals and Actions: The element must add, or revise programs based on a complete analysis. Goals and actions must significantly seek to overcome contributing factors to fair housing issues. Current program actions include Program 14 (Affirmatively Furthering Fair Housing (AFFH)), which continues the City's practice of referring fair housing complaints and provides for additional outreach activities. This is not adequate to satisfy the requirement for specific and meaningful actions. Program actions should be proactive, facilitate meaningful change, and respond directly to the contributing factors to fair housing issues that were identified. Furthermore, the element must include metrics and milestones targeting fair housing outcomes in the planning period.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

   While the element quantifies existing extremely low-income (ELI) households, it must also identify the projected housing need analyze their housing needs. The analysis of ELI housing needs could consider tenure and rates of overcrowding and overpayment.

   Additionally, the element indicates that a total of 130 people working in agricultural, fishery, forestry, and hunting industries and states that many of these people are likely employed not as farmworkers but in adjacent industries (p. 33). The element must estimate and analyze the total number of farmworkers, both seasonal and permanent (e.g., county level USDA agricultural census).

3. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

The element must include analysis of the condition of the existing housing stock and estimate the number of units in need of rehabilitation and replacement. For example, the analysis could include estimates from a recent windshield survey or sampling, estimates from the code enforcement agency, or information from knowledgeable builders/developers, including non-profit housing developers or organizations.

4. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   Progress in Meeting the RHNA: The City's Regional Housing Needs Allocation (RHNA) may be reduced by the number of new units built since June 30, 2021. The element indicates (p. 84) that 130 units affordable to very low-income households and 70 units affordable to low-income households are anticipated at Site 8 (North Garfield Avenue) but it must also demonstrate affordability based on actual or anticipated rent, sales prices or other mechanisms ensuring affordability (e.g., deed restrictions). In addition, the element must demonstrate the likelihood of the units being available in the planning [period.

   Parcel Listing: The site inventory includes several sites with multiple parcels and reports the size in acres of each site in aggregate. The element should also provide the acreage of each individual parcel.

   Realistic Capacity: The methodology for calculating residential capacity on identified sites must account for land use controls, site improvements and typical densities of existing or approved residential developments at a similar affordability level. While the element utilizes various potential unit yields, it must still support these assumptions. For example, the element assumes 90 percent buildout at Site 14 (2134 Montebello Town Center) and 100 percent buildout for Site 16 (400 S. Taylor Ave.) but it must demonstrate what specific trends, factors, and other evidence led to its assumptions of realistic capacity.

   In addition, for sites where zoning allows 100 percent nonresidential uses, this analysis must adjust for the likelihood of 100 percent nonresidential development. Currently, the element adjusts realistic capacity assumptions downward to account for this, but it must relate that assumption to the relevant zones or development trends in those zones. For example, the element could describe the underlying zoning, whether 100 percent nonresidential development is allowed in these zones, analyze how often residential development occurs and adjust residential capacity calculations accordingly. The element could also incorporate any relevant programs or policies the City is undertaking to facilitate residential development in zones allowing 100 percent nonresidential uses.

   Suitability of Nonvacant Sites: The element must include an analysis demonstrating the potential for redevelopment of nonvacant sites. To address this requirement, the element describes the existing use of each nonvacant site. This alone is not adequate to demonstrate the potential for redevelopment in the planning period. The analysis should consider factors including the extent to which existing uses may constitute an impediment to additional residential development, the City's past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that

would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites. For example, the element could consider indicators such as age and condition of the existing structure, presence of expiring leases, expressed developer interest, low improvement to land value ratio, and other factors. The element should describe and support (through development trends) the thresholds used to identify sites for redevelopment.

Additionally, because the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households, it must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

Replacement Housing Requirements: If the site inventory identifies sites with existing residential uses, it must identify whether they are affordable to lower-income households or describe whether the additional residential development on the site requires the demolition of the existing residential use. For nonvacant sites with existing, vacated, or demolished residential uses and occupied by, or subject to an affordability requirement for, lower-income households within the last five years there must be a replacement housing program for units affordable to lower-income households. (Gov. Code, § 65583.2, subd. (g)(3).) Absent a replacement housing program, these sites are not adequate sites to accommodate lower-income households. The replacement housing program has the same requirements as set forth in Government Code section 65915, subdivision (c)(3). The housing element must be revised to include such analysis and a program, if necessary.

Small and Large Sites: The parcel listing appears to contain several sites larger than 10 acres in size being used to accommodate the RHNA for lower-income households. Sites smaller than 0.5 acres in size or larger than 10 acres in size are deemed inadequate to accommodate housing for lower-income households unless it is demonstrated that sites of equivalent size and affordability were developed, or the element describes other evidence to HCD that the site is adequate to accommodate housing for lower-income households.

Infrastructure: The element must demonstrate sufficient existing or planned water, sewer, and other dry utilities supply capacity, including the availability and access to distribution facilities, to accommodate the City's RHNA for the planning period.

For your information, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers. The element must demonstrate compliance with these requirements or include programs as appropriate. For additional information and sample cover memo, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/priority-for-water-sewer.shtml.

Environmental Constraints: The element must describe any known environmental constraints or other conditions that preclude housing development in the planning period. While the element includes some general analysis of potential environmental constraints, it should relate that analysis to identified sites. In particular, the element notes that certain sites "will require additional costs to clean them of dangerous contaminants" (p. 114) but it must address the impact that may have on development in the planning period.

Sites Identified in Prior Planning Periods: Sites identified in prior planning periods shall not be deemed adequate to accommodate the housing needs for lower-income households unless a program, meeting statutory requirements, requires rezoning within three years. The element denotes sites identified in prior planning periods (p. 76) but does not clarify whether this constitutes all sites in the inventory that have been previously identified. Additionally, while the element includes Program 11 (Objective Design Standards, Approvals By-right and Administrative Approvals) to address this requirement, this program should identify the specific sites being rezoned.

