SPECIAL MEETING AGENDA

CITY OF HUNTINGTON PARK
PLANNING COMMISSION

Special Meeting
Wednesday, October 11, 2023, at 6:30 p.m.

Huntington Park City Hall
City Council Chambers
6550 Miles Avenue
Huntington Park, California 90255

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the City Clerk's Office either in person at 6550 Miles Avenue, Huntington Park, California or by telephone at (323) 584-6230. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

NOTE: Any person who has a question concerning any agenda item may contact the Community Development Department at (323) 584-6210. Materials related to an item on this agenda are available for inspection in the office of the Community Development Department at 6550 Miles Avenue, Huntington Park, California during the hours of 7:00 a.m. to 5:30 p.m., Monday through Thursday.

Assembly Bill No. 2674 amended several provisions of the Ralph M. Brown Act (Section 54950 et seq. of the Government Code) effective January 1, 1987. This bill prohibits the legislative body from taking any action on any item, which did not appear on the agenda, which was posted 24 hours prior to the Planning Commission meeting. If action is necessary on subject matter, which the public presents, the matter should be presented in writing to the Planning Division for placement on the agenda by Thursday noon prior to the next Planning Commission meeting.

CALL TO ORDER

ROLL CALL

Chair Jonathan Sanabria
Commissioner Angelica Montes
Commissioner Eduardo Carvajal
Commissioner Erika Nuno
Commissioner Ricardo Barba-Ochoa

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

For both open and closed session each speaker will be limited to three minutes per Huntington Park Municipal Code Section 2-1.207. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another. ***This is the only opportunity for public input except for scheduled public hearing items****.*

CONSENT ITEMS

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items prior to the time the Commission votes on the motion unless members of the Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for separate action.

No items.

AGENDA

PUBLIC HEARINGS

1. **CASE NO. 2023-01 GENERAL PLAN AMENDMENT AND ZONING ORDINANCE AMENDMENT (GPA-ZOA) – CONSIDERATION AND RECOMMENDATION TO THE CITY COUNCIL TO ADOPT THE CITY OF HUNTINGTON PARK'S HOUSING ELEMENT UPDATE, HEALTH AND SAFETY ELEMENT UPDATE, LAND USE ELEMENT UPDATE, ZONING ORDINANCE AMENDMENT, AND ZONING MAP AMENDMENT FOR CONSISTENCY WITH THE GENERAL PLAN AMENDMENTS TO IMPLEMENT THE 2021-2029 HOUSING ELEMENT UPDATE**

   RECOMMENDATION OF ITEM UNDER CONSIDERATION:
   1. Receive a presentation of the Project from City Staff/Consultant
   2. Open the public hearing and receive public testimony
   3. Provide comments on the Project
   4. Render a decision based on the findings stipulated in the Staff Report and PC Resolution

RECEIVE AND FILE

No items.

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn until next regular meeting on Wednesday, October 18, 2023, at 6:30 p.m.

I, Steve Forster, hereby certify under penalty of perjury under the laws of the State of California that the foregoing notice and agenda was posted at City of Huntington Park City Hall and made available at www.hpca.gov not less than 72 hours prior to the meeting.



Steve Forster
Planning Commission Secretary

CITY OF HUNTINGTON PARK

Community Development Department
Planning Commission Special Agenda Report

October 11, 2023

City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

Honorable Chair and Members of the Planning Commission:

CONSIDERATION AND RECOMMENDATION TO THE CITY COUNCIL TO ADOPT THE CITY OF HUNTINGTON PARK'S HOUSING ELEMENT UPDATE, HEALTH AND SAFETY ELEMENT UPDATE, LAND USE ELEMENT UPDATE, ZONING ORDINANCE AND ZONING MAP AMENDMENTS FOR CONSISTENCY WITH THE GENERAL PLAN TO IMPLEMENT THE 2021-2029 HOUSING ELEMENT UPDATE

IT IS RECOMMENDED THAT THE PLANNING COMMISSION:

1. Conduct a Public Hearing for **Case No. 2023-01-GPA-ZOA** and receive public testimony; and

2. Review and recommend that the City Council adopt **Resolution No.2023–XX**, a General Plan Amendment to update the Housing Element, Health and Safety Element and Land Use Element; and

3. Review and recommend that the City Council adopt **Ordinance No. XXX-XX** to amend the Municipal Zoning Code Text and the Zoning Map

4. Review and recommend that the City Council certify the **Environmental Assessment - ENV-2023-01-EA**.

EXECUTIVE SUMMARY

The City of Huntington Park has prepared a draft update to the Housing Element of the General Plan to affirmatively further fair housing and accommodate the 1,605 unit Regional Housing Needs Allocation (RHNA) for the 2021-2029 Housing Element 6th Cycle, and the 865 unit "carryover" from the 5th Cycle (2014-2021) for a total of **2,500** units. The content of the draft 2021-2029 Housing Element is structured for consistency with the requirements set forth in state law. In addition to responding to requirements of state law, the Housing Element also demonstrates the City's strategy to meeting the City's locally determined housing needs, and that these needs are addressed through

policies and programs outlined within the Housing Element. Public review and input has been a critical component of this 6th Cycle Housing Element Update.

This staff report provides a summary of the Housing Element requirements, an overview of the status of the City's draft Housing Element, and the findings provided to the City by HCD on the first 90-day review and subsequent reviews of the draft.

The City has responded to all of HCD's comments and HCD has determined that the draft Housing Element Update 2021-2029 in substantial compliance with Article 10.6 of the California Government Code Section 65580.

