



NOTICE OF INTENT **TO ADOPT A NEGATIVE DECLARATION**

Notice of Intent (NOI) to adopt a Negative Declaration in compliance with Section 15072 of the California Environmental Quality Act (CEQA).

- Project Title:** City of La Mirada 2021-2029 Housing Element Update
General Plan Amendment 2023-1
- Subject:** Notice of Intent to Adopt a Negative Declaration – Environmental Review (California Environmental Quality Act, CEQA)
- Lead Agency:** City of La Mirada, Community Development Department
13700 La Mirada Boulevard, La Mirada, CA 90638
Contact: Mr. Manuel Muñoz, Community Development Director
- Applicant:** City of La Mirada, Community Development Department
13700 La Mirada Boulevard, La Mirada, CA 90638
Contact: Mr. Manuel Muñoz, Community Development Director
- City/County:** La Mirada, Los Angeles County
- Location:** The City of La Mirada Housing Element would apply to the entire City. The City of La Mirada is located in the easternmost portion of Los Angeles County and is centrally located within the larger Los Angeles urban region. The City's eastern boundary is also the boundary between Los Angeles County and Orange County. La Mirada is located approximately 16 miles southeast of downtown Los Angeles and 14 miles northwest of Santa Ana. La Mirada is bounded by the unincorporated areas of Los Angeles County on the north; the cities of La Habra, Fullerton, and Buena Park on the east; Buena Park on the south; and Santa Fe Springs and Cerritos on the west.
- Description:** The State of California requires that all local governments (both cities and counties) prepare and maintain housing elements to identify strategies to conserve, rehabilitate, and provide housing to meet the existing and projected needs of the community. Specific requirements concerning the scope and content of housing elements have been established by the State Legislature. The Legislature, in turn, has delegated the responsibility of implementing its directives to the California Department of Housing and Community Development (HCD). The HCD is responsible for



CITY OF LA MIRADA

DEDICATED TO SERVICE

13700 La Mirada Boulevard
La Mirada, California 90638
P.O. Box 828
La Mirada, California 90637-0828
Phone: (562) 943-0131 Fax: (562) 943-1464
www.cityoflamirada.org

ensuring that State housing law is being implemented at the local level. To monitor compliance with these requirements and the State's overall housing policies, all housing elements must also be reviewed by HCD prior to, and following, their adoption by the local government. The policies and implementing programs contained in the Housing Element will serve as the City's blueprint in defining how the existing housing stock in La Mirada is to be maintained and conserved while facilitating new residential development in accordance with State law. The focus of the Housing Element is to establish a comprehensive and long-range planning strategy that specifically addresses the City's Regional Housing Needs Assessment (RHNA). The current RHNA (Cycle 6) covers the eight-year planning period of June 30, 2021 to October 15, 2029. The Housing Element identifies the following: 1) housing needs 2) constraints to housing development 3) housing resources (available sites and funding sources) and 4) a housing plan, with goals, policies, and implementation actions that further housing opportunities for La Mirada residents. The proposed Housing Element is designed to support the achievement of the City's Sixth Cycle Regional Housing Needs Assessment (RHNA) which is 1,962 dwelling units.

Findings:

The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant adverse impacts with the implementation of the appropriate mitigation measures. For this reason, the City of La Mirada determined that a *Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

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

Review:

The Initial Study and Negative Declaration will be available for public review at the following location:



CITY OF LA MIRADA

DEDICATED TO SERVICE

13700 La Mirada Boulevard
La Mirada, California 90638
P.O. Box 828
La Mirada, California 90637-0828
Phone: (562) 943-0131 Fax: (562) 943-1464
www.cityoflamirada.org

City of La Mirada, Community Development Department
13700 La Mirada Boulevard
La Mirada, CA 90638

Copies of the Initial Study and Negative Declaration can be found
online at:

<https://www.cityoflamirada.org/about-us/city-clerk/public-notice-postings>

Please send your comments to the attention of Mr. Manuel Muñoz, Community Development Director, City of La Mirada, Planning Department, 13700 La Mirada Boulevard, La Mirada, California, 90638. Mr. Muñoz's contact number with the City is (562) 943-0131 or manuelmunoz@cityoflamirada.org. Your response is requested by 5:00 pm on November 15, 2023. The Planning Commission Public Hearing is scheduled to take place at 6:30 pm on November 16, 2023, in the City Council chambers. The City Council Public Hearing is scheduled for 6:30 pm on November 28, 2023.

Manuel Muñoz, Community Development Director

October 11, 2023

Date



INITIAL STUDY AND NEGATIVE DECLARATION

CITY OF LA MIRADA HOUSING ELEMENT UPDATE LA MIRADA, CALIFORNIA



LEAD AGENCY:

**CITY OF LA MIRADA
COMMUNITY DEVELOPMENT DEPARTMENT
13700 LA MIRADA BOULEVARD
LA MIRADA, CALIFORNIA 90638**

OCTOBER 12, 2023

LAMR 017



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NEGATIVE DECLARATION

PROJECT NAME: City of La Mirada Housing Element Update-6TH Cycle Update 2021-2029.

APPLICANT: Manuel Muñoz, Community Development Director, City of La Mirada, 13700 La Mirada Boulevard, La Mirada, California, 90638.

PROJECT LOCATION: The City of La Mirada Housing Element would apply to the entire City.

CITY AND COUNTY: City of La Mirada, Los Angeles County.

DESCRIPTION: The State of California requires that all local governments (both cities and counties) prepare and maintain housing elements to identify strategies to conserve, rehabilitate, and provide housing to meet the existing and projected needs of the community. Specific requirements concerning the scope and content of housing elements have been established by the State Legislature. The Legislature, in turn, has delegated the responsibility of implementing its directives to the California Department of Housing and Community Development (HCD). The HCD is responsible for ensuring that State housing law is being implemented at the local level. To monitor compliance with these requirements and the State's overall housing policies, all housing elements must also be reviewed by HCD prior to, and following, their adoption by the local government. The policies and implementing programs contained in the Housing Element will serve as the City's blueprint in defining how the existing housing stock in La Mirada is to be maintained and conserved while facilitating new residential development in accordance with State law. The focus of the Housing Element is to establish a comprehensive and long-range planning strategy that specifically addresses the City's Regional Housing Needs Assessment (RHNA). The current RHNA (Cycle 6) covers the eight-year planning period of June 30, 2021 to October 15, 2029. The RHNA for La Mirada is quite high in spite of the City's developed character. The RHNA for La Mirada totals 1,962 units.

EVALUATION FORMAT: The attached Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of the attached Initial Study was guided by Section 15063 of the State CEQA Guidelines. The Housing Element Update ("the project") was evaluated according to its effect on 21 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist, included herein in Section 3, includes a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
---------------------------------------	-----------------------------------------------------------	------------------------------	------------------

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

No Impact: No impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact: No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact with Mitigation: Possible significant adverse impacts have been identified or anticipated and mitigation measures are required as a condition of the project's approval to reduce these impacts to a level below significance.

Potentially Significant Impact: Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts.



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

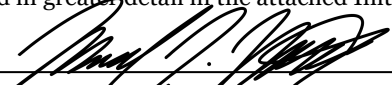
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist in the attached Initial Study.

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

DETERMINATION: (To be completed by the Lead Agency) On the basis of this initial evaluation, the following finding is made:

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

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



 Manuel Muñoz, Community Development Director, City of La Mirada

 October 12, 2023
 Date



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SECTION 1. INTRODUCTION

1.1 PURPOSE OF THIS INITIAL STUDY

This Initial Study evaluates the environmental impacts of the City of La Mirada Housing Element. The State of California requires that all local governments (both cities and counties) prepare and maintain housing elements to identify strategies to conserve, rehabilitate, and provide new housing to meet the existing and projected needs of the community. The City of La Mirada Housing Element fulfills the requirements of the State of California Planning and Zoning Laws and the regulations of Sections 65580 through 65589.5 of the California Government Code. The Housing Element is considered to be a *project* pursuant to the California Environmental Quality Act (CEQA).¹ As part of the review of the Housing Element, the City of La Mirada has authorized the preparation of this Initial Study, the primary purpose of which is to ensure that decision-makers and the public understand the environmental implications of the Housing Element prior to its approval. Other uses of this Initial Study include the following:

- To provide the City with information to use as the basis for deciding whether to prepare an environmental impact report (EIR) for the Housing Element;
- To facilitate environmental assessment and review in the early stages of the Housing Element's preparation; and,
- To provide documentation in support of findings that a particular environmental issue will not be significantly affected by the Housing Element's implementation.

1.2 ORGANIZATION OF THE INITIAL STUDY

The format and structure of this Initial Study generally reflects that of the initial study checklist, provided herein in Section 3. The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition.
- *Section 2 Project Description*, provides an overview of the City of La Mirada and summarizes the Housing Element.
- *Section 3 Environmental Analysis* includes an analysis of potential impacts associated with the adoption and subsequent implementation of the Housing Element.
- *Section 4 Findings* indicates how the Housing Element might yield, or have the potential to yield, a significant effect upon one or more of the issue areas analyzed in this Initial Study.
- *Section 5 References*, identifies the sources used in the preparation of this Initial Study.

¹ California, State of, *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act as Amended 2000.* (CEQA Guidelines) § 15050.



Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and position of the City of La Mirada, in its capacity as the Lead Agency. The City determined, as part of this Initial Study's preparation, that a Negative Declaration is the appropriate environmental document for the proposed project's CEQA review. Certain projects or actions may also require oversight approvals or permits from other public agencies. This Initial Study and the Notice of Intent to Adopt will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 30-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the findings of this Initial Study.² Questions and/or comments should be submitted to the following contact person:

Manuel Muñoz, Community Development Director
City of La Mirada Community Development Department
562-943-0131
manuelmunoz@cityoflamirada.org
13700 La Mirada Boulevard
La Mirada, California, 90638.



²California, State of, *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act* as Amended 2016. (CEQA Guidelines) § 15060.



SECTION 2. PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

This Initial Study evaluates the environmental impacts related to the adoption and subsequent implementation of the City of La Mirada Housing Element. The State of California requires that all local governments (both cities and counties) prepare and maintain housing elements to identify strategies to conserve, rehabilitate, and provide new housing to meet the existing and projected needs of the community. The City of La Mirada Housing Element fulfills the requirements of the State of California Planning and Zoning Laws and the regulations of Sections 65580 through 65589.5 of the California Government Code. The Housing Element is considered to be a *project* pursuant to the California Environmental Quality Act (CEQA).³

2.2 PROJECT LOCATION

The City of La Mirada is located in the easternmost portion of Los Angeles County and is centrally located within the larger Los Angeles urban region. The City's eastern boundary is also the boundary between Los Angeles County and Orange County. La Mirada is located approximately 16 miles southeast of downtown Los Angeles and 14 miles northwest of Santa Ana. La Mirada is bounded by the unincorporated areas of Los Angeles County on the north; the cities of La Habra, Fullerton, and Buena Park on the east; Buena Park on the south; and Santa Fe Springs and Cerritos on the west.⁴ Major physiographic features located in the area are the San Gabriel Mountains (located approximately 20 miles to the north of the site), Coyote Creek (located 0.75 miles to the west), and the Puente Hills (located approximately 6.04 miles to the north of the City).⁵ The location of La Mirada in a regional context is shown in Exhibit 1. A map of La Mirada is shown in Exhibit 2.