Zoning for a Variety of Housing Types:

- *Emergency Shelters:* The element notes that emergency shelters are a permitted use in the C-M and M-1 zones (p. 102). However, the element must demonstrate permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters or include a program to do so. In addition, emergency shelters must only be subject to the same development and management standards that apply to residential or commercial development within the same zone except for those standards prescribed by statute. This analysis should generally demonstrate the suitability of these zones for emergency shelters, including whether these zones still have sufficient capacity to accommodate the identified housing need for emergency shelters.
- *R-A Zone*: The element notes that several residential uses (e.g., transitional, and supportive housing, manufactured housing, etc.) are not allowed in the R-A zone. Transitional housing and supportive housing must be permitted as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. Additionally, analysis is needed to demonstrate that the limitation on manufactured housing in this zone is not a constraint to the development of manufactured housing. The element should modify Program 9 (Zoning Ordinance Amendments) to clarify and ensure compliance with all requirements.
- *Accessory Dwelling Units (ADUs)*: The element mentions that the City revised its ADU ordinance in 2019 and will continue to monitor and amend the ordinance as appropriate (p. 107). However, HCD has not received an adopted ADU ordinance from the City. The City should promptly submit the adopted ordinance to HCD for review.

5. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as*

identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7). Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. (Gov. Code, § 65583, subd. (a)(5).)

Land-Use Controls: The element must identify and analyze all relevant land use controls as potential constraints on a variety of housing types. The analysis should analyze land use controls independently and cumulatively with other land use controls. The current draft addresses many requirements, but still should specifically address requirements related to setback and parking requirements, analyzing any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities and include programs to address identified constraints.

On/Off-Site Improvements: The element must identify improvement requirements and analyze their impact as potential constraints on housing supply and affordability. While the element lists several improvement requirements such as water, sewer, and street construction, the element should be revised to list and analyze the specific requirements and address any identified constraints as appropriate.

Processing and Permit Procedures: The element must describe and analyze the City's permit processing and approval procedures by zone and housing type (e.g., multifamily rental housing, mobilehomes, housing for agricultural employees, supportive housing); the current draft generally does not address this requirement. The analysis must evaluate the processing and permit procedures' impacts as potential constraints on housing supply and affordability, addressing such topics as timing, approval body, approval findings and certainty, and any conditional use permits (CUP) and design review or site plan review processes the City may have in place. The element may need to add or modify programs to address identified constraints as appropriate.

Additionally, the element should indicate whether the City has a written procedure to comply with the SB 35 Streamlined Ministerial Approval Process. If necessary, the element should add or modify programs to establish a procedure by a specified date.

Codes and Enforcement: The element must describe the City's building and zoning code enforcement processes and procedures, including which building code is utilized and any local amendments to the building code, and analyze their impact as potential constraints on housing supply and affordability.

Housing for Persons with Disabilities: The element must include an analysis of zoning, development standards, building codes, and process and permit procedures as potential constraints on housing for persons with disabilities. For example, the analysis must

describe any zoning code definitions of family and any spacing or concentration requirements for housing for persons with disabilities.

This analysis should also address the City's zoning and procedures for residential care facilities. For example, the element mentions requirements for group homes of six or fewer residents (p. 32), but it does not clarify how the City treats these uses and whether that complies with the State requirements listed. Additionally, the element notes that "Family Care for 7 or More Persons" requires a CUP. The element should analyze the CUP and associated process as a potential constraint on housing for persons with disabilities and add or modify programs to ensure zoning permits group homes objectively with approval certainty.

6. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing. (Gov. Code, § 65583, subd. (a)(6).)*

   The element must be revised to include analysis of requests to develop housing at densities below those anticipated in the sites inventory and the length of time between receiving approval for a housing development and submittal of an application for building permits. The analysis must address any potential hinderances on the construction of a locality's share of the regional housing need.

7. *Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd. (a)(9) through 65583(a)(9)(D).)*

   The element identifies several assisted housing developments with funding sources that expire during the planning period (p. 39), but it must also provide an analysis. The analysis of "at-risk" units must include the following:

   - Listing of each development by project name and address;
   - Type of governmental assistance received;
   - Earliest date of change from low-income use;
   - Total number of elderly and non-elderly units;
   - Estimated total cost for producing, replacing and preserving the units at-risk;
   - Identification of public and private non-profit corporations known to the City to have the legal and managerial capacity to acquire and manage at-risk units; and

- Identification and consideration of use of federal, state and local financing and subsidy programs.

For additional information and sample analysis, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/assisted-housing-developments.shtml and for more information on identifying units at-risk, see the California Housing Partnership Corporation at http://www.chpc.net.

C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)*

   To have a beneficial impact in the planning period and address the goals of the housing element, programs must be revised with discrete timelines, objectives, and specific and clear commitment to outcomes, as follows:

   - *Quantified Objectives:* Program 1 (Code Enforcement).
   - *Discrete Timing:* Programs 1 (Code Enforcement); 5 (Homeless Prevention), needed for creation of toolkit; 12 (Streamline Development Review Process); and 14 (Affirmatively Furthering Fair Housing), needed for amended HRC agreement and posting of materials. Please note that programs 8 (Implement Inclusionary Zoning and Density Bonuses), 9 (Zoning Ordinance Amendments), and 15 (Reasonable Accommodation) involve coming into compliance with State law and as such should be completed within one year of the start of the planning period.
   - *Specific Commitment:* Programs containing unclear commitment (e.g., “explore”, “evaluate”, etc.) should be amended to include more specific and measurable actions. These include Programs 1 (Code Enforcement) and 7 (Accessory Dwelling Units).

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city’s or county’s share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (*Gov. Code, § *65583, subd. (c)(1).)*

As noted in Finding B4, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning was not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

- *Program 6 (Adequate Sites to Accommodate the RHNA)* should be amended to ensure compliance with all of the by-right requirements provided in Government Code section 65583.2, subdivisions (h) & (i).
- *Program 11 (Objective Design Standards, Approvals By-right and Administrative Approvals)* should be amended to clarify that the action meets the definition of by-right found in Government Code section 65583.2, subdivision (i).
- *Replacement Housing Requirements:* As noted in Finding B4, the housing element may need to include a program to provide replacement housing.
- *City-owned Sites*: Because the site inventory includes city-owned lands, the element's programs should include specific commitment to facilitate development on these sites in the planning period. Programs to facilitate development could include actions such as zoning, outreach to developers, incentives, fee waivers, priority processing and financial assistance.

3. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

   The element must include programs to assist in the development of housing for lower- and moderate-income households, including extremely low-income and special needs households. The program(s) could commit the City to adopting priority processing; granting fee waivers or deferrals; modifying development standards; granting concessions and incentives for housing developments; assisting, supporting, or pursuing funding applications; and proactively working with housing developers to identify development opportunities.

4. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

   As noted in Findings B5 and B6, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs to address and remove or mitigate any identified constraints.

5. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other*

characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)

As noted in Finding B1, the element does not contain programs that satisfy the AFFH requirements for specific and meaningful actions to overcome fair housing issues. Based on a complete analysis, the element must add or revise programs.

6. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)*

   As noted in Finding B7, the element does not contain a complete analysis of at-risk units. The element should amend Program 3 (Preservation of At-Risk Housing) to commit specifically to educate and support tenants of at-risk units, as well as to comply with tenant noticing requirements.

D. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)

While the element includes quantified objectives for construction, rehabilitation and conservation, it must also address these objectives for extremely low-income households.

E. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)

While the element includes a general summary of the public participation process, it must also summarize the public comments and describe how they were considered and incorporated into the element. Additionally, the element briefly mentions that outreach was undertaken with times and locations "specifically accessible to households within low resource areas of the City" (p. 10). The element must describe in further detail how the City reached all economic segments of the population, particularly lower-income households, in conducting outreach related to its survey and workshops.

ATTACHMENT D

Notice of Public Hearing
CITY OF MONTEBELLO PLANNING COMMISSION

City of Montebello 2021-2029 Housing Element Update
General Plan Amendment
Initial Study-Negative Declaration

Location: Citywide

Case Nos.: PC-2022-0001-GPA / ENV-2-22-ND

Applicant: City of Montebello

Project Description: The City of Montebello ("City") has prepared a comprehensive update to its most current Housing Element for the Regional Housing Needs Allocation ("RHNA") 6th Cycle period from 2021-2029. The Housing Element Update (HEU) establishes objectives, policies, and programs to assist the City in achieving state-mandated housing goals. The City's implementation of these policies and programs includes future amendments to other elements of the General Plan and amendments to the City's Zoning Ordinance to ensure consistency between all these documents. The HEU is required to address the City's RHNA which allocates housing needs based on future estimates of housing unit growth over the planning period (2021-2029). Based on methodology established by the Southern California Association of Governments ("SCAG"), the City's RHNA allocation calls for the City to accommodate 5,186 additional units during the planning period (2021-2029). To accommodate its RHNA allocation, the City has identified candidate housing sites which could potentially accommodate additional housing in the future. The City does not propose any site development as part of this process, as the project is an administrative procedure of updating the City's Housing Element. Future development of any identified sites will require discretionary review and consideration including environmental review.

Environmental: As required by Government Code Section 65583(c)(8), the proposed HEU provides a timeline for processing any amendment to the General Plan, Zoning Ordinance, and any other land use document that implements the HEU. Pursuant to the provisions of the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. and the State CEQA Guidelines, the City has prepared an Initial Study/Negative Declaration ("IS/ND") for the HEU and determined that the project will not have a significant effect on the environment, per CEQA Guidelines Section 15164. The 30-day public review period for the environment document is from December 21, 2021 to January 19, 2022,

The Housing Element Update and IS/ND are available for public review at:
Project website: https://planmontebello.com
City's website: https://www.cityofmontebello.com/ceqa-documents.html
Montebello Library: 1550 W. Beverly Blvd, Montebello, CA 90640

NOTICE IS HEREBY GIVEN that the City of Montebello Planning Commission ("Planning Commission') will hold a public hearing to consider adopting a resolution recommending to the City Council adoption of the Housing Element Update and Initial Study/Negative Declaration. The Planning Commission's meeting/public hearing is scheduled to be held on:

Date: Tuesday, January 18, 2022
Time: 6:30 p.m.
Place: City Hall Council Chambers
1600 West Beverly Boulevard
Montebello, CA 90640

Members of the public may participate in a live audio broadcast of the Planning Commission meeting via a designated telephonic dial-in line. Dial-in details for the Planning Commission meeting will be contained in the meeting agenda, posted to the City webpage. The meeting agenda can be found at the following link:
https://www.cityofmontebello.com/planning-commission-meeting.html

All interested persons have the right to participate pursuant to Assembly Bill 361. **For those interested in making public comments, you may address the Planning Commission by calling into the Planning and Community Development Department office at (323) 887-1200 Ext. 493 until the day of the meeting prior to the start of each Public Comments period, Tuesday, January 18, 2022**. Staff will complete the speaker cards for telephonic comments and the public will be called in the order received during the Public Hearing, concluding telephone comments. The exact call back time is not predictable due to the nature of the Planning Commission agenda, and as a result you must be available to receive a live call from staff until the end of the hearing on this matter. In addition, the City has also created an email address pcpubliccomment@cityofmontebello.com where the public can submit written public comments up until the day of the meeting, **Tuesday, January 18, 2022 between 7:30 a.m. – 6:30 p.m.** These comments will be read out loud and submitted for the record. The email address for Planning Commission meetings can be located on the City's webpage under https://www.cityofmontebello.com/planning-commission-meeting.html.

Written comments may also be mailed or delivered to the Planning Commission at the Planning Division office address identified below on or before the meeting date. If you challenge the matter in court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City of Montebello at, or prior to, the public hearing.

For more information about the project and the related environmental documentation please contact:
Contact Person: Monica Mercado-Rodriguez, Associate Planner
Phone: 323.887.1200 Ext. 494 / **Email:** mmercado-rodriguez@cityofmontebello.com
Address: City of Montebello, City Hall, Planning Division, 1600 W. Beverly Blvd, Montebello, CA 90640
City Website: www.cityofmontebello.com
Date of Publication: January 6, 2022

ATTACHMENT E

City of Montebello

Department of Planning and Community Development
323.887.1200 | | 323.887.1488 fax

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR CITY OF MONTEBELLO 2021-2029 HOUSING ELEMENT

This notice is to inform the public and interested agencies that in accordance with the California Environmental Quality Act (CEQA), the City of Montebello is circulating an Initial Study-Negative Declaration (IS-ND) for public comment.