BACKGROUND

CA Government Code Title 7, Division 1, Chapter 3, Article 10.6 [65580 – 65589.11] regulates the use and requirements of housing elements in California. The state law requires that the jurisdictions update their General Plan Housing Element every eight years. State law further requires the current update for jurisdictions in the Southern California Association of Governments (SCAG) to comply by October 15, 2021.

The City's 2021-2029 Draft Housing Element was prepared with the benefit of community, Planning Commission and City Council input and discussion at multiple public workshops over the course of the 2 years of Housing Element preparation period (as further discussed below under Community Engagement). Guidance was also provided by HCD throughout the process.

The City and HCD met regularly throughout preparation of the draft Housing Element to address HCD comments. The following provides a timeline of the submissions to HCD for their review as well as the published changes to the draft Housing Element made after consideration and in response to HCD comments as well as comments received from the public.

Description	**Timeline**
Draft Housing Element	July 9, 2021 to August 6, 2021 (public review)
Revised Draft Housing Element - #1	September 15, 2022 (7 day public review)
HCD Submittal of Revised Draft Housing Element	September 27, 2022
Letter of Findings from HCD	November 10, 2022
Revised Draft Housing Element - #2	January 10, 2023 (7 day public review)

HCD Submittal of Revised Draft Housing Element	February 7, 2023
Letter of Findings from HCD	March 24, 2023
Revised Draft Housing Element - #3	May 8, 2023 (7 day public review)
HCD Submittal of Revised Draft Housing Element	June 7, 2023
Letter of Findings from HCD	July 21, 2023
Revised Draft Housing Element - #4	August 8, 2023 (7 day public review)
HCD Submittal of Revised Draft Housing Element	September 12, 2023
Published Final Draft Housing Element (for public hearings)	September 28, 2023

The following section summarizes the required components of Housing Element Updates per State law, new requirements included since the 5th Cycle Housing Element Update (2014-2021), and penalties for non-compliance with Housing Element laws. The section also includes a summary of public meetings related to the 6th Cycle Housing Element Update (2021-2029) prior to today's meeting.

REQUIRED COMPONENTS OF A HOUSING ELEMENT

Pursuant to Government Code Section 65583, local governments are required to include the below items as components within their Housing Elements, and subsequent updates thereto. Some newly required components introduced as part of the 6th Cycle are noted below.

- **Housing Needs Assessment.** Examine demographic, employment and housing trends and conditions and identify existing and projected housing needs of the community, with attention paid to special housing needs (e.g., large families, persons with disabilities). This section includes a community's Regional Housing Needs Allocation (RHNA) as determined by a community's regional planning body in partnership with HCD.
- **Evaluation of Past Performance**. Review the prior Housing Element to measure progress in implementing policies and programs.
- **Housing Sites Inventory**. Identify locations of available sites for housing development or redevelopment to demonstrate there is enough land zoned for housing to meet future need at all income levels. The standards for designating

adequate sites were substantially changed from the fifth cycle, particularly for non-vacant sites.

- **Community Engagement**. Implement a robust community engagement program that includes reaching out to individuals and families at all economic levels of the community plus historically underrepresented groups.
- **Constraints Analysis**. Analyze and recommend remedies for existing and potential governmental and nongovernmental barriers to housing development.
- **Policies and Programs**. Establish policies and programs to be carried out during the 2021-2029 planning period to fulfill the identified housing needs.
- **Affirmatively Furthering Fair Housing (AFFH)**. Analyze and address significant disparities in housing needs and access to opportunity by proposing housing goals, objectives and policies that aid in replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. Assembly Bill 686 (AB 686), passed in 2018, creating new requirements for jurisdictions to affirmatively further fair housing. According to AB 686, affirmatively furthering fair housing means to take “meaningful actions, in addition to combating discrimination, which overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics” and is Federally mandated by the 1968 Fair Housing Act.

Housing law mandates that the City plan to meet the projected housing needs of all economic segments of the community through zoning and policy actions. As part of this effort, the City must adopt land use plans and regulations that provide opportunities for, and do not unduly constrain housing development.

State law does not require Huntington Park to build or finance new housing. Rather, the City must provide adequate housing sites zoned at various densities to accommodate a mix of housing products (e.g., single-family, townhome, and apartment units). The City of Huntington Park has a Regional Housing Needs Assessment (RHNA) requirement of 2,500 units.

NEW REQUIREMENTS FOR THE 6th CYCLE HOUSING ELEMENT UPDATE

New legislation was enacted for the sixth (2021-2029) housing element cycle, which requires the City to:

- Identify suitable sites for the development of new housing units.
- Promote equal housing opportunities and Affirmatively Furthering Fair Housing (AFFH).
- Allow transitional and permanent supportive housing by right.

- Allow emergency and transitional housing.
- Incentivize and promote the creation of Accessory Dwelling Units (ADUs).
- Streamline affordable housing through ministerial application/review process and providing density bonus provisions.