2.3 OVERVIEW OF THE CITY OF LA MIRADA

La Mirada is fully developed with few vacant properties in the City. La Mirada is fully urbanized with approximately 48,631 residents living in the City's 7.84 square miles according to the 2020 U. S. Census. The majority of land in the City is currently devoted to residential land uses. Of the City's 3,841 acres, residential uses account for 2,264 acres or approximately 60% of the City's total land area. The remainder of the land area found within the City's corporate boundaries includes commercial uses, industrial uses, parks, schools, and other non-residential development.⁶

The City's land use and development patterns largely reflect its urban character. While residential neighborhoods make up the majority of the City's land area, commercial uses are concentrated at nodes located at key intersections such as Imperial Highway and Valley View Avenue, Imperial Highway and La Mirada Boulevard, Imperial Highway and Santa Gertrudes Avenue, La Mirada Boulevard and Rosecrans Avenue, and Beach Boulevard and Rosecrans Avenue. There is also a concentration of commercial uses that extend along the Santa Ana Freeway corridor. Industrial uses are primarily located in the southern portion of the City, south of Stage Road. La Mirada's land use patterns reflect the careful planning that has occurred since incorporation. Commercial uses are concentrated at key intersections. Industrial uses are well separated from land uses that would be sensitive to traffic, noise, and other environmental effects associated with industry and they are located near rail and freeway facilities. Schools, parks, and other public facilities are

³ California, State of, *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act* as Amended 2000. (CEQA Guidelines) § 15050.

⁴ Quantum GIS and the Southern California Association of Governments.

⁵ Google Earth. Website accessed October 28, 2021.

⁶ City of La Mirada. *City of La Mirada General Plan (Land Use Element)*. March 25, 2003



centrally located within the residential neighborhoods to better serve the community’s residents. The City’s development patterns promote land use compatibility and there are few areas where land use incompatibilities are present. More significantly, there is a lack of “strip” commercial development located along the major roadways unlike the neighboring cities. Residential neighborhoods are found along the City’s major arterials; Rosecrans Avenue, La Mirada Boulevard, Imperial Highway, Santa Gertrudes Avenue, and Beach Boulevard. In neighboring cities, strip commercial development extends along these roadways for many miles. Land use and development patterns in La Mirada are illustrated in Exhibit 3.

2.4 PROJECT DESCRIPTION

The State of California requires that all local governments (both cities and counties) prepare and maintain housing elements to identify strategies to conserve, rehabilitate, and provide housing to meet the existing and projected needs of the community. Specific requirements concerning the scope and content of housing elements have been established by the State Legislature. The Legislature, in turn, has delegated the responsibility of implementing its directives to the California Department of Housing and Community Development (HCD). The HCD is responsible for ensuring that State housing law is being implemented at the local level. To monitor compliance with these requirements and the State’s overall housing policies, all housing elements must be reviewed by HCD prior to, and following, their adoption. The policies and implementing programs contained in the Housing Element will serve as the City’s blueprint in defining how the existing housing stock in La Mirada is to be maintained and conserved while facilitating new residential development in accordance with State law. The focus of the Housing Element is to establish a comprehensive and long-range planning strategy that specifically addresses housing need. This Housing Element builds upon housing policy that was adopted as part of the previous 4th and 5th Cycle La Mirada Housing Elements. The Housing Element consists of the following sections:

- *Section 1 Introduction to the Element* provides an overview of the City and indicates the statutory authority of the element.
- *Section 2 Overview of La Mirada Housing Needs* includes consists of the requisite technical analysis required by the State of California including detailed demographic, housing, and socioeconomic characteristics.
- *Section 3 Constraints to Housing Development* identifies factors that could inhibit the development of new housing in the future. The Housing Plan’s policies and programs focus on strategies that will be effective in removing the identified constraints.
- *Section 4 Housing Plan* includes the policies and implementing programs that will enable the City to accommodate meet its projected housing need.
- *The Appendices* include the Affirmatively Furthering Fair Housing information (Appendix A), the Site Inventory (Appendix B), Review of Past Accomplishments (Appendix C), O Public Participation, and (Appendix D), and “La Mirada Housing for All” Outreach and Education Plan (Appendix E).

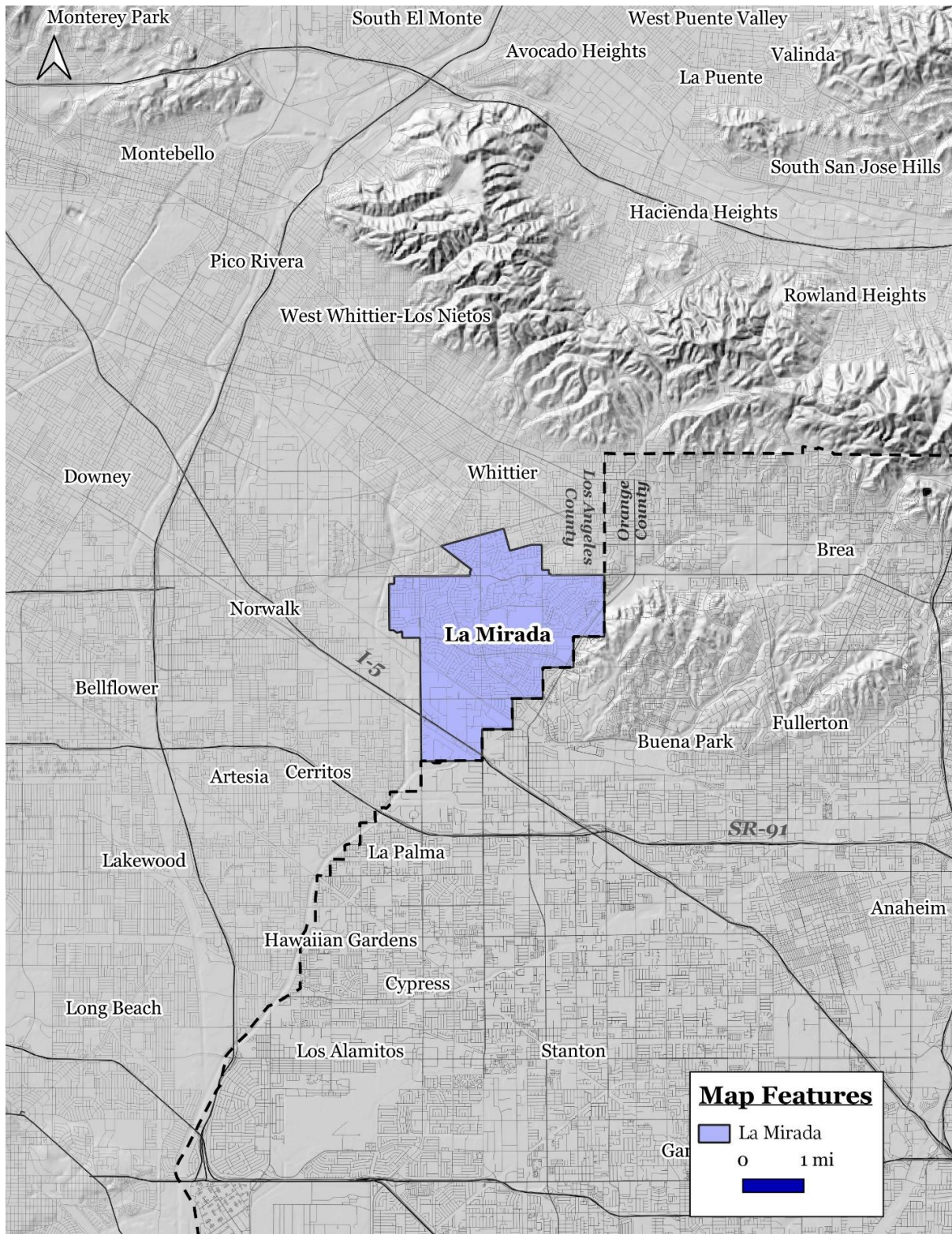


EXHIBIT 1 REGIONAL LOCATION OF LA MIRADA

Source: Blodgett/Baylosis Associates.

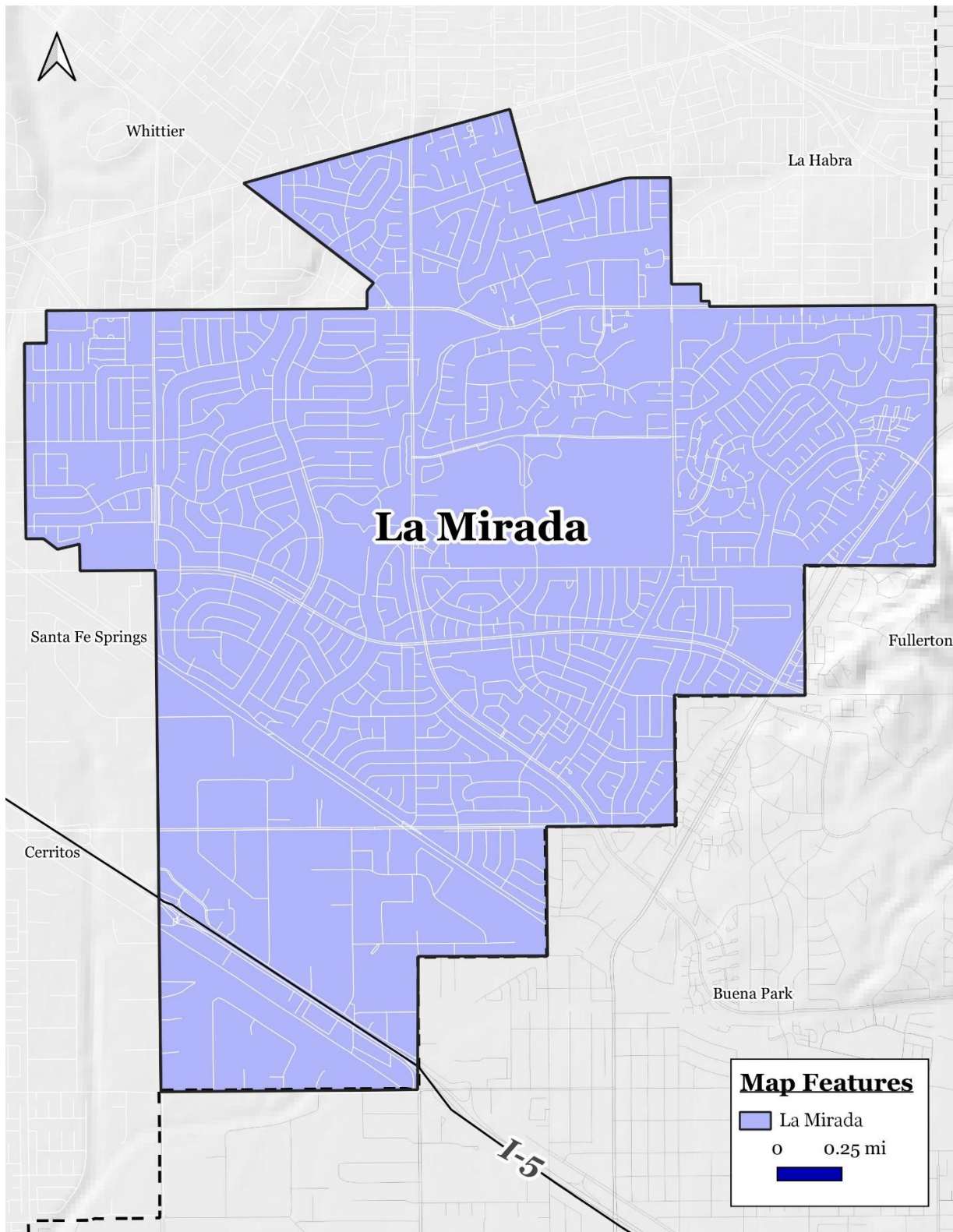


EXHIBIT 2 CITY WIDE MAP

Source: Blodgett/Baylosis Associates.