Project/Location: The project area is the entire City of Montebello in Los Angeles County, California.

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

Document Availability: The IS-ND will be available for review at the following locations beginning **December 21, 2021**:

- City of Montebello Planning and Community Development Department, 1600 W. Beverly Boulevard, Montebello, CA 90640
- Project website: https://planmontebello.com
- City website: https://www.cityofmontebello.com/ceqa-documents.html
- Montebello Library, 1550 W. Beverly Boulevard, Montebello, CA 90640

Public Review Period: The 30-day public review period for the Initial Study-Negative Declaration is from December 21, 2021 to January 19, 2022.

Comments: Written comments may be sent to: Monica Mercado-Rodriguez, Associate Planner, Community Development Department, City of Montebello, 1600 W. Beverly Blvd, Montebello, CA 90640. Comments may also be sent by fax to 323-887-1488 or by e-mail to MMercado-Rodriguez@cityofmontebello.com.

Project Impacts: Based on the findings of the IS-ND, the project could not have a significant effect on the environment, and a Negative Declaration has been prepared.

Public Hearing: A public hearing on the project before the Montebello Planning Commission is currently planned to be held at 6:30 p.m. on January 18, 2022 in the City Council Chamber at 1600 W. Beverly Boulevard in Montebello. This information may be subject to change, so please check the public meetings page on the City's website before attending the meeting: https://www.cityofmontebello.com/government/public-meetings.html.

Para asistencia en español, por favor de contactar el Departamento de Desarrollo Comunitario y comunicarse con Monica Mercado-Rodriguez al 323-887-1477, ext. 494.

ATTACHMENT F



City of Montebello 2021-2029 Housing Element

Draft Initial Study –Negative Declaration

prepared by
City of Montebello
1600 West Beverly Boulevard
Montebello, CA 90640
Contact: Monica Mercado-Rodriguez, Associate Planner
mmercado-rodriguez@cityofmontebello.com
(323) 887-1200

prepared with the assistance of

Rincon Consultants, Inc.
180 North Ashwood Avenue
Ventura, California 93003

December 2021

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com

City of Montebello 2021-2029 Housing Element

Draft Initial Study –Negative Declaration

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Table of Contents

Environmental Factors Potentially Affected....21

Determination....21

Environmental Checklist....23

1 Aesthetics....23
2 Agriculture and Forestry Resources....25
3 Air Quality....29
4 Biological Resources....33
5 Cultural Resources....37
6 Energy....41
7 Geology and Soils....45
8 Greenhouse Gas Emissions....49
9 Hazards and Hazardous Materials....53
10 Hydrology and Water Quality....57
11 Land Use and Planning....63
12 Mineral Resources....65
13 Noise....67
14 Population and Housing....73
15 Public Services....75
16 Recreation....79
17 Transportation....81
18 Tribal Cultural Resources....83
19 Utilities and Service Systems....87
20 Wildfire....91
21 Mandatory Findings of Significance....93

References....95

Bibliography....95

Tables

Table 1 2021-2029 Residential Land Inventory by Development Type....5

Table 2 Quantified Objectives, City of Montebello 2021-2029 Housing Element....18