RELATED ELEMENTS

- **Health and Safety Element.** Jurisdictions must review and update their respective Safety Element to meet certain requirements concurrently with the Housing Element updates. The Safety Element must be reviewed and updated to address wildfire, seismic, geologic and flood risks. Climate adaptation and resiliency strategies are also considered. **SB 1035 and SB 379** require all jurisdictions to address climate change adaptation and resilience in their general plan safety element. SB 379 is triggered by the next update of a jurisdiction's local hazard mitigation plan (updated every five years) or before 1/1/2022, whichever is first. SB 1035 built off SB 379, requiring the safety element be updated every eight years upon the next housing element update. Adoption of a general plan amendment to update the Health and Safety Element of the Huntington Park General Plan is proposed concurrent with the Housing Element adoption.
- **Environmental Justice Element.** In 2016, SB 1000 amended Government Code § 65302 to require jurisdictions to adopt an Environmental Justice (EJ) Element or EJ related goals, policies, and objectives integrated in other elements, which identifies "disadvantaged communities" within the area covered by the general plan, if the city, county, or city and county has a "disadvantaged community." Disadvantaged communities" are defined as areas identified by the California Environmental Protection Agency Pursuant to Section 39711 of the Health and Safety Code OR a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. This law is triggered if the jurisdiction is updating two or more elements concurrently on or after January 1, 2018. The Environmental Justice Element was adopted by the City Council on November 15, 2022, ahead of the Housing Element Update, Health and Safety Element Update, and Land Use Element Update adoptions.
- **Land Use Element.** Government Code Section 65583 (c) (7) requires the identification of "means by which consistency will be achieved with other general plan elements and community goals". The general plan is required to be "internally consistent" meaning any and all conflicts between general plan elements should be acknowledged and resolved. Jurisdictions must ensure programs and policies in other elements do not conflict with those of the housing element. When conflict exist, the housing element must describe how consistency will be achieved. Consistency is proposed to be achieved through adoption of initial consistency amendments to the Land Use Element concurrent

with the Housing Element Update and a future, comprehensive planning updates of the General Plan pursuant to Program 14 of the Housing Element Action Plan.

- **Zoning Ordinance and Zoning Map.** Government Code Section 65860 requires that the City's zoning ordinances be consistent with the General Plan. Additionally, AB 1398 requires that if a jurisdiction fails to adopt a housing element that HCD has found to be in substantial compliance with state law within 120 days of the statutory deadline to complete this required rezoning no later than one year from the deadline for adoption of the housing element. Adoption of zoning ordinance and zoning map amendments to ensure consistency with the Housing Element and implementation of Housing Element programs is proposed concurrent with the Housing Element adoption.

SUMMARY OF PRIOR MEETINGS, STUDY SESSIONS AND COMMUNITY ENGAGEMENT

Over the last 2 years, the City has conducted a comprehensive community engagement and outreach strategy as required by Government Code to assist in informing the 6th Cycle Housing Element Update Process. This strategy has included a series of community meetings and study sessions with Planning Commission and City Council. These meetings and study sessions are summarized below. Feedback received throughout the ongoing community engagement and outreach process has assisted staff and the consulting team in preparing the draft Housing Element Update and related items. The following is a list a list of meetings/sessions and other outreach methods used.

2021

- Housing Survey – June 2021
- Two Community Workshops (in-person) – July 1, 2021, August 2, 2021
- Study Session with City Council and Planning Commission – May 13, 2021

2022

- Environmental Justice Advisory Committee – July 12,2022, August 13, 2022 and September 13, 2022
- Stakeholder Interviews – August 2022
- Focus Group Meeting with Communities for a Better Environment – August 29, 2022
- Community Pop Up Events at Farmers Market – August 17, 2022, August 31, 2022, September 7, 2022
- Two Community Workshops – August 23, 2022 (in person), August 24, 2022 (virtual)

- Project Website
- Planning Commission Study Session – August 31, 2022
- City Council Study Session – September 6, 2022

Public Noticing

- Social media accounts including Facebook, Twitter and Instagram
- Email and mailing lists
- Interested parties email list
- Flyers in English and Spanish distributed at pop-up events

REQUIRED FINDINGS

Local Ordinance Required Findings

1. **Findings for General Plan amendments.** An amendment to the General Plan may be approved in compliance with State law (Government Code Section 65300 et seq., Chapter 3 [Local Planning]) only if all of the following findings are made:

A. The proposed amendments are internally consistent with the General Plan.

The proposed Housing Element Update, Health and Safety Element Update, Land Use Element Update, Zoning Code Amendments, and Zoning Map Amendments are internally consistent with the General Plan, in that the updates are a result of the State mandated updates to the Housing Element as dictated by the State's 2021-2029 6th Cycle to meet the Regional Housing Needs Assessment. The updates on the other aforementioned general plan elements and zoning code amendments are to achieve and ensure internal consistency and to address State mandated updates.

B. The proposed amendments would not be detrimental to the public interest, health, safety, convenience or welfare of the City.

On the contrary, the proposed amendments are to meet the deficiencies in the General Plan and lack of compliance with State law and therefore could be considered detrimental to the public interest, health, safety, convenience or welfare to the City. The aforementioned updates will upgrade and provide resources that address deficiencies in adequate housing stock, improved evacuation routes consistent with the updated Health and Safety Element, land use and zoning consistencies that respond to the Housing Element Update and implementation of required programs, including the new TOD overlay zoning that focuses on increased density around planned light rail stations.

C. The proposed amendment would contribute to an appropriate balance of land uses so that local residents may work and shop in the community in which they live.

The increase in housing densities within the proposed TOD Overlay Districts will allow more housing to be built around planned public transit light-rail that will provide opportunities for working commuters to be within walking distances of public transit stops. The planned TODs are also within established shopping districts that lack sufficient parking, thus allowing more shoppers to experience the shopping districts and allow for economic prosperity for the established commercial businesses, while attracting new retail and office businesses to relocate to Huntington Park, thus increasing its employment base.