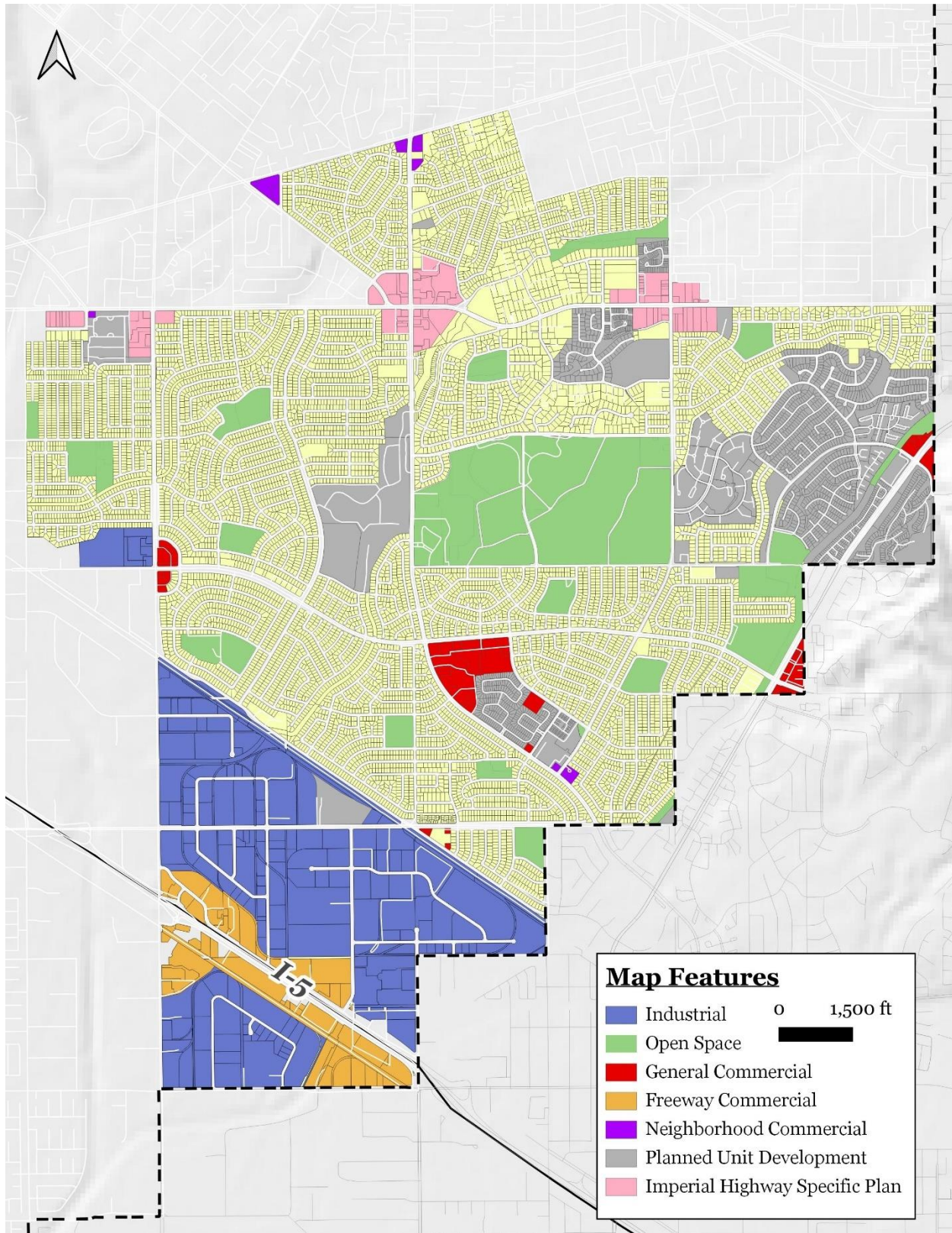


EXHIBIT 3 LAND USE AND DEVELOPMENT IN LA MIRADA

Source: City of La Mirada



The California Government Code requires internal consistency among the various elements of a general plan. Section 65300.5 of the Government Code states that the General Plan and the individual elements shall be integrated and internally consistent. Although the Housing Element presents basic policies and actions for resolving a variety of local housing issues, its implementation will be aided through the City's Zoning Ordinance, Subdivision Ordinance, Building Code, and Code Enforcement Program. As part of the Housing Element's implementation, the City would continue to undertake an annual review of its General Plan as required by State law. As other elements of the General Plan are amended, the City would review and revise as necessary the Housing Element to ensure internal consistency among the various General Plan elements.

The current Regional Housing Needs Assessment (RHNA) Housing Element Cycle (Cycle 6) covers the eight-year planning period of June 30, 2021 to October 15, 2029. The RHNA for La Mirada is quite high in spite of the City's developed character. The RHNA for La Mirada totals 1,962 units. This RHNA includes the following:

- *Very Low and Extremely Low Income Households.* A total of 634 units are allocated to households with annual incomes that are considered to be extremely low income (50% or less of the County median household income) or very low income;
- *Low Income Households.* A total of 342 units are allocated for low-income households (51% to 80% of the County median);
- *Moderate Income Households.* A total of 320 units are allocated for moderate income households (81%-120% of the County median); and
- *Above Moderate Income Households.* A total of 666 units are allocated for above moderate-income households (above 120% of the County median).

The total RHNA for the City is 1,962 units for the 2021-2029 planning period. The City is required to ensure that the General Plan and the Zoning Ordinance provide the land designations to accommodate this development. The City is also required to ensure that the General Plan and Zoning Ordinance provide for the future housing need envisioned under the RHNA. The City can realistically accommodate 1,962 units (potential ADUs and approved projects) and its 6th Cycle sites inventory, which includes sites in the existing Imperial Highway Corridor Specific Plan, Infill Housing Program Areas, and other newly identified sites that need to be rezoned. However, even with the Housing Infill Program, the Imperial Highway Corridor Specific Plan, and the City's ADU program, there is still a shortfall of units. The City will need to rezone 35 sites to accommodate its 2021-2029 RHNA obligations. A parcel-specific site analysis was performed using the City's Geographic Information System (GIS) data and information from the County Assessor's database. The site's inventory includes only lots that could realistically be developed based on staff's knowledge, input from the community, and an examination of existing conditions. Detailed assumptions and methodology for the residential land inventory are summarized in Appendix B: Sites Inventory

To progress toward the attainment of established goals, the City has committed itself to specific policies and actions. While the goals are general statements that reveal community values or ideals, the policies presented herein are more specific, time-oriented actions. The policies and supporting actions have been organized around five major issue areas identified by the State Department of Housing and Community Development. The actions to be undertaken by the City have been programmed to facilitate implementation and evaluate progress. The anticipated impact, responsible agency, potential funding, and schedule for each action are discussed in the Housing Element.



The Housing Element indicates the City can realistically accommodate 2,646 units (potential ADUs and approved projects) and its 6th Cycle sites inventory, which includes sites in the existing Imperial Highway Corridor Specific Plan, Infill Housing Program Areas, and other newly identified sites that need to be rezoned. A parcel-specific site analysis was performed using the City's Geographic Information System (GIS) data and information from the County Assessor's database. The sites inventory includes only lots that could realistically be developed based on staff's knowledge, input from the community, and an examination of existing conditions. Detailed assumptions and methodology for the residential land inventory are summarized in the Housing Element (refer to Appendix B: Sites Inventory).

2.5 DISCRETIONARY ACTIONS

The following discretionary approvals would be required as part of the Housing Element's adoption:

- The Housing Element will undergo public review before the Planning Commission and City Council. The Element will be incorporated into the City of La Mirada General Plan once it has been adopted by the City Council.
- The Housing Element is a project pursuant to CEQA. As a result, the City Council must approve the Negative Declaration as part of its deliberations.





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SECTION 3. ENVIRONMENTAL ANALYSIS

This section of the Initial Study analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include the following:

Aesthetics (Section 3.1);	Mineral Resources (Section 3.12);
Agricultural & Forestry Resources (Section 3.2);	Noise (Section 3.13);
Air Quality (Section 3.3);	Population & Housing (Section 3.14).
Biological Resources (Section 3.4);	Public Services (Section 3.15);
Cultural Resources (Section 3.5);	Recreation (Section 3.16);
Energy (Section 3.6);	Transportation (Section 3.17);
Geology & Soils (Section 3.7);	Tribal Cultural Resources (Section 3.18);
Greenhouse Gas Emissions; (Section 3.8);	Utilities (Section 3.19);
Hazards & Hazardous Materials (Section 3.9);	Wildfire (Section 3.20); and,
Hydrology & Water Quality (Section 3.10);	Mandatory Findings of Significance (Section 3.21).
Land Use & Planning (Section 3.11);	



3.1 AESTHETICS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista?			✘	
B. Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✘
C. Except as provided in Public Resources Code Section 21099, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				✘
D. Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✘	

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on aesthetics if it results in any of the following:

- The proposed project would have an adverse effect on a scenic vista, except as provided in PRC Sec. 21099.
- The proposed project would have an adverse effect on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- The proposed project would substantially degrade the existing visual character or quality of public views of the site and its surroundings (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality. or,
- The proposed project would, except as provided in Public Resources Code Section 21099, create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

The evaluation of aesthetics and aesthetic impacts is generally subjective, and it typically requires the identification of key visual features in the area and their importance. The characterization of aesthetic impacts involves establishing the existing visual characteristics including visual resources and scenic vistas that are unique to the area. Visual resources are determined by identifying existing landforms (e.g., topography and grading), views (e.g., scenic resources such as natural features or urban characteristics), and existing light and glare characteristics (e.g., nighttime illumination).



ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista? • Less Than Significant Impact.*

The City of La Mirada General Plan has not designated any local roadways as "scenic highways." Future residential development contemplated under the Housing Element will result in the replacement of older, deteriorating improvements with newer structures. No scenic vistas are present in the vicinity of the potential development sites. As a result, the impacts would be less than significant.

B. *Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? • No Impact.*

There are no designated State scenic highways located in the City. The trees that are found within the potential development sites are species that are typically found in an urbanized setting. In addition, there are no natural rock outcroppings or historic structures located within the potential infill sites. The nature and extent of historic resources within the project area are discussed herein in Section 3.5). As a result, no impacts would occur.

C. *Except as provided in Public Resources Code Section 21099, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? • No Impact.*

The potential residential development sites are located within an area that is urbanized. No natural undeveloped areas remain within any of the candidate development sites. No historic or unique structures or sites are found within the proposed infill development sites or in the immediate area. As a result, the Housing Element's adoption and subsequent implementation would not result in any significant adverse impacts.