Table 3 SCAQMD Thresholds of Significance....30

Figures

Figure 1 Regional Location and Project Area....2

Figure 2 Residential Sites Inventory Map....6

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Initial Study

1. Project Title

City of Montebello 2021-2029 Housing Element

2. Lead Agency Name and Address

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

3. Contact Person and Phone Number

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

4. Project Location

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

5. Project Sponsor's Name and Address

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

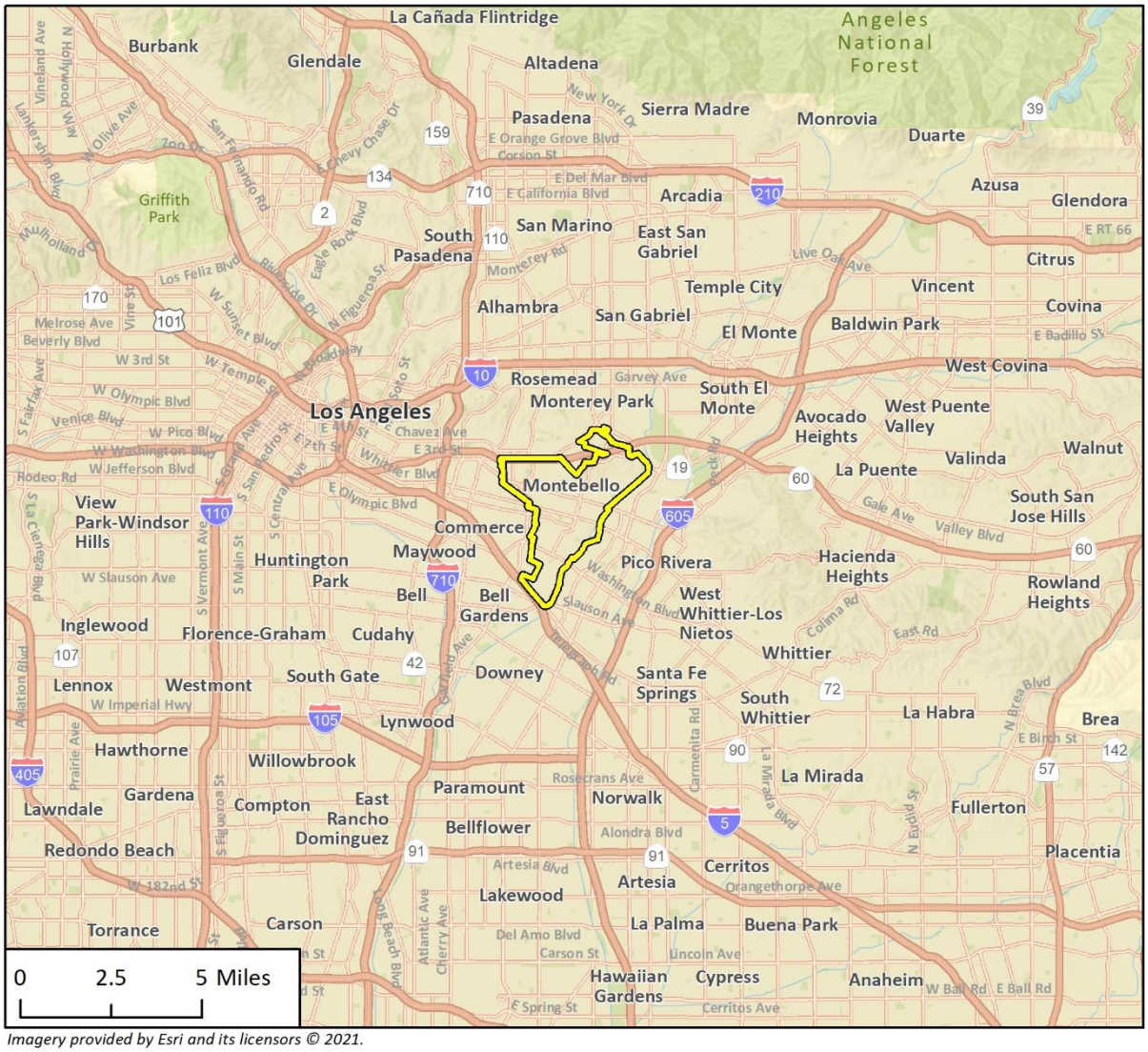
6. General Plan Designation

City-wide

7. Zoning

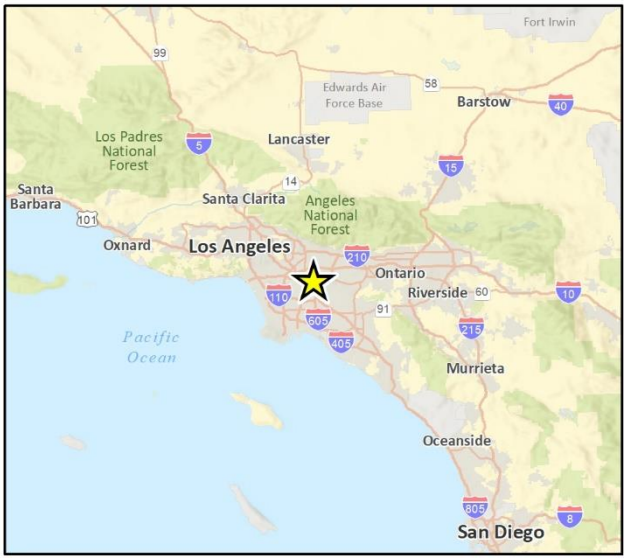
City-wide

Figure 1 Regional Location and Project Area



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Project Location



8. Description of Project

Overview and Background

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

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

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

- An Introduction and profile/analysis of the city's current demographics, housing characteristics, and existing and future housing needs
- Review of resources available to facilitate and encourage the production and maintenance of housing
- Analysis of market constraints on housing production and maintenance
- An evaluation of accomplishments under the previous Housing Element (Fifth Cycle)
- A statement of the Housing Plan to address the city's identified housing needs, including an assessment of past accomplishments, and a formulation of housing goals, policies, and programs to facilitate the 2021 Housing Element Update (Sixth Cycle)
- An identification of the City's quantified objectives for the 2021-2029 Regional Housing Needs Allocation[1] (RHNA) period, by income group, based on growth estimates, past and anticipated development, and income data
- A summary of the public outreach process undertaken by the City to inform the draft 2021 Housing Element Update
- Updated Demographic and Housing Analysis from the latest American Community Survey, and other demographic data sources for the City
- Analysis for consistency with new State laws. Since the 2016-2021 Housing Element, the State enacted legislation to encourage housing development including, in some cases, requiring local jurisdictions to streamline project approvals for the purpose of expediting housing

[1] The RHNA process is explained below.

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

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

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

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

Regional Housing Needs Allocation Process

State Housing Element law requires local jurisdictions to update their Housing Elements at least once every eight years in response to the eight-year Regional Housing Needs Allocation (RHNA) Process. The RHNA process defines each local jurisdiction's share (RHNA) of the region's projected housing needs, by income category, for the planning period. State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability to identify adequate sites to accommodate the RHNA. The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region. Montebello's 5th Cycle Housing Element covered the 2016-2021 planning period. Montebello's 6th Cycle Housing Element (the proposed project) covers the 2021-2029 planning period.