D. The subject parcels are physically suitable (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested/anticipated land use development.

The subject parcels proposed for zone changes are already developed in an existing built environment, that provides access, utilities infrastructure, and for the most part do not have physical constraints. The existing regulations do not provide for housing densities meeting State requirements and aligned with future development potential for identified TOD areas. The amendments will allow for proper housing densification aligned with transit oriented development, thus removing the constraints to be fully developed into compatible developments that will increase the amount of housing choices and increase ridership to public transit, thus making the subject parcels more compatible with the requirements of the Housing Element and regional sustainable communities strategies and transportation planning.

E. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA), and the City's Guidelines.

The City has prepared the necessary environmental review, consistent with CEQA, for the Draft 2021-2029 Housing Element Update, Health and Safety Element Update, Land Use Element Update, Zoning Ordinance Amendment, and Zoning Map Amendment. The Environmental Assessment (EA), case No. ENV-2023-01-EA, is found to be consistent with the California Environmental Quality Act (CEQA). By recommending to adopt the attached resolution, the Planning Commission would find the proposed updates and revisions to general plan and municipal code are exempt from additional environmental review, as the changes are within the scope of the EA, and there are no changed circumstances, which would cause any previously unmitigated significant environmental effect.

2. **Findings for Zoning Code and Zoning Map.** An amendment to the Zoning Code or the Official Zoning Map may be approved in compliance with State law (Government Code Section 65800 et seq., Chapter 4 [Zoning Regulations]), only if all of the following findings are made, as applicable to the type of amendment:

A. **Findings required for all Zoning Code and Map Amendments:**

(1) The proposed amendments are consistent with the General Plan.

The Zoning Code and Zoning Map Amendments are in response to the 2021-2029 Housing Element Update implementation process in order to implement Housing Element programs and achieve consistency with the Land Use Element and Municipal Zoning Code, thereby achieving internal consistency with the General Plan.

(2) The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City.

Per State Law SB 1035 built off SB 379, whenever the Housing Element is updated, it requires the City to also update the Safety Element during the same planning period, thereby, achieving an enhanced environment where the public interest, health, safety, convenience and welfare of the City is upgraded and in some cases brought into compliance.

(3) The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA), and the City's Guidelines.

The City has prepared the necessary environmental review, consistent with CEQA, for the Draft 2021-2029 Housing Element Update, Health and Safety Element Update, Land Use Element Update, Zoning Ordinance Amendment, and Zoning Map Amendment. The Environmental Assessment (EA) is found to be consistent with the California Environmental Quality Act (CEQA). By recommending to adopt the attached resolution, the Planning Commission would find the proposed updates and revisions to general plan and municipal code are exempt from additional environmental review, as the changes are within the scope of the EA (ENV-2023-01-EA), and there are no changed circumstances, which would cause any previously unmitigated significant environmental effect.

B. **Additional Finding for Zoning Code Amendments. The proposed amendments are internally consistent with other applicable provisions of the Zoning Code.**

The purpose of the Zoning Code Amendments is to implement Housing Element Programs and ensure consistency with the Housing Element Update. The

amendments address various sections of the zoning code to remove constraints and implement state requirements. The amendments provide incentives for new housing projects to include youth services and family size units. The amendments also provide additional provisions to facilitate the development of emergency shelters, transitional, and supportive housing, which will be consistent with State Law.

C. **Additional Finding for Zoning Map Amendments.**

(1) The proposed amendments would maintain the appropriate balance of zoning districts/land uses within the City.

The Zoning Code Amendments and Zoning Map Amendments will maintain a balance of zoning code districts and uses within the City by strategically focusing the increased density thresholds within TOD areas that have been identified for future light rail stations in regional sustainable community strategies and transportation plans. The TOD areas will experience redevelopment, including regional investment in to infrastructure improvements that will support the increased density and accommodate the increased housing densities, and thus maintain a balanced approach to the rest of the City.

(2) **The subject parcels are physically suitable (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested zoning designations and anticipated land use development.**

The subject parcels proposed for zone changes are already developed in an existing built environment, that provides access, utilities infrastructure, and for the most part do not have physical constraints. The existing regulations do not provide for housing densities meeting State requirements, and align with future development potential for identified TOD areas. The amendments will allow for proper housing densification aligned with transit oriented development, thus removing the constraints to be fully developed into compatible developments that will increase the amount of housing choices and increase ridership to public transit, thus making the subject parcels more compatible with the requirements of the Housing Element and regional sustainable communities strategies and transportation planning.

HCD Findings Letter – Outstanding Comments

Pursuant to Government Code Section 65585, subdivision (b), HCD reviewed the draft Housing Element and reported the results of its review. The following changes were requested by HCD:

HCD General Comment Topic Area – Nonvacant Sites Analysis

HCD Finding: Absent findings (e.g., adoption resolution) based on substantial evidence that likely to discontinue in the planning period, the existing uses will be presumed to

impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

City Response: Based on the analysis presented in the Housing Element, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be discontinued during the planning period, and therefore do not constitute an impediment to additional residential development during the period covered by the housing element. This is reiterated in the attached resolution.

FISCAL IMPACT/FINANCING

The adoption of the Housing Element Update, Health and Safety Element Update, and Land Use Element Update include many goals and objectives to implement. The proposed Ordinance No. XXX-XX has been developed as part of the implementation of the Housing Element and further programing will be developed to incorporate housing development goals, and the Health and Safety Element will incorporate many of the goals, objectives and work programs stemming from the updated Local Hazard Mitigation Plan. These projects and/or programs will return to City Council via the operating budget. In addition, as new projects and programs are formed, funding sources will be identified and return to the City Council for authorization.