D. *Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? • Less Than Significant Impact.*

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. This nuisance lighting is referred to as *light trespass* which is typically defined as the presence of unwanted light. Light sensitive residential uses are located from the project site to the west and north. Moreover, the proposed project will be a light sensitive receptor. The following standard condition would be effective in further reducing the potential light and glare impacts:

- The contractors must ensure that appropriate light shielding is provided for the lighting equipment in the parking area, buildings, and security to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the contractor and submitted to the Planning Division for review and approval.

The above standard condition would reduce the potential impacts to levels that are less than significant.



MITIGATION MEASURES

The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. Furthermore, the analysis determined that no mitigation was required.

3.2 AGRICULTURE AND FORESTRY RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project 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. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?				✘
C. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✘
D. Would the project result in the loss of forest land or conversion of forest land to non-forest use?				✘
E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✘

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on agriculture and forestry resources if it results in any of the following:

- The proposed project would 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.
- The proposed project would conflict with existing zoning for agricultural use, or a Williamson Act contract.
- The proposed project would 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)).
- The proposed project would result in the loss of forest land or conversion of forest land to non-forest use.



- The proposed project would 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.

The California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) was established in 1982 to track changes in agricultural land use and to help preserve areas of Important Farmland. It divides the state's land into categories of land use designation based on soil quality and existing agriculture uses to produce maps and statistical data. These maps and data are used to help preserve productive farmland and to analyze impacts on farmland. Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance are all Important Farmland and are collectively referred to as Important Farmland in this analysis.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project 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? • No Impact.*

The infill sites and the surrounding properties are developed in urban uses. No agricultural uses are located within these sites or on the adjacent properties. According to the California Department of Conservation, the City of La Mirada does not contain any designated areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As a result, no impacts would occur.

B. *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? • No Impact.*

Commercial agricultural uses are not permitted within the existing residential zone districts. In addition, the California Department of Conservation Division of Land Resource Protection indicated the infill sites are not subject to a Williamson Act Contract. As a result, no impacts on existing or future Williamson Act Contracts would result from the proposed project's implementation. As a result, no impacts would result.

C. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? • No Impact.*

The City of La Mirada is located in the midst of a larger urban area and no forest lands are found within the City or in the surrounding area. In addition, the City of La Mirada General Plan does not provide for any forest land protection since no such protection is required. No impacts on forest land or timber resources would result from the implementation of the proposed project. As a result, no impacts would result.

D. *Would the project result in the loss of forest land or conversion of forest land to non-forest use? • No Impact.*

The project site is located in the midst of an urban area. No forest land is located within the City nor does the City of La Mirada General Plan provide for any forest land protection. No loss or conversion of forest lands would result from the implementation of the proposed project. As a result, no impacts would occur.



E. *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? • No Impact.*

The project would not involve the disruption or damage of the existing environment that would result in a loss of farmland to nonagricultural use or conversion of forest land to non-forest use because the project site is not located near farmland or forest land. As a result, no impacts would result.

MITIGATION MEASURES

The analysis of agricultural and forestry resources indicated that no impacts on these resources would occur as part of the proposed project’s implementation and no mitigation is required.

3.3 AIR QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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?			×	
D. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			×	

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on air quality if it results in any of the following:

- The proposed project would conflict with or obstruct implementation of the applicable air quality plan.
- The proposed project would 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.
- The proposed project would expose sensitive receptors to substantial pollutant concentrations.
- The proposed project would result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for the following criteria pollutants:



- *Ozone (O₃)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. Ozone is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain. Carbon monoxide is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen oxide (NO_x)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. Nitrogen oxides are formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *Sulfur dioxide (SO₂)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms and difficulty in breathing for children.
- *PM₁₀ and PM_{2.5}* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles because fine particles can more easily cause irritation.

A project would have a significant effect on air quality if any of the following operational emissions thresholds for criteria pollutants are exceeded:

- 55 pounds per day reactive organic compounds;
- 55 pounds per day of nitrogen oxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀;
- 55 pounds per day of PM_{2.5}; or,
- 150 pounds per day of sulfur oxides.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with, or obstruct implementation of, the applicable air quality plan? • No Impact.*

The City of La Mirada is located within the South Coast Air Basin, which covers a 6,600 square-mile area within all of Orange County, the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP). The most recent AQMP was adopted in 2016 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG). The AQMP will help the SCAQMD maintain focus on the air quality impacts of major projects associated with goods movement, land use, energy efficiency, and other key areas of growth. Key elements of the 2016 AQMP include enhancements to existing programs to meet the 24-hour PM_{2.5} Federal health standard and a proposed plan of action to reduce ground-level Ozone. The primary criteria for pollutants that remain non-attainment in the local area include PM_{2.5} and Ozone. Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria to determine a project's conformity with the AQMP:

- *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.



- *Consistency Criteria 2* refers to a proposed project’s potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP’s implementation.

The adoption and implementation of the Housing Element will result in operational emissions which will exceed SCAQMD thresholds. The total RHNA for the City is 1,962 units for the 2021-2029 planning period. The City is required to ensure that the General Plan and the Zoning Ordinance provide the land designations to accommodate this development. The City is also required to ensure that the General Plan and Zoning Ordinance provide for the future housing need envisioned under the RHNA. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. The City is obligated under State law, to fulfill the RHNA requirements that have been assigned to the City. As part of the RHNA's development, SCAG relied on growth projections developed as part of the Regional Transportation Plan (RTP). These growth projections were evaluated in the environmental studies prepared for both the RHNA and RTP. As a result, no significant adverse impacts are anticipated.

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?
 • *Less Than Significant Impact.*

The adoption and implementation of the Housing Element will result in operational emissions which will exceed SCAQMD thresholds. The total RHNA for the City is 1,962 units for the 2021-2029 planning period. The City is required to ensure that the General Plan and Zoning Ordinance provide for the future housing need envisioned under the RHNA. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. The potential construction and operational emissions from the potential 1,962 units were estimated using the computer model CalEEMod (v.2022.1.1.19) developed for the SCAQMD (the worksheets are included in Appendix A).

For the purpose of this analysis, the analysis only considered the operational impacts. Long-term emissions refer to those air quality impacts that would occur once the proposed project is operational and would continue over the operational life of the project. The long-term air quality impacts associated with the proposed project once it is occupied include mobile emissions associated with vehicular traffic, on-site emissions related to vehicles idling and starting, and off-site stationary emissions associated with the generation of energy (natural gas and electrical). The analysis of long-term operational impacts also used the CalEEMod (v.2022.1.1.19) computer model. The assumptions used in the model relied on those default variables that are included in the model. Table 3-1 indicates the estimated operational emissions generated by the proposed project.

Table 3-1 Estimated Operational Emissions in lbs./day (Summer)

Emission Source	ROG	NO ₂	CO	SO ₂	PM ₁₀	PM _{2.5}
Maximum Total (lbs./day)	674	105	1,613	3.78	242	165
Daily Thresholds	55	55	550	150	150	55
Significant Impact	Yes	Yes	Yes	No	Yes	Yes

Source: California Air Resources Board CalEEMod (v.2022.1.1.19)

The City is obligated under State law, to fulfill the RHNA requirements that have been assigned to the City. As part of the RHNA's development, SCAG relied on growth projections developed as part of the Regional Transportation Plan (RTP). The following standard conditions would be applicable to future residential development as a means to mitigate potential construction emissions:



- All unpaved demolition and construction areas shall be watered during excavation, grading, and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Watering will reduce fugitive dust by as much as 55 percent. The water used in the control of fugitive dust shall be recycled water if available.
- All materials transported off-site shall either be sufficiently watered or securely covered to prevent excessive amounts of dust and spillage.
- All clearing, earthmoving, or excavation activities shall be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust.
- The future contractors shall ensure that the grading and building contractors must adhere to all pertinent provisions of Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces. The contractors will be responsible for being familiar with the implementation of any pertinent best available control measures.

The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA's implementation. The City is obligated under State law, to fulfill the assigned RHNA requirements. As a result, the impacts are less than significant.

C. *Would the project expose sensitive receptors to substantial pollutant concentrations? • Less Than Significant Impact.*

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate. These population groups are generally more sensitive to poor air quality. Once occupied, the future units would also be sensitive receptors. The pollutants that are of specific concern include the conversion of NO_x to NO₂; carbon monoxide (CO) emissions from construction and operations; PM₁₀ emissions from construction and operations; and PM_{2.5} emissions from construction and operations. Most vehicles generate carbon monoxide (CO) as part of the tail-pipe emissions and high concentrations of CO along busy roadways and congested intersections are a concern. The areas surrounding the most congested intersections are often found to contain high levels of CO that exceed applicable standards. These areas of high CO concentration are referred to as *hot spots*. Two variables influence the creation of a hot-spot and these variables include traffic volumes and traffic congestion. Typically, a hot spot may occur near an intersection that is experiencing severe congestion (a LOS E or LOS F). Future residential development associated with the adoption and subsequent implementation of the Housing Element will result in both short-term (construction-related) and long-term (operational) terms. As indicated previously, the long-term (operational) emissions for the entire 1,962 unit unmet need will exceed the SCAQMD's daily thresholds. The projected future emissions will be comparable to the existing emissions since the emissions levels from the mixed use and residential development are less than that of the commercial uses that may be replaced in the candidate infill sites. In addition, the City is obligated under State law, to fulfill the RHNA requirements that have been assigned to the City. As part of the RHNA's development, SCAG relied on growth projections developed as part of the Regional Transportation Plan (RTP). These growth projections were evaluated in the environmental studies prepared for both the RHNA and RTP. As a result, the potential cumulative air quality impacts are considered to be less than significant.

D. *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? • Less Than Significant Impact.*



The SCAQMD has identified land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering, and businesses involved in fiberglass molding. In addition, construction activities may involve the use of diesel equipment which may result in odors. As a result, the following standard condition is required:

- To ensure that odors from diesel equipment are kept to a minimum, the project Contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.

Adherence to the recommended standard conditions would reduce impacts to levels that are less than significant.

MITIGATION MEASURES

As indicated previously, the proposed project would not result in any significant adverse operational air quality impacts. As a result, no mitigation is required.

3.4 BIOLOGICAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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, regulations or by the California Department of Fish and Wildlife or US 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?				✘
E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✘
F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✘



THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- The proposed project would 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.
- The proposed project would 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 Wildlife or US Fish and Wildlife Service.
- The proposed project would 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.
- The proposed project would 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 proposed project would conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- The proposed project would conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Sensitive biological resources include a variety of plant and animal species that are specialized and endemic to a particular habitat type. Due to loss of habitat, some of these species have been designated by either, or both, the federal and state government resource agencies as threatened or endangered. Species listed as threatened include those whose numbers have dropped to such low levels and/or whose populations are so isolated that the continuation of the species could be jeopardized. Endangered species are those with such limited numbers or subject to such extreme circumstances that they are considered in imminent danger of extinction. Other government agencies and resource organizations also identify sensitive species, those that are naturally rare and that have been locally depleted and put at risk by human activities. While not in imminent danger of jeopardy or extinction, sensitive species are generally considered vulnerable and can become candidates for future listing as threatened or endangered.