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

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

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

Residential Land Inventory

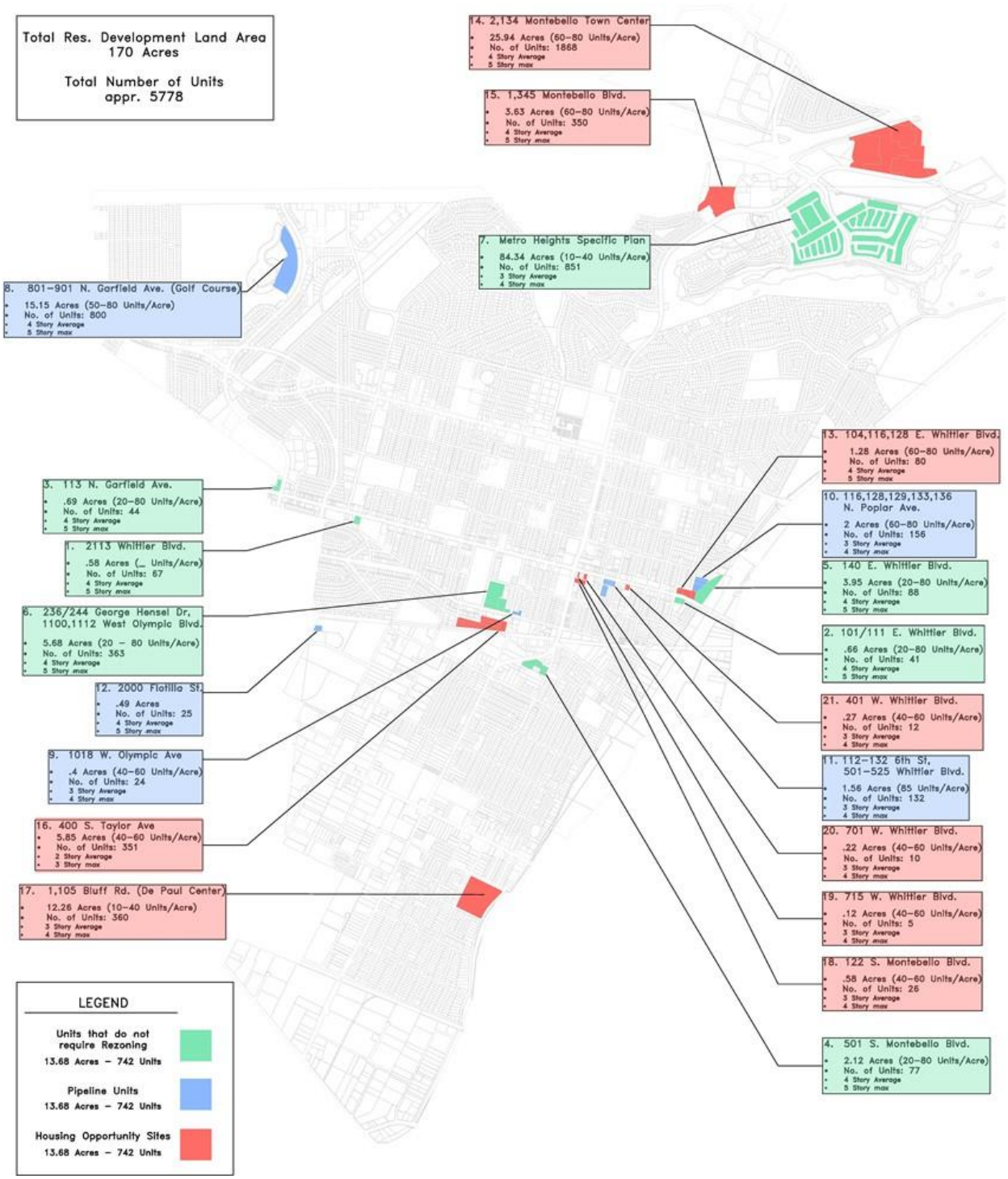
Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an "inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these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

Table 1 2021-2029 Residential Land Inventory by Development Type

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

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

Figure 2 Residential Sites Inventory Map



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

Goals, Policies, Programs, and Objectives

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

Goals

Goal 1: Conservation and Preservation of existing supply

Goal 2: Increase housing production to improve affordability for the City's current and future residents.

Goal 3: Increase housing choices for the City's diverse cultures, lifestyles, abilities, family structures, and income levels.

Policies

Policy 1.1: The City shall strive to ensure safe, sanitary, and decent housing for all segments of the community.

Policy 1.2: The City will continue to provide proactive code enforcement activities to maintain and improve the quality of housing and neighborhoods and encourage the rehabilitation of substandard residential properties by homeowners and landlords.

Policy 1.3: The City shall strive make every effort to continue to provide assistance for rehabilitation of existing structures, and will advertise the availability of housing rehabilitation assistance.

Policy 1.4: The City shall continue to conserve existing affordable housing for lower income renters through continuation of rent subsidies, encouraging landowners to extend Section 8 contracts, and encouraging the use of rehabilitation programs.

Policy 1.5: Stabilize rent levels and provide protection from unwarranted evictions to prevent displacement and ensure existing residents enjoy access to improved amenities and services.

Policy 2.1: The City shall increase zoning capacity to allow more housing to be built.

Policy 2.2: The City shall avoid over concentration of investment (and possible gentrification) by spreading the increased zoning capacity throughout the City.

Policy 2.3: The City shall encourage more attainable housing to be built where it will best support the City's other social, economic, and environmental priorities.

Policy 2.4: The City shall increase housing supply and reduce displacement by permitting housing in commercial zones.

Policy 2.5: The City shall develop objective design standards and make development approvals for complying projects by right.

Policy 2.6: The City shall streamline entitlement and permitting process to reduce the cost of new housing and to accelerate housing production.

Policy 3.1: Through Inclusionary Housing requirements and Density Bonus incentive, the City will facilitate development of affordable housing within high resources areas.

Policy 3.2: Through General Plan update, development of Downtown Montebello Specific Plan, and Parks Master Plan, the City will expand transit, parks and open spaces, public facilities, and jobs to underserved areas of the City so existing and new housing units in these areas will also have access to higher degree of resources.

Policy 3.3: The City will promote greater awareness of tenant and landlord rights and obligations, educate residents about homeownership, and promote economic mobility.

Policy 3.4: The City will avoid displacement of low-income households and where necessary, ensure that it is carried out in an equitable manner.

Policy 3.5: The City shall oppose any discrimination in the sale or rental of housing based on race, religion, color, ancestry, national origin, age, sex, sexual orientation, family type, handicap, or presence of minor children.

Programs

Program 1: **Code Enforcement**

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

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

Responsible Agency: Code Enforcement Division
Timeframe: Ongoing
Funding source: General fund
Program Objective: To continue to implement the code enforcement program to bring substandard housing units into compliance with City building and zoning codes

Program 2: Home Rehabilitation and Preservation Program (HRPP)

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

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

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

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

Program 3: Preservation of At-Risk Housing

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

The City will:

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

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

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

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

Program 4: Section 8 Rental Subsidies

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

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

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

Program 5: Homeless Prevention

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

The City will:

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

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

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

Homeless service providers that the City partners with include:

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

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

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

Program 6: Adequate Sites to Accommodate the RHNA

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

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

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

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

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

Program 7: Accessory Dwelling Units (ADUs)

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

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

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

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

Program 8: Implement Inclusionary Zoning and Density Bonuses

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

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

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

Program 9: Zoning Ordinance Amendments

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

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

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

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

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

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

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

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

Program 10: Montebello Community Assistance Program

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

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

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

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

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

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

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

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

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

Program 12: Streamline Development Review Process

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

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

Program 13: Energy Conservation

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

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

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

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

Program 14: Affirmatively Furthering Fair Housing

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

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

j) The City will continue to retain the Housing Rights Center to process housing discrimination complaints.

k) The City's website will post background information on fair housing and how to contact the Housing Rights Center.

l) Educational and outreach materials will be disseminated to residents, local real estate agents, and the on-site apartment managers of the larger apartment communities.

m) The City will amend its agreement with the Housing Rights Center to include a periodic review of newspaper and online advertising. When discriminatory advertising is found, the Housing Rights Center will then contact the on-site manager of the apartment community placing the ad.

n) The City will amend its agreement with the Housing Rights Center to include coordinating with local newspapers to include a statement that disabled people have a right to request a reasonable accommodation for a service or companion animal.