CONCLUSION

Staff recommends the Planning Commission:

1. Recommend to the City Council Approve Resolution No. 2023–XX; and
2. Find that the updates and revisions to the Housing Element, Health and Safety Element, Land Use Element, Zoning Code Amendments, and Zoning Map Amendments are in conformance with CEQA pursuant to the Environmental Assessment ENV-2023-01-EA, and State CEQA Guidelines section 15061(b) (3).

Respectfully submitted,



Steve Forster
Planning Commission Secretary

Attachment “A” Resolution 2023–XX
Attachment “B” 2021-2029 Housing Element
Attachment “C” Health and Safety Element
Attachment “D” Land Use Element
Attachment “E” Environmental Assessment No. XX
Attachment “F” Ordinance No. XXX-XX
Attachment “G” Zoning Map

Attachment "A"

PC RESOLUTION NO. 2023-XX

A PC RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL TO APPROVE CASE NO. 23-01-GPA-ZOA AND ADOPT THE HOUSING ELEMENT UPDATE, HEALTH AND SAFETY ELEMENT UPDATE, AND LAND USE ELEMENT UPDATE TO THE CITY OF HUNTINGTON PARK GENERAL PLAN, AND ADOPT ZONING ORDINANCE AMENDMENTS AND ZONING MAP AMENDMENTS TO IMPLEMENT THE 2021-2029 HOUSING ELEMENT

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK DOES HEREBY RECOMMEND AS FOLLOWS:

RECITALS

A. The Community Development Director (CDD) prepared a Housing Element Update (2021-2029), Health and Safety Element Update, Land Use Element Update, the Zoning Ordinance Amendment, and the Amended Zoning Map to the Huntington Park General Plan and Zoning Code ("Project"). While not attached to this PC Resolution as an exhibit, the Project is nevertheless, incorporated by reference as if fully set forth herein. Because of its volume, the Housing, Health and Safety, and Land Use Elements are available for public review at (https://www.hpca.gov/); and

B. In addition, the City has prepared the necessary environmental review, consistent with CEQA, for the Draft 2021-2029 Housing Element Update, Health and Safety Element Update, Land Use Element Update, Zoning Ordinance Amendment, and Zoning Map Amendment. The Environmental Assessment (EA), case ENV-2023-01-EA, is found to be consistent with the California Environmental Quality Act (CEQA). By recommending to adopt the resolution, the Planning Commission would find the proposed updates and revisions to general plan and municipal code are exempt from additional environmental review, as the changes are within the scope of the EA, and there are no changed circumstances, which would cause any previously unmitigated significant environmental effect; and

C. Government Code Section 65580 requires a city to periodically prepare an update to the Housing Element of the General Plan, and

D. State law requires that the update to the Housing Element contain (i) an assessment of the City's housing needs and an analysis of the resources and constraints, both governmental and non-governmental, relevant to meeting these needs; (ii) an inventory of land suitable and available for residential development and an analysis of the development potential of such sites; (iii) a statement of community's goals, quantified objectives, and development of housing; and (iv) programs that set forth a schedule of actions the local government is

undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the update; and

E. State law requires the update of the Housing Element to identify adequate sites to accommodate the City's Regional housing Needs Assessment (RHNA) for all income categories, and the City's update identifies sites that can accommodate such housing to satisfy the City's RHNA allocation, which establishes the number of new units needed to accommodate expected population growth over the planning period; and

F. Government Code Section 65302 requires that a city's general plan include a safety element; and

G. The goal of the safety element is to reduce the potential short and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards (Governor's Office of Planning and Research 2017). The Safety Element update includes the following components: Hazards Assessment; Safety and Hazard Mapping; Climate Change Vulnerability Assessment; Goals, Policies, and Implementation; and

H. Public participation in the development of these general plan element updates and municipal code revisions began in early 2021, with a drafts first released for public review July 9 to August 6, 2021. The draft elements were considered through a previous joint study session with the Planning Commission and City council held on May 13, 2021, then a Planning Commission study session held on August 31, 2022, and with a City Council study session held on September 6, 2023. Postings were on the City's website, electronic message boards and mobile message boards. Also, the hearing notice was published in The Daily Commerce newspaper on September 28, 2023.

I. The CDD completed review and scheduled a "special" public hearing regarding the Project before the Planning Commission for October 11, 2023. Notices of the public hearing was posted and published as required by the HPMC; and

J. This PC Resolution and its findings is made based upon the entire administrative record including, without limitation, the staff report submitted by the CDD.

NOW THEREFORE, THE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE AND DECLARE AS FOLLOWS:

SECTION 1. *Findings and Conclusions.* The Planning Commission finds that the above recitals and facts are true and correct and are a substantial part of this PC Resolution.