ANALYSIS OF ENVIRONMENTAL IMPACTS

- 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?* • **No Impact.**

The majority of the potential development sites have been previously developed, and plant life on-site is limited to non-native, introduced, and ornamental species which were used for landscaping. There are no



sensitive or endangered animal and plant species within the City. The candidate sites are completely surrounded by man-made improvements. Animal life within the development sites and the surrounding area consist of species commonly found in an urban setting. These species are not expected to migrate to the candidate development sites due to the lack of suitable habitat in the area, and the nature and extent of existing development. As a result, the Housing Element's adoption and subsequent implementation would not result in any significant adverse impacts.

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, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? • No Impact.*

The potential infill sites have been previously and is otherwise disturbed and graded and does not include any streams, wetland habitat, or riparian vegetation. The Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts. As a result, no impacts would occur from proposed Housing Element's implementation.

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? • No Impact.*

No natural (native) wetland areas or riparian habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) are found in the infill sites. The potential infill sites are disturbed. Additionally, no offsite wetland habitats would be affected by the future residential development. As a result, no impacts would occur from the proposed Housing Element's implementation.

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? • No Impact.*

The future infill sites have no utility as a wildlife migration corridor due to their location in the midst of an urban area. According to the Los Angeles County Department of Regional Planning, a wildlife corridor may be defined as:

“Areas of open space of sufficient width to permit larger, more mobile species (such as foxes, bobcats, and coyotes) to pass between larger areas of open space, or to disperse from one major open space region to another are referred to as “wildlife corridors.” Such areas generally are several hundred feet wide, unobstructed, and usually possess cover, food, and water.”

Wildlife migration through the proposed project site is inhibited by security fencing, surrounding development, utility lines, and major roadways. Future development would require the removal of limited disturbed ground cover consisting of common grasses and other ruderal overgrowth. Given the City's urbanized character, no impacts would occur.

E. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? • No Impact*

Future demolition activities would be required to conform to pertinent sections of the City's Tree Preservation Ordinance, which calls for a replacement of parkway trees that are removed due to development. The trees



present within the infill sites are those typically found in an urban setting. As a result, no impacts would occur from the proposed project’s implementation.

F. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? • No Impact.*

The City and future residential development would not impact an adopted or approved local, regional, or State habitat conservation plan because the proposed project is located in the midst of an urban area. In addition, the closest County designated Significant Ecological Area (SEA) to the City is the Puente Hills/Whittier Narrows Dam County Recreation Area (SEA #42), located approximately 6.6 miles to the north. The proposed residential development will be restricted to the infill sites in the City and will not impact the aforementioned SEA. As a result, no impacts would occur from the proposed project’s implementation.

MITIGATION MEASURES

The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. As a result, no mitigation measures are required.

3.5 CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?			✘	
B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			✘	
C. Would the project disturb any human remains, including those interred outside of formal cemeteries?			✘	

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on cultural resources if it results in any of the following:

- The proposed project would cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5.
- The proposed project would cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.
- The proposed project would disturb any human remains, including those interred outside of formal cemeteries.

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a General Plan or historic preservation ordinance. In addition, a site or structure may be historically significant according to State or Federal criteria even if the



locality does not recognize such significance. To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements. Specific criteria include the following:

- Districts, sites, buildings, structures, and objects that are associated with the lives of significant persons in or past;
- Districts, sites, buildings, structures, and objects that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or,
- Districts, sites, buildings, structures, and objects that have yielded or may be likely to yield, information important in history or prehistory.

Ordinarily, properties that have achieved significance within the past 50 years are not considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance;
- Districts, sites, buildings, structures, and objects that are associated with events that have made a significant contribution to the broad patterns of our history;
- A building or structure removed from its original location that is significant for architectural value, or which is the surviving structure is associated with a historic person or event;
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life;
- A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- A property achieving significance within the past 50 years if it is of exceptional importance.

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local general plan or historic preservation ordinance. A site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. The California State Historic Preservation Office (SHPO) maintains an inventory of those sites and structures that are considered to be historically significant. Finally, the U.S.



Department of Interior has established specific Federal guidelines and criteria that indicate the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places. To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? • Less Than Significant Impact.*

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local general plan or historic preservation ordinance. In addition, a site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. The State, through the State Historic Preservation Office (SHPO) also maintains an inventory of those sites and structures that are considered to be historically significant. Finally, the U. S. Department of Interior has established specific guidelines and criteria that indicates the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA's implementation. There are no historic structures or significant sites within the potential infill residential development sites that are listed on the Federal Register. As a result, the impacts would be less than significant.

B. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? • Less Than Significant Impact.*

The San Gabriel Valley (and the greater Los Angeles Basin) was previously inhabited by the Gabrieleño-people. Any archaeological resources that may have been present prior to development are not expected to be found within the site due to the past disturbance. The infill sites are not considered archaeologically sensitive since no archaeological resources have been uncovered on-site or in the surrounding area. As a result, the impacts would be less than significant.

C. *Would the project disturb any human remains, including those interred outside of formal cemeteries • Less Than Significant Impact.*

No cemeteries are known to be located *within* the vicinity of the potential development sites. As a result, the impacts would be less than significant.

MITIGATION MEASURES

The analysis of potential cultural resources impacts indicated that the proposed project would not potentially impact an archaeological or paleontological resource. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA's implementation. Therefore, no mitigation measures would be required.



3.6 ENERGY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✘	
B. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✘	

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on energy resources if it results in any of the following:

- The proposed project would result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during the proposed project’s construction or operation.
- The proposed project would conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? • Less Than Significant Impact.*

The adoption and implementation of the Housing Element will result in operational emissions which will exceed SCAQMD thresholds. The total RHNA for the City is 1,962 units for the 2021-2029 planning period. The City is required to ensure that the General Plan and Zoning Ordinance provide for the future housing need envisioned under the RHNA. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. As indicated in Table 3-2, the 1,962 units would consume approximately 30,236 kWh on an annual basis.

Table 3-2 Estimated Annual Energy Consumption

Project Element (Use)	Consumption Rate	Total Project Consumption
Residential Units (1,962 units)	5,625 kWh/Unit/Year	30,236 kWh/day
	4,011 cu. ft./mo./unit	262,352 cu. ft./day

Source: SCAQMD’s CEQA Air Quality Handbook

In order to prevent inefficient consumption of energy, all exterior security lighting must be motion sensor controlled. This project design feature will prevent the continuous use of lighting thus reducing energy consumption. The project will incorporate solar panels on the roof of the building as a means to further reduce energy consumption. Adherence to the City’s required design features would further reduce potential



impacts. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. The City is obligated under State law, to fulfill the assigned RHNA requirements. As a result, the impacts would be less than significant.

B. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? • Less Than Significant Impact.

On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2020. The California Green Building Standards Code does not prevent local jurisdiction from adopting a more stringent code as state law provides methods for local enhancements. Standard conditions that will be designed to reduce air emissions, GHG emissions, and energy consumption will include the design and incorporation of solar energy arrays on the roof; energy star heating, cooling, and lighting devices; light colored roofing materials; landscaping within the parking areas; use of reclaim water for irrigation; and providing an electrical vehicle charging station all in compliance with the California Green Building Code requirements. As a result, the potential impacts from future residential development would be less than significant.

MITIGATION MEASURES

The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. The analysis of energy impacts indicated that no impacts on these resources would occur as part of the proposed project’s implementation. As a result, no mitigation is required.

3.7 GEOLOGY AND SOILS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. 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 (refer to Division of Mines and Geology Special Publication 42); strong seismic ground shaking; seismic-related ground failure, including liquefaction; and, landslides?			✘	
B. Would the project result in substantial soil erosion or the loss of topsoil?				✘
C. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✘
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. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✘
F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✘



THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on geology and soils if it results in any of the following:

- The proposed project would, 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 (refer to Division of Mines and Geology Special Publication 42); strong seismic ground shaking; seismic-related ground failure, including liquefaction; and, landslides.
- The proposed project would result in substantial soil erosion or the loss of topsoil.
- The proposed project would 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.
- The proposed project would 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.
- The proposed project would have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.
- The proposed project would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

The proposed project's potential seismic and soils risk was evaluated in terms of the site's proximity to earthquake faults and unstable soils.

ANALYSIS OF ENVIRONMENTAL IMPACTS

- A.** *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 (refer to Division of Mines and Geology Special Publication 42); strong seismic ground shaking; seismic-related ground failure, including liquefaction; and, landslides?*
- *Less Than Significant Impact.*

Major faults in the region include the Whittier/Elsinore, Norwalk, Newport/Inglewood, Santa Monica, Sierra Madre, Palos Verdes, and San Andreas faults. According to the State of California Geological Survey, no known or suspected active fault traces pass through or are located near the City. There are no designated Alquist-Priolo Special Studies Zones located within the City. In recent years, researchers have identified a previously unknown blind thrust fault that extends from the Puente Hills westerly towards downtown Los Angeles. The nearest fault, the Norwalk fault, is located approximately 3 miles south of La Mirada. The City is, and will continue to be, subject to ground-shaking hazards associated with earthquakes in the region. The



level of risk within the City is no greater than that anticipated for the region. However, there are no fault rupture hazards. As a result, the impacts would be less than significant.

B. *Would the project result in substantial soil erosion or the loss of topsoil? • No Impact.*

According to the Los Angeles County Safety Element, portions of the City are located within an area subject to a potential liquefaction hazard. More recent studies have been completed by the State of California Geological Survey (CGS) Seismic Hazard Zones Mapping Program. According to the preliminary maps completed by the CGS confirm that some of the areas where development is anticipated are located in areas with a liquefaction potential. However, the level of impact or risk is no greater than that for other areas within the Southern California region. As a result, the Housing Element's adoption and subsequent implementation would not result in any significant adverse impacts.

C. *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? • No Impact.*

The City will be subject to the effects of seismic activity from the numerous faults found within the region. The potential adverse effects from these earthquakes may be mitigated by the special building and construction standards contained within the Uniform Building Codes (Seismic Zone 4) standards. According to the United States Geological Survey, the City is not unique in terms of ground motion. The level of seismic risk is no greater than that for other areas within the Southern California region. As a result, the Housing Element's adoption and subsequent implementation would not result in any significant adverse impacts.

D. *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2020), creating substantial direct or indirect risks to life or property? • No Impact.*

The majority of the City and the potential infill development site are developed and largely covered over with impervious surfaces. The soils are not anticipated to represent a significant development constraint given the nature and extent of development found in the planning area. As a result, the Housing Element's adoption and subsequent implementation would not result in any significant adverse impacts.

E. *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? • No Impact.*

The future residential development would not utilize septic tanks or other alternative wastewater disposal systems. No impact associated with the use of septic tanks will occur since new residential development will connect to the City's sanitary sewer system. As a result, no impacts would result.

F. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? • No Impact.*

According to the State of California Geological Survey, the City's geology is largely classified as "Alluvium" (Qal). Alluvial deposits are typically quaternary in age (from two million years ago to the present day) and span the two most recent geologic epochs, the Pleistocene and the Holocene. Alluvium soil deposits that are present in a natural and undisturbed condition may contain paleontological resources, though these resources are more typically found in marine terraces and shales. The on-site soils have undergone disturbance due to the previous development and other on-site activities. In addition, the on-site soils that underlie the property



are Holocene-aged deposits that have a low potential for the discovery of paleontological resources. These soils are recent deposits that do not contain fossil deposits. As a result, no impacts would result.