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

Program 15: Reasonable Accommodation Program

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

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

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

Quantified Objectives

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

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

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

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

9. Surrounding Land Uses and Setting

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

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

10. Other Public Agencies Whose Approval is Required

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

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

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

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Environmental Factors Potentially Affected

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

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology and Soils	☐ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials
☐ Hydrology and Water Quality	☐ Land Use and Planning	☐ Mineral Resources
☐ Noise	☐ Population and Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities and Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

Determination

Based on this initial evaluation:

■ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "less than significant with mitigation incorporated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

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

Signature of Lead Agency Representative

12/21/2021

Date

Monica Mercado-Rodriguez

Printed Name

Associate Planner

Title

Environmental Checklist

1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista that is visible from a City scenic corridor?	☐	☐	☐	■
b. Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	■
c. Conflict with applicable General Plan policies or zoning regulations governing scenic quality?	☐	☐	☐	■
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	■

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

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

a. Would the project have a substantial adverse effect on a scenic vista that is visible from a City scenic corridor?

b. Would the project substantially alter or damage a scenic resource that is visible from a City scenic corridor?

c. Would the project conflict with applicable General Plan policies or zoning regulations governing scenic quality?

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

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

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

NO IMPACT

2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	■
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	■
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))?	☐	☐	☐	■

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	■
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?	☐	☐	☐	■

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a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

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

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

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

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

NO IMPACT

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

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

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

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

NO IMPACT

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

There is no land in the City of Montebello designated as forest land, or timberland zoned as Timberland Production. Additionally, is there is no land designated as Farmland (DOC 2018). The Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Montebello consistent with the current RHNA cycle. Because it is a policy document the Housing Element Update would not result in other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use, and no impact would occur.

NO IMPACT

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3 Air Quality

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

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

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

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

compounds (VOC)/reactive organic gases (ROG), nitrogen oxides (NO_X), particulate matter with diameters of ten microns or less (PM_{10}) and 2.5 microns or less ($PM_{2.5}$), sulfur dioxide, and lead. Other pollutants are created indirectly through chemical reactions in the atmosphere, such as ozone, which is created by atmospheric chemical and photochemical reactions primarily between VOC and NO_X. Secondary pollutants include oxidants, ozone, and sulfate and nitrate particulates (smog).

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

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

Table 3 SCAQMD Thresholds of Significance

Construction Thresholds	Operational Thresholds
75 pounds per day of ROG	55 pounds per day of ROG
100 pounds per day of NO_X	55 pounds per day of NO_X
550 pounds per day of CO	550 pounds per day of CO
150 pounds per day of SO_X	150 pounds per day of SO_X
150 pounds per day of PM_{10}	150 pounds per day of PM_{10}
55 pounds per day of $PM_{2.5}$	55 pounds per day of $PM_{2.5}$

Notes: ROG = reactive organic gases; NO_X = nitrogen oxides; CO = carbon monoxide; SO_x = sulfur oxides
Source: SCAQMD 2015

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

b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

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

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

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

However, future housing construction activities such as the operation of construction vehicles and equipment over unpaved areas, grading, trenching, and disturbance of stockpiled soils have the potential to generate fugitive dust (PM_{10}) through the exposure of soil to wind erosion and dust entrainment. In addition, exhaust emissions associated with heavy construction equipment would potentially degrade air quality. However, new development accommodated under the Housing Element Update would be subject to compliance with applicable SCAQMD rules, including Rule 401 (Visible Emissions), Rule 402 (Nuisance), Rule 403 (Fugitive Dust), and Rule 1113 (Architectural Coatings) to reduce emissions, dust, and volatile organic compounds during project construction.

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

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

NO IMPACT

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

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

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

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

NO IMPACT

4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	■
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?	☐	☐	☐	■
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?	☐	☐	☐	■
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?	☐	☐	☐	■
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	■
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?	☐	☐	☐	■

Endangered Species

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

Significant Ecological Areas (SEA) Program

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

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

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

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

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

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

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

NO IMPACT

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5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☐	■
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☐	■
c. Disturb any human remains, including those interred outside of formal cemeteries	☐	☐	☐	■

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

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

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

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

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

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

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

No Impact

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

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

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

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

NO IMPACT

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6 Energy

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

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

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

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

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

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

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

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

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

Construction Energy Demand

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

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

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

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

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

Operation

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

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

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

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

NO IMPACT

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

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

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

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

NO IMPACT

7 Geology and Soils

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

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

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

a.2. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking

a.3. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

a.4. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

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

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

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

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

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

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

POLICY 1.3: To establish a seismic hazards review procedure.

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

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

NO IMPACT

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

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

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

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

NO IMPACT

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

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

NO IMPACT

8 Greenhouse Gas Emissions

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

Overview of Climate Change and Greenhouse Gases

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

GHGs occur both naturally and as a result of human activities, such as fossil fuel burning, decomposition of landfill wastes, raising livestock, deforestation, and some agricultural practices. GHGs produced by human activities include carbon dioxide (CO_2), methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Anthropogenic activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the concentration of GHGs in the atmosphere that trap heat. Since 1750, estimated concentrations of CO_2, methane, and nitrous oxide in the atmosphere have increased over by 36 percent, 148 percent, and 18 percent, respectively, primarily due to human activity (Forster et al. 2007). Emissions resulting from human activities are thereby contributing to an average increase in Earth's temperature. Potential climate change impacts in California may include loss of snowpack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years (State of California 2018).