SECTION 2. *Record.* The Planning Commission bases its recommendation to adopt the Housing Element Update, the Health and Safety Element Update, Land Use Element Update, Zoning Ordinance Amendments, and the Zoning Map Amendments entirely on the record, which includes, but is not limited to:

(1) The staff report, technical studies, appendices, plans, specifications, City files and records, and other materials prepared for and/or submitted to the City relating to the updates of the Housing Element, Health and Safety Element, Land Use Element, Zoning Ordinance Amendments, and Zoning Map Amendments; and

(2) The environmental analysis prepared for the update to the Housing Element, Health and Safety Element, Land Use Element; the Final Environmental Assessment (FEA) for the general plan updates and municipal zone code changes, including the updated zoning map are consistent with the California Environmental Quality Act (CEQA); and

(3) All documentary and oral evidence received at public workshops, meetings and hearings, or submitted to the City relating to the update of the Housing Element, Health and Safety Element, Land Use Element, and Environmental Assessment; and

(4) The evidence, facts, findings and other determinations set forth in this resolution; and

(5) All other matters of common knowledge to the Planning Commission including but not limited to City, State, and Federal laws, policies, rules, regulations, reports, records and projections related to development with the City of Huntington Park. The record of the proceedings is on file for public examination during normal business hours at the City of Huntington Park City Hall, Community Development Department, 6550 Miles Avenue, Huntington Park, California 90255.

SECTION 3. *Adoption of the Housing Element Update, Health and Safety Element Update, and Land Use Element Update.* The Planning Commission recommends to the City Council to adopt the following findings with respect to the adoption of the 2021-2029 Housing Element, Health and Safety Element, Land Use Element, and Zoning Code Amendments:

A. The 2021-2029 Housing Element, Health and Safety Element, and Land Use Element substantially comply with General Plan Law, as provided in Government Code Sections 65302, 65580, and 65583 respectively, and are consistent with the Land Use and other Elements of the Huntington Park General Plan. The proposed update of the Housing Element, Health and Safety Element, and Land Use Element are required to bring them into consistency with State Law and sound planning principles. The proposed policies and implementing programs are compatible and ensure that the goals and policies of the Huntington Park General Plan can be, adequately implemented to achieve the community's vision.

B. As required by Government Code Section 65585 (e) and (f), the City has incorporated any findings made by HCD included in its review to substantially comply with the requirements of Article 10.6 of the Government Code as interpreted by HCD.

C. Based on the analysis presented in the Housing Element, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be discontinued during the planning period, and therefore do not constitute an impediment to additional residential development during the 2021-2029 period covered by the housing element.

D. The Housing Element, Health and Safety Element, and Land Use Element are consistent with the provisions of the Huntington Park General Plan and are in compliance with applicable requirements of California law.

E. An amendment to the General Plan may be approved in compliance with State law (Government Code Section 65300 et seq., Chapter 3 [Local Planning]) only if all of the following findings are made:

The proposed amendments are internally consistent with the General Plan.

The proposed Housing Element Update, Health and Safety Element Update, Land Use Element Update, Zoning Code Amendments, and Zoning Map Amendments are internally consistent with the General Plan, in that the updates are a result of the State mandated updates to the Housing Element as dictated by the State's 2021-2029 6th Cycle to meet the Regional Housing Needs Assessment. The updates on the other aforementioned general plan elements and zoning code amendments are to achieve and ensure internal consistency and to address State mandated updates.

The proposed amendments would not be detrimental to the public interest, health, safety, convenience or welfare of the City.

On the contrary, the proposed amendments are to meet the deficiencies in the General Plan and lack of compliance with State law and therefore could be considered detrimental to the public interest, health, safety, convenience or welfare to the City. The aforementioned updates will upgrade and provide resources that address deficiencies in adequate housing stock, improved evacuation routes consistent with the updated Health and Safety Element, land use and zoning consistencies that respond to the Housing Element Update and implementation of required programs, including the new TOD overlay zoning that focuses on increased density around planned light rail stations.

The proposed amendment would contribute to an appropriate balance of land uses so that local residents may work and shop in the community in which they live.

The increase in housing densities within the proposed TOD Overlay Districts will allow more housing to be built around planned public transit light-rail that will provide opportunities for working commuters to be within walking distances of public transit stops. The planned TODs are also within established shopping districts that lack sufficient parking, thus allowing more shoppers to experience the shopping districts and allow for economic prosperity for the established commercial businesses, while attracting new

retail and office businesses to relocate to Huntington Park, thus increasing its employment base.

The subject parcels are physically suitable (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested/anticipated land use development.

The subject parcels proposed for zone changes are already developed in an existing built environment, that provides access, utilities infrastructure, and for the most part do not have physical constraints. The existing regulations do not provide for housing densities meeting State requirements and aligned with future development potential for identified TOD areas.. The amendments will allow for proper housing densification aligned with transit oriented development, thus removing the constraints to be fully developed into compatible developments that will increase the amount of housing choices and increase ridership to public transit, thus making the subject parcels more compatible with the requirements of the Housing Element and regional sustainable communities strategies and transportation planning.

The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA), and the City's Guidelines.

The City has prepared the necessary environmental review, consistent with CEQA, for the Draft 2021-2029 Housing Element Update, Health and Safety Element Update, Land Use Element Update, Zoning Ordinance Amendment, and Zoning Map Amendment. The Environmental Assessment (EA) is found to be consistent with the California Environmental Quality Act (CEQA). By adopting the attached resolution, the Planning Commission would find the proposed updates and revisions to general plan and municipal code are exempt from additional environmental review, as the changes are within the scope of the EA, and there are no changed circumstances, which would cause any previously unmitigated significant environmental effect.

SECTION 4. *Approval.* The Planning Commission recommends approval of the Zoning Ordinance Amendments and Zoning Map Amendments with TOD Overlay Zones to the Huntington Park Municipal Code for the associated general plan updates and amendments to implement the 2021-2029 Housing Element Updates.