MITIGATION MEASURES

The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. The analysis determined that no mitigation was required.

3.8 GREENHOUSE GAS EMISSIONS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project generate greenhouse gas 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?			✘	

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The proposed project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- The proposed project would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

For the proposed project, the threshold that will be used is 10,000 MTCO₂e per year. The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels. These man-made GHG will have the effect of warming atmospheric temperatures with the attendant impacts of changes in the global climate, increased sea levels, and changes to the worldwide biome.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? • Less Than Significant Impact.

The adoption and implementation of the Housing Element will result in operational emissions which will exceed SCAQMD thresholds. The total RHNA for the City is 1,962 units for the 2021-2029 planning period. The City is required to ensure that the General Plan and Zoning Ordinance provide for the future housing



need envisioned under the RHNA. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. The SCAQMD has recommended several GHG thresholds of significance. These thresholds include 1,400 metric tons per year of CO₂E for commercial projects, 3,500 tons per year for residential projects, 3,000 tons per year for mixed-use projects, and 7,000 tons per year for industrial projects. Table 3-3 summarizes annual greenhouse gas emissions from the proposed project.

Table 3-3 Greenhouse Gas Emissions Inventory

Source	GHG Emissions (Metric Tons/Year)			
	CO ₂	CH ₄	N ₂ O	CO ₂ E
Long-Term Operation Total Emissions	26,427	18.3	0.89	27,185
Significant Threshold				3,500

Source: CalEEMod v.2022.1.1.19

As indicated in Table 3-3, the CO₂E total for the project is 27,185 metric tons per year of CO₂E while the threshold for residential project’s GHG is 3,500 MTCO₂E per year. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. The City is obligated under State law, to fulfill the assigned RHNA requirements. As a result, the potential impacts would be less than significant.

B. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? • Less Than Significant Impact.

AB-32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28 percent reduction in "business as usual" GHG emissions for the entire State. The proposed project will not involve or require any variance from an adopted plan, policy, or regulation governing GHG emissions. As a result, no impacts related to a potential conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases are anticipated.

MITIGATION MEASURES

The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. The analysis of potential impacts related to greenhouse gas emissions indicated that no significant adverse impacts would result from the proposed project’s implementation. As a result, no mitigation measures are required.



3.9 HAZARDS AND HAZARDOUS MATERIALS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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 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. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✘
G. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				✘

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on hazards and hazardous materials if it results in any of the following:

- The proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- The proposed project would 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.
- The proposed project would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- The proposed project would 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.
- The proposed project would result in a safety hazard or excessive noise for people residing or working



in the project area 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.

- The proposed project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- The proposed project would expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

Hazardous materials refer generally to hazardous substances that exhibit corrosive, poisonous, flammable, and/or reactive properties and have the potential to harm human health and/or the environment. Hazardous materials are used in a wide variety of products (household cleaners, industrial solvents, paint, pesticides, etc.) and in the manufacturing of products (e.g., electronics, newspapers, plastic products).

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? • No Impact.*

Future residential development will not be involved in the manufacture, use, or disposal of hazardous materials other than those materials used in a household. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA's implementation. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

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? • Less Than Significant Impact.*

Due to the nature of the proposed project (Housing Element Update), the use of any hazardous materials will be limited to those that are commercially available and typically used in a household setting. In addition, any accidental spills involving petroleum during construction will require immediate clean up per State and/or Federal standards and protocols. Petroleum based products must be stored in proper drums pursuant to State and Federal standards. As a result, the impacts would be less than significant.

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? • Less Than Significant Impact.*

As indicated previously, the proposed residential uses will not be involved in the storage and distribution of goods which may be considered hazardous. The building plans will be reviewed by the City and the County to ensure that any applicable fire suppression improvements (sprinklers, hydrants, fire flow, etc.) are sufficient in accommodating demand. Future residential development (multiple-family and senior housing projects) may also be periodically inspected by the Los Angeles County Fire Department to ensure that the new residential development conforms to existing health, safety, and fire codes. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts. During ongoing land clearance activities, lead and/or asbestos-containing materials may be encountered and the following standard condition would be required.



- The residential contractors, must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed of in accordance with applicable laws prior to the issuance of any building permit.

As a result, the impacts would be less than significant with the above standard condition.

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? • No Impact.*

Future residential units contemplated under the Housing Element will not be involved in any activities that would emit and/or handle hazardous materials. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA's implementation. As a result, the Housing Element's adoption and subsequent implementation would not result in any significant adverse impacts.

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 private use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? • No Impact.*

The City is not located within two miles of an operational private airport or airstrip. The Los Alamitos Airfield is located approximately 8½ miles southwest of the planning area. Fullerton Airport is located approximately 3½ miles to the southeast. The Long Beach Airport is located approximately 10½ miles to the southwest. Finally, the Los Angeles International Airport (LAX) is located approximately 22½ miles to the west. As a result, the Housing Element and its subsequent implementation would not present a safety hazard related to aircraft or airport operations. As a result, no impacts would result.

F. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? • No Impact.*

The potential development sites that may accommodate the projected new housing need of 1,962 units are generally located near arterial roadways that serve as emergency evacuation routes. The development of these sites contemplated under the implementation of the Housing Element may involve limited disruption of the roadways for utility connections. However, at no time will these arterial roadways, or any other designated emergency evacuation routes, be closed to traffic due to future construction activities within the project site because of the City's construction staging requirements. As a result, the Housing Element's adoption and subsequent implementation would not result in any significant adverse impacts.

G. *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? • No Impact.*

As indicated previously, the candidate development sites and the adjacent properties are located within an urban area. No areas of native or natural vegetation are found within the vicinity of the candidate sites. All of the sites are located outside of any Zone 4 designation, according to maps prepared by the Los Angeles County Fire Department. The Zone 4 designation applies to those areas of the County where the natural vegetation represents a significant wildfire risk. As a result, no impacts would occur.



MITIGATION MEASURES

The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. As a result, no mitigation would be required.

3.10 HYDROLOGY AND WATER QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			×	
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 result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; 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, impede or redirect flood flows?			×	
D. In flood hazard, tsunami, or seiche zones, would the project 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?				×

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on hydrology and water quality if it results in any of the following:

- The proposed project would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.
- The proposed project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.
- The proposed project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; 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, impede or redirect flood flows.



- The proposed project would risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones.
- The proposed project would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? • Less Than Significant Impact.*

Future water consumption will be limited to that typical of residential development, and this consumption will be related to water used for potable consumption, routine maintenance and landscaping. No industrial wastewater discharges would be associated with the uses anticipated under the Housing Element's implementation. The majority of the potential development sites are currently paved or covered over with impervious surfaces, which could lead to the presence of debris, leaves, soils, oil/grease, and other pollutants being transported into the storm drains on site. Given the developed character of the potential infill development sites, there is likely to be an improvement in the quality of storm water runoff. Future development projects will be required to comply with the National Pollutant Elimination System Discharge (NPDES) requirements. The following standard conditions would be required as part of any future development:

- Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer.
- The future contractors shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project site and be available for review on request.
- The Applicant shall prepare and implement a Water Quality Management Plan (WQMP). The WQMP shall be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. In addition, the Applicant shall be responsible for the construction of all on-site best management practices control measures as indicated in the WQMP and as required by Director of Public Works. These measures shall be in place prior to the issuance of a Certificate of Occupancy. The Applicant is to maintain these measures in place and functioning for the life of the building. Inspections of the control measures shall be permitted at any time to City personnel. The WQMP shall be recorded on the property.

As a result, the impacts would be less than significant.

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? • No Impact.*



Grading related activities are not anticipated to encounter and deplete groundwater supplies. Water supply in the City is derived from local groundwater wells operated and maintained by the water purveyors that serve the City, as well as imported water from the Metropolitan Water District (MWD). The majority of the remaining RHNA need will be provided as part of the implementation of the Imperial Highway Corridor Specific Plan. This plan promotes higher density development in three key planning areas. Other potential development sites are scattered throughout the City and the majority of the sites are well served by existing infrastructure. Once specific development sites are slated for development, the City will determine the nature and extent of the required infrastructure as part of the development review and plan check process. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA's implementation. As a result, the Housing Element's adoption and subsequent implementation would not result in any significant adverse impacts.

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 result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; 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, impede or redirect flood flows?*
● *Less Than Significant Impact.*

The majority of the potential development sites were previously developed and covered over with impervious surfaces, including buildings, asphalt roadways, and parking areas. Future residential development will not affect or alter any existing drainage pattern of a stream or river, such as La Mirada Creek. No changes to the current stream bed will occur as a result of future infill development. The creek currently is part of the La Mirada Creek Park system and is zoned for Open Space which prohibits any building development along the creek channel. Furthermore, this existing Open Space zoning will continue. No other natural drainage features remain within the candidate development sites. The following standard conditions would be required:

- All catch basins and public access points that cross or abut an open channel shall be marked by the Applicant with a water quality label in accordance with City standards. This measure must be completed and approved by the City Engineer prior to the issuance of a Certificate of Occupancy.
- The Applicant shall be responsible for the construction of all on-site drainage facilities as required by the City Engineer.

As a result, the potential impacts would be less than significant.

D. *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?* ● *No Impact.*

There are no natural lakes or streams within the City. The majority of the potential development sites have undergone previous development. No natural stream channels remain within any of the candidate development sites. The future development contemplated as part of the Housing Element's implementation will not impact any of the aforementioned rivers. In addition, there will not be a significant increase in the quantity of storm water surface runoff conveyed to the local storm drain system, given the extent of existing impervious surfaces found within each of the proposed development sites. As a result, the Housing Element's adoption and subsequent implementation would not result in any significant adverse impacts.



E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? • No Impact.

Water quality standards are set by the State of California or the EPA. In addition, discharges must meet the technology-based requirements of Section 301 of the CWA. Discharges must meet an acceptable level of pollution control for that type of discharge, regardless of whether or not that level of control is specifically needed to protect the water body to which the discharge is directed. The implementation of these existing regulations and other pertinent requirements will mitigate any potential impacts. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. As a result, no impacts would occur.

MITIGATION MEASURES

The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. The analysis determined that no mitigation would be required.

3.11 LAND USE AND PLANNING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community?				✘
B. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				✘

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, acting as Lead Agency, a project may be deemed to have a significant adverse impact on mineral resources if it results in any of the following:

- The proposed project would physically divide an established community.
- The proposed project would 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.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project physically divide an established community? • No Impact.

The total RHNA for the City is 1,962 units for the 2021-2029 planning period. The City is required to ensure that the General Plan and Zoning Ordinance provide for the future housing need envisioned under the RHNA. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. The redevelopment of the infill sites would be a challenge due to the following reasons:

- There is virtually no remaining vacant land in the City with the remaining undeveloped parcels



limited to several undeveloped parcels.

- The great majority of the City is already zoned and developed in residential land uses. The industrial areas are concentrated in the southern portion of the City. Very little land is devoted to commercial uses and those are limited to key intersections in selected areas of the City.
- Compared to the surrounding communities, the proportion of La Mirada's land area devoted to residential development far exceeds that of the adjacent communities. The rezoning of the industrial and commercially zoned land would translate into a further loss in both jobs and revenue.
- The RHNA is based on a community's past performance in providing new housing and the City's success has resulted in a RHNA figure that will be difficult for the City to realize under the best of economic conditions.