Regulatory Framework

California Regulations

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

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

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

The "California Global Warming Solutions Act of 2006," (AB 32), outlines California's major legislative initiative for reducing GHG emissions. AB 32 codifies the statewide goal of reducing GHG emissions to 1990 levels by 2020 and requires CARB to prepare a Scoping Plan that outlines the main state strategies for reducing GHG emissions to meet the 2020 deadline. In addition, AB 32 requires CARB to adopt regulations to require reporting and verification of statewide GHG emissions. Based on this guidance, CARB approved a 1990 statewide GHG level and 2020 target of 431 MMT of CO_2e, which was achieved in 2016. CARB approved the Scoping Plan on December 11, 2008, which included GHG emission reduction strategies related to energy efficiency, water use, and recycling and solid waste, among others. Many of the GHG reduction measures included in the Scoping Plan (e.g., Low Carbon Fuel Standard, Advanced Clean Car standards, and Cap-and-Trade) have been adopted since the Scoping Plan's approval.

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

On September 8, 2016, the governor signed Senate Bill (SB) 32 into law, extending the California Global Warming Solutions Act of 2006 by requiring the state to further reduce GHG emissions to 40 percent below 1990 levels by 2030 (the other provisions of AB 32 remain unchanged). On December 14, 2017, the CARB adopted the 2017 Scoping Plan, which provides a framework for achieving the 2030 target. The 2017 Scoping Plan relies on the continuation and expansion of existing policies and regulations, such as the Cap-and-Trade Program, and implementation of recently adopted policies and legislation, such as SB 1383 (discussed later). The 2017 Scoping Plan also puts an increased emphasis on innovation, adoption of existing technology, and strategic investment to support its strategies. As with the 2013 Scoping Plan update, the 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally appropriate quantitative thresholds consistent with statewide per capita goals of six metric tons (MT) of CO_2e by 2030 and two MT of CO_2e by 2050 (CARB 2017). As stated in the 2017 Scoping Plan, these goals may be appropriate for plan-level analyses (city, county, sub-regional, or regional level), but not for specific individual projects because they include all emissions sectors in the state (CARB 2017).

SENATE BILL 375

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

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

SENATE BILL 100

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

Regional Regulations

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG)

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

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

a. Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

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

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

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

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

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

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

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

NO IMPACT

9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	■
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?	☐	☐	☐	■
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	■
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?	☐	☐	☐	■
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?	☐	☐	☐	■
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	■
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	■

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

b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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

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

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

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

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

NO IMPACT

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

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

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

NO IMPACT

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

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

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

NO IMPACT

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

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

NO IMPACT

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10 Hydrology and Water Quality

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

Water Supply and Quality

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

Surface Water

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

Groundwater

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

Flooding

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

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

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

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

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

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

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

NO IMPACT

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

c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

(i) Result in substantial erosion or siltation on- or off-site;

(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

(iv) Impede or redirect flood flows?

d. Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

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

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

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

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

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

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

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

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

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

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

NO IMPACT

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11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established neighborhood or community?	☐	☐	☐	■
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?	☐	☐	☐	■

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

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

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

NO IMPACT

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

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

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

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

NO IMPACT

12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	■
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?	☐	☐	☐	■

a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated in the City of Camarillo General Plan, specific plan, or other applicable land use plan?

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

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

NO IMPACT

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13 Noise

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

Noise

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

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

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

Descriptors

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

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

Propagation

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

Vibration

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

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

Descriptors

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

Response to Vibration

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

Table 4 Vibration Damage Potential

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

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

Table 5 Vibration Annoyance Potential

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

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

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

Source: Caltrans 2020

Propagation

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

Sensitive Receptors

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

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

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

b. Generation of excessive groundborne vibration or groundborne noise levels?

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

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

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

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

NO IMPACT

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14 Population and Housing

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

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

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

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

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

NO IMPACT

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

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

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

NO IMPACT

15 Public Services

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

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

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

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

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

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

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

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

a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

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

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

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

NO IMPACT

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16 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	■
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?	☐	☐	☐	■

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

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

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

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

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

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

NO IMPACT

17 Transportation

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

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

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

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

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

Goal 2: To Protect residential areas from through traffic.

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

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

Policy 4: Through traffic residential areas should be avoided.

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

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

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

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

NO IMPACT

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

d. Would the project result in inadequate emergency access?

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

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

NO IMPACT

18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	☐	☐	☐	■
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.	☐	☐	☐	■

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

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

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

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

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

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

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

b. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?

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

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

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

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

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

NO IMPACT

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19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	■
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	■
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?	☐	☐	☐	■
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?	☐	☐	☐	■
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	■

Setting

Water

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

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

Wastewater

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

Stormwater

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

Solid Waste

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

The City exempts :

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

The franchises exempt from the Municipal Code are:

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

- G&B Services
- Haul Away Rubbish
- Key Disposal
- NASA Services
- Serv-Wel Disposal
- Universal Waste
- Ware Disposal

a. *Would the project require the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, or natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

b. *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

c. *Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

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

As demonstrated in Table 1, the land inventory for the proposed project exceeds the City's RHNA allocation across all income categories. Some of these sites would require rezoning on already urbanized land. The proposed project would not, however, directly result in development of a specific site or fundamentally change an area within the city. The project would facilitate housing, including affordable housing, in areas where housing of similar density could already occur in accordance with existing land use regulations, and utilities and service systems already exist or have already been planned for extension to these areas. It would therefore not substantially affect the physical environment. The 2021-2029 Housing Element Update itself would therefore not generate wastewater, or create increased demand for water, electric power, natural gas, or telecommunications facilities. Because of this, the project is fully consistent with the City's General Plan and Municipal Code. Projects carried out after adoption of the project would be subject to the General Plan requirements relating to these utilities and service systems as discussed above, the project would not require or result in the construction of new facilities or expansion of existing facilities related to these utilities and service systems, and there would be no impact.

NO IMPACT

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

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

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

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

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

NO IMPACT

20 Wildfire

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

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

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

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

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

NO IMPACT

21 Mandatory Findings of Significance

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

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

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

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

Through the City's development review and, when applicable, environmental review processes, future development projects would be evaluated for potential direct and indirect impacts on biological and cultural resources. Therefore, the Housing Element Update would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

NO IMPACT

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

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

NO IMPACT

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

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

NO IMPACT

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