Findings for Zoning Code and Zoning Map. An amendment to the Zoning Code or the Official Zoning Map may be approved in compliance with State law (Government Code Section 65800 et seq., Chapter 4 [Zoning Regulations]), only if all of the following findings are made, as applicable to the type of amendment:

A. **Findings required for all Zoning Code and Map Amendments:**

(1) The proposed amendments are consistent with the General Plan.

The Zoning Code and Zoning Map Amendments are in response to the 2021-2029 Housing Element Update implementation process in order to implement Housing Element programs and achieve consistency with the

Land Use Element and Municipal Zoning Code, thereby achieving internal consistency with the General Plan.

(2) The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City.

Per State Law SB 1035 built off SB 379, whenever the Housing Element is updated, it requires the City to also update the Safety Element during the same planning period, thereby, achieving an enhanced environment where the public interest, health, safety, convenience and welfare of the City is upgraded and in some cases brought into compliance.

(3) The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA), and the City's Guidelines.

The City has prepared the necessary environmental review, consistent with CEQA, for the Draft 2021-2029 Housing Element Update, Health and Safety Element Update, Land Use Element Update, Zoning Ordinance Amendment, and Zoning Map Amendment. The Environmental Assessment (EA) is found to be consistent with the California Environmental Quality Act (CEQA). By recommending to adopt the attached resolution, the Planning Commission would find the proposed updates and revisions to general plan and municipal code are exempt from additional environmental review, as the changes are within the scope of the EA, and there are no changed circumstances, which would cause any previously unmitigated significant environmental effect.

B. **Additional Finding for Zoning Code Amendments. The proposed amendments are internally consistent with other applicable provisions of the Zoning Code.**

The purpose of the Zoning Code Amendments is to implement Housing Element Programs and ensure consistency with the Housing Element Update. The amendments address various sections of the zoning code to remove constraints and implement state requirements. The amendments provide incentives for new housing projects to include youth services and family size units. The amendments also provide additional provisions to facilitate the development of emergency shelters, transitional, and supportive housing, which will be consistent with State Law.

C. **Additional Finding for Zoning Map Amendments.**

(1) The proposed amendments would maintain the appropriate balance of zoning districts/land uses within the City.

The Zoning Code Amendments and Zoning Map Amendments will maintain a balance of zoning code districts and uses within the City by strategically focusing the increased density thresholds within TOD areas that have been identified for future light rail stations in regional sustainable communities strategies and transportation plans. The TOD areas will experience redevelopment, including regional investment in to infrastructure

improvements that will support the increased density and accommodate the increased housing densities, and thus maintain a balanced approach to the rest of the City.

(2) The subject parcels are physically suitable (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested zoning designations and anticipated land use development.

The subject parcels proposed for zone changes are already developed in an existing built environment, that provides access, utilities infrastructure, and for the most part do not have physical constraints. The existing regulations do not provide for housing densities meeting State requirements, and align with future development potential for identified TOD areas. The amendments will allow for proper housing densification aligned with transit oriented development, thus removing the constraints to be fully developed into compatible developments that will increase the amount of housing choices and increase ridership to public transit, thus making the subject parcels more compatible with the requirements of the Housing Element and regional sustainable communities strategies and transportation planning.

SECTION 5. *Environmental Assessment (EA).* The findings and conclusions of the Resolution No. 2023-XX, recommended for adoption October 11, 2023, are incorporated by reference. As set forth in the PC Resolution, the EA (Case No. ENV-2023-01-EA) fully analyzes the environmental impacts of the Project for purposes of CEQA.

SECTION 6. *Reliance on Record.* Each and every one of the findings and determinations in this PC Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7. *Limitations.* The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspect of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions and recommendations. Somewhat related to this are the limitations of the City's ability to solve what are in effect regional, sate, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8. *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the

record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9. This PC Resolution will remain effective until superseded by a subsequent resolution.

RECOMMEND TO CITY COUNCIL TO PASS, APPROVE AND ADOPT PC RESOLUTION this 11th day of October 2023.

Jonathan Sanabria,
Chair

ATTEST:

Steve Forster,
Planning Commission Secretary

Attachment "B"



City of Huntington Park

Housing Element 2021-2029

FOR ADOPTION, SEPTEMBER 18, 2023

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I. INTRODUCTION

Background

The City of Huntington Park is one of the cities that makes up the Gateway Cities district of southeastern Los Angeles County. The City is three square miles, bounded by the unincorporated community of Florence-Graham to the west, the City of Vernon to the north, three Gateway Cities to the east, and the City of South Gate to the south. Huntington Park is surrounded by major highway connections with Interstate 5 and 10 to the North, I-710 to the east, I-105 to the south, and I-110 to the west.

Since its incorporation in 1906, Huntington Park has been known for its central location and easy access to nearby cities. Located approximately six miles south of Downtown Los Angeles, 15 miles northeast of Los Angeles International Airport Huntington Park, and with proximity to major highways, Huntington Park is well-situated for regional connectivity. Huntington Park originally developed as a streetcar suburb for industrial workers in the early 1900s. The Gateway Cities region was largely developed amid a boom in manufacturing that focused Los Angeles County's industrial production in areas southeast of Downtown Los Angeles. The city of Huntington Park and surrounding cities became home to much of the County's industry sector, as well as a home to those working-class industry workers that serviced this economy. Like many Gateway Cities, Huntington Park's proximity to historical and current industrial activities has left a legacy of pollution, and the city experiences a higher pollution burden than the rest of the region and the state.