The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA's implementation. The City is obligated under State law, to fulfill the assigned RHNA requirements. As a result, no significant adverse impacts on adopted environmental plans are anticipated.

B. *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?* • ***No Impact.***

There are several existing environmental plans that are applicable to the City, including the Regional Comprehensive Plan, the Congestion Management Plan, and the Air Quality Management Plan. The applicability of these plans is discussed under their respective issue areas (air quality, traffic and circulation, etc.). The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA's implementation. The City is obligated under State law, to fulfill the RHNA requirements that have been assigned to the City. As part of the RHNA's development, SCAG relied on growth projections developed as part of the Regional Transportation Plan (RTP). These growth projections were evaluated in the environmental studies prepared for both the RHNA and RTP. As a result, no significant adverse impacts on adopted environmental plans are anticipated.

MITIGATION MEASURES

The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA's implementation. No mitigation is required.



3.12 MINERAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✗
B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				✗

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on mineral resources if it results in any of the following:

- The proposed project would 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.
- The proposed project would 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.

The Surface Mining and Reclamation Act of 1975 (SMARA) has developed mineral land classification maps and reports to assist in the protection and development of mineral resources. According to the SMARA, the following four mineral land use classifications are identified:

- *Mineral Resource Zone 1 (MRZ-1)*: This land use classification refers to areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- *Mineral Resource Zone 2 (MRZ-2)*: This land use classification refers to areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists.
- *Mineral Resource Zone 3 (MRZ-3)*: This land use classification refers to areas where the significance of mineral deposits cannot be evaluated from the available data.
- *Mineral Resource Zone 4 (MRZ-4)*: This land use classification refers to areas where available information is inadequate for assignment to any other mineral resource zone.

ANALYSIS OF ENVIRONMENTAL IMPACTS

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? • No Impact.

No mineral resource extraction activities are located within the affected potential development sites. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the



RHNA’s implementation. As a result, the Housing Element’s adoption and subsequent implementation will not result in any significant adverse impacts.

B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? • No Impact.

There are no mineral, oil or energy extraction and/or generation activities within the infill sites. Review of maps provided by the State Department of Conservation indicates there are no abandoned and capped wells within the development sites. The resources and materials used in the construction of 1,962 residential units will not include any materials that are considered rare or unique. As a result, the Housing Element’s adoption and subsequent implementation will not result in any significant adverse impacts.

MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no impacts would result from the proposed project’s implementation. As a result, no mitigation measures are required.

3.13 NOISE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✘	
B. Would the project result in generation of excessive ground borne vibration or ground borne 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 reside or working in the project area to excessive noise levels?				✘

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on noise if it results in any of the following:

- The proposed project would result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- The proposed project would result in the generation of excessive ground borne vibration or ground borne noise levels.



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

The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. Noise level increases of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?* • *Less Than Significant Impact.*

The total RHNA for the City is 1,962 units for the 2021-2029 planning period. The City is required to ensure that the General Plan and Zoning Ordinance provide for the future housing need envisioned under the RHNA. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA's implementation. As part of future development of multiple-family residential development, insulation and other design measures will be required to reduce the interior ambient noise levels to 45 CNEL or less. The additional vehicle trips that will be generated by the 1,962 units on a daily basis will be distributed throughout the City. The cumulative traffic will not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes on a given roadway to increase the ambient noise levels to 3.0 dBA or greater). The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA's implementation. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.

B. *Would the project result in generation of excessive ground borne vibration or ground borne noise levels?* • *Less Than Significant Impact.*

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 reduce much more rapidly than low frequencies, so that low frequencies tend to dominate the spectrum at large distances from the source. While people have varying sensitivities to vibrations at different frequencies, in general they are most sensitive to low-frequency vibration. Construction activities may result in varying degrees of ground vibration, depending on the types of equipment, the characteristics of the soil, and the age and construction of nearby buildings. Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernable in areas located near the construction site. Future construction activities could lead to noise impacts on the adjacent residential uses in the absence of mitigation. Construction machinery will be capable of generating periodic peak noise levels ranging from 70 to 95 dBA at a distance of 50 feet from the source. These impacts will be short-term and cease once construction has been completed. All construction activities must conform to the City's Noise Control regulations. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA's implementation. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts.



C. For a project located within the vicinity of an airport 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 reside or working in the project area to excessive noise levels? • No Impact.

The City of La Mirada is not located within two miles of an operational public airport. The Los Alamitos Airfield is located approximately 8½ miles southwest of the planning area. Fullerton Airport is located approximately 3½ miles to the southeast. The Long Beach Airport is located approximately 10½ miles to the southwest. Finally, the Los Angeles International Airport (LAX) is located approximately 22½ miles to the west. As a result, the Housing Element’s adoption and subsequent implementation will not result in any significant adverse impacts.

MITIGATION MEASURES

The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. Construction and operational activities must conform to the City of La Mirada Noise Control Ordinance. No other noise mitigation would be required.

3.14 POPULATION AND HOUSING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			×	
B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				×

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on population and housing if it results in any of the following:

- The proposed project would induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).
- The proposed project would displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? • Less Than Significant Impact.

The City of La Mirada was incorporated as a general law city on March 23, 1960. The City’s population at the



time of incorporation was 22,000 persons. Since its incorporation in 1960, La Mirada’s population has grown 128.7%, from 22,000 residents in 1960 to 50,092 persons according to the most recent DOF estimates. The City experienced the greatest growth in its first two decades. As was the case in many suburban Los Angeles communities, La Mirada shared in the population boom of World War II. The population increased 40 % during the 1960s to 30,808 persons in 1970. The 1970’s saw continued growth (31%), with the population growing to 40,986 by 1980. The majority of growth in population, between 1970 and 1980, may be attributed to the annexation of unincorporated areas within the City’s designated *sphere of influence*. The 1980s actually saw a slowing in the City’s population growth where a decline in the overall population was registered between 1980 and 1990. Population growth resumed once again during the 1990s with the 2000 Census counting 46,783 residents. The 2022 U. S. Census (ACS) indicates the City’s average household size is 3.08 persons per unit. Assuming the 1,962 new RHNA units were occupied at this average household size, the resulting population would be 6,043 persons. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. Since this increase corresponds to SCAG’s RHNA projections, no significant adverse impacts will result.

B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? • No Impact.

The Housing Element calls for the development of 1,962 new housing units. In addition, the Element contains policies and programs designed to discourage the conversion of subsidized housing to market rate units. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. As a result, no adverse impacts related to existing or potential housing displacement will result from the Housing Element’s adoption and subsequent implementation.

MITIGATION MEASURES

The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. The analysis of potential population and housing impacts indicated that no impacts would result from the proposed project’s approval and implementation and no mitigation measures are required.

3.15 PUBLIC SERVICES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	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 or other public facilities?			✘	

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:



- The proposed project would 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 or other public facilities.

ANALYSIS OF ENVIRONMENTAL IMPACTS

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 or other public facilities? • Less Than Significant Impact.*

Fire Department

The Los Angeles County Fire Department provides fire protection services in the City of La Mirada. The headquarters Station, Station No. 49 is located at 13890 La Mirada Boulevard. Another newer Fire station No. 194 located at 13540 Beach Boulevard went active in March 2010. Station 194 will provide coverage from Beach Boulevard east into the City of La Habra and portions of the unincorporated areas of Whittier. Fire Resources from the additional stations, as well as others operated by the Los Angeles County Fire Department, would be made available if needed. The Department will review all future building plans in subsequent phases of planning and design to ensure that regulations and requirements will be followed. The addition of 1,962 new residential units will result in an incremental increase in the demand for emergency services. However, the new developments will be reviewed by the Fire Department to ensure compliance with applicable building and safety codes. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA's implementation. As a result, the impacts would be less than significant.

Police Protection

The Los Angeles County Sheriff's Department, under contract with the City of La Mirada, provides law enforcement services in the City. The City and the planning area are served by the La Mirada Station, located at 13716 La Mirada Boulevard, located adjacent to the La Mirada City Hall. General Law and traffic law enforcement is provided 24-hours per day. Public Safety funding provides for 3 Sergeants, 2 Detectives, 4 Special Assignment Officers, 1 school deputy, two motor officers, and other deputy sheriff personnel. The increased service demands may be offset by department review or development plans, the use of security control measures in new development and the continued implementation of ongoing programs that are effective in crime prevention.

The City is obligated under State law to fulfill the RHNA requirements that have been assigned to the City. As part of the RHNA's development, SCAG relied on growth projections developed as part of the Regional Transportation Plan (RTP). These growth projections were evaluated in the environmental studies prepared for both the RHNA and RTP. Furthermore, the residential development envisioned as part of the Housing Element's implementation is consistent with that contemplated under the City of La Mirada General Plan. As a result, the impacts would be less than significant.



Schools

The proposed Housing Element’s adoption and subsequent implementation will involve the continued use of library facilities and services. The addition of 1,962 new housing units will translate into an incremental increase in the demand for educational services. As a result, the Housing Element’s adoption and subsequent implementation will not result in any significant adverse impacts.

Parks

The proposed Housing Element’s adoption and subsequent implementation will involve the continued use of park facilities and recreational services. The addition of 1,962 new housing units will translate into an incremental increase in the demand for these facilities and services. As a result, the potential impacts associated with the Housing Element’s adoption and subsequent implementation, are considered to be less than significant.

Other Governmental Services

No new governmental services will be needed, and the proposed project is not expected to have any impact on existing governmental services. The proposed project will not directly increase demand for governmental services. As a result, the impact would be less than significant.

MITIGATION MEASURES

The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation.

3.16 RECREATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	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?			✘	

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on recreation if it results in any of the following:

- The proposed project would 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.
- The proposed project would include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.



ANALYSIS OF ENVIRONMENTAL IMPACTS

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? • Less Than Significant Impact.*

Future residential development may result in direct impacts on recreational facilities in the area. However, the potential park impacts will be offset by the payment of park fees or in-lieu dedications. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA's implementation. As a result, the impacts are less than significant.

B. *Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? • Less Than Significant Impact.*

The implementation of the Housing Element will not physically affect parks and recreational facilities in the City. None of the candidate sites serve or provide a sanctioned recreational use for the public. As a result, the Housing Element's adoption and subsequent implementation will not result in any significant adverse impacts. Furthermore, future residential development would be required to pay the applicable Quimby Fees. As a result, there will be no impact.

MITIGATION MEASURES

The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA's implementation.

3.17 TRANSPORTATION AND CIRCULATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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)?			✘	
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?				✘

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on transportation and circulation if it results in any of the following:

- The proposed project would conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.



- The proposed project would conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).
- The proposed project would substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- The proposed project would result in inadequate emergency access.

In conformance with the City of La Mirada and Los Angeles County Congestion Management Program requirements, existing weekday AM and PM peak hour operating conditions for the signalized study intersections were evaluated using the Intersection Capacity Utilization (ICU) method. The relative impact of the site-related traffic volumes to be generated by the proposed project during the weekday AM and PM peak hours was evaluated based on analysis of existing and future operating conditions at the study intersections, without and with the proposed project.

- A significant impact occurs when a proposed project increases traffic demand at a signalized study intersection by two percent or more of capacity ($V/C \geq 0.02$), causing or worsening LOS F ($V/C \geq 1.00$) for all intersections on major corridors, truck routes, commercial corridors at, or adjacent to freeway ramps.
- A significant impact occurs when a proposed project increases traffic demand at a signalized study intersection by two percent or more of capacity ($V/C \geq 0.02$), causing or worsening LOS E ($V/C \geq 0.90$) for all intersections which are not on major corridors, truck routes, commercial corridors at or adjacent to freeway ramps.

ANALYSIS OF ENVIRONMENTAL IMPACTS

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

As indicated previously, the RHNA housing objectives developed for the City by SCAG total 1,962 housing units. According to SCAG, this number represents the total number of new units that should be added to the City's housing inventory during the 6th Cycle to meet the existing and projected housing need for the City. As indicated previously, the RHNA for La Mirada is very high in spite of the City's developed character (the RHNA for La Mirada totals 1,962 units). Problems related to the provision of this number of new housing units over a relatively short time frame is exacerbated by the following factors:

- There is virtually no remaining vacant land in the City with the remaining undeveloped parcels limited to several undeveloped parcels.
- The great majority of the City is already zoned and developed in residential land uses. The industrial areas are concentrated in the southern portion of the City. Very little land is devoted to commercial uses and those are limited to key intersections in selected areas of the City.
- Compared to the surrounding communities, the proportion of La Mirada's land area devoted to residential development far exceeds that of the adjacent communities. The rezoning of the industrial and commercially zoned land would translate into a further loss in both jobs and revenue.
- The RHNA is based on a community's past performance in providing new housing and the City's



success has resulted in a RHNA figure that will be difficult for the City to realize under the best of economic conditions.

Traffic volumes expected to be generated by the proposed project during the weekday AM and PM peak hours as well as on a daily basis, were estimated using rates published in the ITE *Trip Generation Manual*, 9th Edition publication. Trip generation average rates for the following uses were used to forecast the traffic volumes expected to be generated by the individual components of the proposed project: ITE Land Use Code 221: Mid-rise Multiple Family Residential. As indicated in Table 3-4, the 1,962 units called for in the 6th Cycle RHNA would result in a net increase of 9,145 daily trips, 616 morning (AM) peak hour trips, and 559 evening (PM) peak hour trips.

Table 3-4 Project Trip Generation

Use	Size/Quantity	Daily	AM	PM
			Total	total
Rates Per Unit (ITE Code 221)	1,962 residential units	4.75	0.32	0.29
Trips		9,145	616	559

The Housing Element calls for the development of 1,962 new housing units. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. As a result, no adverse impacts related to existing or potential housing displacement will result from the Housing Element’s adoption and subsequent implementation.

B. *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? • Less Than Significant Impact.*

The Housing Element is being advanced as an “infill” development strategy, which is seen as an important strategy in combating the release of GHG emissions. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State’s Strategic Growth Council (SGC). Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. When development is located in a more rural setting, such as further east in the desert areas, employees, patrons, visitors, and residents may have to travel farther since rural development is often located a significant distance from employment, entertainment, and population centers. Consequently, this distance is reduced when development is located in urban areas since employment, entertainment, and population centers tend to be set in more established communities. The Housing Element calls for the development of 1,962 new housing units. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. Therefore, the potential impacts are considered to be less than significant.

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)? • No Impact.*

The City is obligated under State law, to fulfill the RHNA requirements that have been assigned to the City. As part of the RHNA's development, SCAG relied on growth projections developed as part of the Regional Transportation Plan (RTP). These growth projections were evaluated in the environmental studies prepared for both the RHNA and RTP. As a result, the level of service of individual intersections will not be significantly affected. As a result, the impacts are less than significant.



D. Would the project result in inadequate emergency access? • No Impact.

The development sites that may accommodate the projected new housing need of 1,962 units are located near arterial roadways that serve as emergency evacuation routes. The development of these sites contemplated under the implementation of the Housing Element may involve limited disruption of the roadways for utility connections. However, at no time will any of these arterial roadways, or any other designated emergency evacuation routes, be closed to traffic due to future construction activities within the project site. As a result, the Housing Element’s adoption and subsequent implementation will not result in any significant adverse impacts.

MITIGATION MEASURES

The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation.

3.18 TRIBAL CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<p>A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is 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)?</p>			<p>×</p>	
<p>B. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a 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.</p>			<p>×</p>	

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on tribal cultural resources if it results in any of the following:

- The proposed project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is 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).



- The proposed project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a 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.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is 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)? • Less Than Significant Impact.*

The City of La Mirada is located within the cultural area that was formerly occupied by the Gabrieleño-Tongva Nation. The City and the infill sites are located within an urbanized area of the City that has been disturbed due to past development and there is a limited likelihood that artifacts will be encountered during the site's development. In addition, the project area is not located within an area that is typically associated with habitation sites, foraging areas, ceremonial sites, or burials. The following standard condition may be required due to the potential for disturbance of tribal cultural resources:

- The contractors for future residential development may be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño-Tongva Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.

The above standard condition will reduce the impact to levels that are less than significant.

B. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a 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. • Less Than Significant Impact.*

As previously mentioned, the project site is located within the cultural area that was formally occupied by the Gabrieleño-Tongva Nation and it was determined that the site may be situated in an area of high archaeological significance. However, the project site is located within an urbanized area of the city that has been disturbed due to past development and there is a limited likelihood that artifacts will be encountered. The grading and excavation for future residential development would involve the installation of the new



building footings and utility connections. In addition, the project area is not located within an area that is typically associated with habitation sites, foraging areas, ceremonial sites, or burials. Nevertheless, the previous standard condition provided in Section 3.18.A above, the tribal cultural impacts will be reduced to levels that are considered to be less than significant.

MITIGATION MEASURES

The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. The analysis of tribal cultural resources indicated that no significant impacts would result with the implementation of the recommended standard condition.

3.19 UTILITIES AND SERVICE SYSTEMS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✘	
B. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			✘	
C. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?			✘	
D. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✘	
E. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				✘

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- The proposed project would 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.
- The proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.



- The proposed project would result in a determination by the wastewater treatment provider which serves or may serve the proposed project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- The proposed project would 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.
- The proposed project would negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals.
- The proposed project would comply with Federal, State, and local management and reduction statutes and regulations related to solid waste.

ANALYSIS OF ENVIRONMENTAL IMPACT

A. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? • Less Than Significant Impact.*

The potential 1,962 units contemplated under the Housing Element will result in increased water consumption. Approximately 588,600 gallons of water per day will be consumed by this additional residential development. As indicated in the previous sections, the City is obligated under State law, to fulfill the RHNA requirements that have been assigned to the City. Furthermore, the residential development envisioned as part of the Housing Element's implementation is consistent with that contemplated under the City of La Mirada General Plan and the Imperial Highway Specific Plan. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA's implementation. As a result, the impacts are less than significant.

B. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? • Less Than Significant Impact.*

The future residential development contemplated under the Housing Element is anticipated to generate approximately 392,400 gallons of effluent daily. The average water consumption in the City is approximately 8 million gallons per day. The combined water consumption for all of the development contemplated as part of the Housing Element's implementation is projected to be 588,600 gallons per day. When discounting the existing commercial development within the infill sites, this consumption is not anticipated to exceed available supplies. As a result, the impact of Housing Element's adoption and subsequent implementation are less than significant.

C. *Would the project result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? • Less Than Significant Impact.*

The additional 1,962 units are projected to generate 316,620 gallons of effluent on a daily basis. Given the projected demand and the existing remaining treatment capacity, future developments' treatment demand can be met by the service provider. As a result, the impacts are less than significant.



D. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? • Less Than Significant Impact.

Solid waste from future development will be disposed of at the Spadra, Nu-Way, or Bradley West landfills. The additional 1,962 residential units possible under the Housing Element’s implementation are projected to generate 23,995 pounds of solid waste on a daily basis. When discounting the existing commercial development within the infill sites, the impacts of Housing Element’s adoption and subsequent implementation are considered to be less than significant.

E. Would the project comply with federal, state, and local statutes and regulations related to solid waste? • No Impact.

Future development will be required to comply with any existing or future waste reduction and/or recycling City-initiated programs pursuant to AB 939 requirements. No unique types of waste will be generated by the future residential development anticipated under Housing Element. As a result, the impacts are less than significant.

MITIGATION MEASURES

The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. The analysis of utilities impacts indicated that no significant adverse impacts would result from the proposed project’s approval and implementation. As a result, no mitigation is required.

3.20 WILDFIRE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?				✘
B. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				✘
C. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✘
D. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✘



THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on wildfire risk and hazards if it results in any of the following:

- The proposed project would, if located in or near state responsibility areas or lands classified as very high fire hazard severity zones, substantially impair an adopted emergency response plan or emergency evacuation plan.
- The proposed project would, if located in or near state responsibility areas or lands classified as very high fire hazard severity zones, 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.
- The proposed project would, if located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.
- The proposed project would, if located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan? • No Impact.*

The City and the infill sites are located in an urbanized area. The proposed Housing Element would not result in a closure or alteration of any existing emergency response and evacuation routes that would be important in the event of a wildfire. As a result, no impacts will occur.

B. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? • No Impact.*

The infill sites and surrounding areas are relatively flat land. Furthermore, the infill sites and the adjacent properties are urbanized and there are no native or natural vegetation found within the project area. The project site is not located in any fire hazard severity zone. The proposed project will not be exposed to certain criteria pollutant emissions generated by wildland fires given the City's distance, more than 3 miles, to the nearest fire hazard severity zones. As a result, no impacts would occur.

C. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or*



that may result in temporary or ongoing impacts to the environment? • **No Impact.**

The potential infill sites are not located in any fire hazard severity zone. There is no risk of wildlife within these sites or surrounding area. Future residential development would also be constructed in compliance with the current Building Code and the Fire Department’s recommendations and will not exacerbate wildfire risks. The RHNA housing need (1,962 units) represents a mandate required by the State of California as part of the RHNA’s implementation. As a result, no impacts will occur.

D. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?* • **No Impact.**

The potential housing infill sites are not located in any fire hazard severity zone. Therefore, the project will not expose future employees to flooding or landslides facilitated by runoff flowing down barren and charred slopes. As a result, no impacts will occur.

MITIGATION MEASURES

The analysis of utilities impacts indicated that no significant adverse impacts with respect to wildfire risk would result from the proposed project’s approval and implementation. As a result, no mitigation is required.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✘
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)?				✘
C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✘

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.



- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.





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SECTION 4. FINDINGS

The Initial Study for the Housing Element indicates that the project is not expected to have significant adverse environmental impacts, with the implementation of the recommended mitigation measures. The following findings can be made regarding the mandatory findings of significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- The Housing Element *will not* have the potential to degrade the quality of the environment, with the implementation of the recommended standard conditions and mitigation measures included herein.
- The Housing Element *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, with the implementation of the recommended standard conditions and mitigation measures referenced herein.
- The Housing Element *will not* have impacts that are individually limited but cumulatively considerable when considering planned or proposed development in the immediate vicinity, with the implementation of the recommended standard conditions and mitigation measures contained herein.
- The Housing Element *will not* have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the recommended standard conditions and mitigation measures contained herein.

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Negative Declaration, which relates to the mitigation-monitoring program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB 3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of La Mirada has determined that a mitigation reporting or monitoring program will not be required.





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SECTION 5. REFERENCES

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5.2 REFERENCES

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