Huntington Park is a majority Hispanic/Latino community. U.S. Census data shows that over 90 percent of the city's population speaks a language other than English at home. Furthermore, some data sources show that up to 25 percent of the City's population is undocumented, which could mean that the City's population data may not fully count all residents of the city. Undocumented status can contribute to housing instability and a household's ability to access services. The city's population is disproportionately cost-burdened, meaning that households spend more than 30 percent of their income on rent. Huntington Park is one of the densest cities in the country, and high housing costs and low inventory have contributed to overcrowded housing conditions disproportionate to the region.

The city is nearly entirely built out, with very little vacant or underutilized land available for development. This Housing Element's Site Inventory consists of sites in several opportunity areas—the Downtown Specific Plan area along Pacific Boulevard, and the areas around three planned LA Metro stations at Slauson Avenue and Long Beach Avenue, Pacific Boulevard and Randolph Street, and Florence Avenue and Salt Lake Avenue.

Housing Element Purpose and Content

Pursuant to Government Code Section 65302, the General Plan must include the following elements: land use, housing, circulation, noise, safety, conservation, open space, and environmental justice. As mandated by California Government Code Section 65581, the Housing Element is the only element required to be updated on a routine basis, every eight years. The Housing Element is a comprehensive strategy for providing safe, decent, and affordable housing for all residents. The Housing Element must include:

- Identification and analysis of existing and projected housing needs, resources, and constraints;
- Identification of adequate sites for housing to meet the existing and projected needs of all economic segments of the community; and
- Goals, policies, quantified objectives, and scheduled programs for preservation, improvement, and development of housing.

The Housing Element helps the City determine how to address existing and future housing needs and plan for future growth by establishing actions and priorities for housing programs. This Housing Element was prepared for the planning period of October 2021 to October 2029, and represents the 6th Housing Element cycle.

Relationship to Other General Plan Elements

Huntington Park's General Plan was adopted in 1991 and consists of the Land Use, Housing, Circulation, Open Space and Conservation, Safety, Noise, Public Facilities, and Urban Design elements. All elements bear equal weight, and no element has legal precedence over another. California Government Code Section 65583(c) requires the Housing Element to maintain internal consistency with other General Plan Elements.

Two other elements have recently been updated or are being updated at the time of publishing this Housing Element, as required by state law.

- Senate Bill (SB) 1000 (2016) amended Government Code Section 65302 to require that cities and counties that have disadvantaged communities to incorporate environmental justice policies into their general plans, either in a separate environmental justice element or by integrating related goals, policies, and objectives throughout the other elements upon the adoption or next revision of two or more elements concurrently. The City prepared a stand-alone Environmental Justice Element, which was adopted November 15, 2022.
- Safety elements must be updated during each update of the Housing Element if additional information relating to climate adaptation or resilience becomes available. The City's Safety Element update is in progress at the time of publishing this Housing Element update.

Summary of Public Participation

The Housing Element update process began in early 2021, with a draft first released for public review July 9 to August 6, 2021. The California Department of Housing and Community Development reviewed that draft and a subsequent draft, and provided comments necessitating additional data collection, public input, and analysis. This draft addresses the comments from HCD and reflects the additional analysis, and a summary of the additional community outreach follows.

The Housing Element must reflect the values and preferences of the community. Accordingly, community participation is an important component of the development of this Element. Government Code Section 65583(c)(8) states that the local government must make "a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." This process not only includes community members, but also participation from local agencies and housing groups, community organizations, and housing developers.

In 2021, the City released a housing survey, held two community workshops, and a study session with the City Council and Planning Commission. In 2022, as part of revisions to the City's Housing Element draft originally released in 2021, the City re-engaged the community to solicit more input from stakeholders and community members. Community engagement events in 2022 included meetings with the City's Environmental Justice Advisory Committee, stakeholder interviews with service providers and housing developers, community pop-up events, a project-specific website, in-person and virtual community workshops, and study sessions with decision makers. A complete record of the public engagement program is available in Appendix A.

Public Noticing

To reach the largest and broadest spectrum of community members and stakeholders, Huntington Park utilized the following notification methods throughout the Housing Element update process:

- Regular posts to the City's social media accounts, including Facebook, Twitter, and Instagram, announcing community workshops, study sessions, and public comment periods.
- City staff developed email and mailing lists of community and advocacy groups, non-profits, faith-based organizations, and school-based organizations to provide outreach and regular updates about the Housing Element, Environmental Justice Element, and Safety Element Updates.
- The interested parties email list was regularly maintained and included community members who had signed up on the project website, at community pop-up events, and at community workshops.
- The City developed flyers in English and Spanish advertising the project. City staff handed out flyers at community pop-up events. See Appendix A for example flyers.

Advisory Committee

An advisory committee was established to discuss and obtain input primarily on environmental justice issues. The advisory committee consists of the following 12 community members:

- Laura Cortez, East Yard Communities for Environmental Justice
- Eileen Garcia, Tree People
- Dr. Wilma Franco, Southeast Los Angeles Collaborative
- Carol Xochimitl, HUB Cities
- Laura Avila, Human Services Association
- Areli Caballero, College Student (Environmental Science Major)
- Mia Calderon, Youth Resident
- Miguel Vargas, Community Resident
- Chris Aguilar, Community Resident
- Ana Michel, Small Business Owner/Resident
- Ricardo Barbosa, Planning Commissioner
- Alicia Rodarte, AltaMed

While the committee was formed to support development of the City's Environmental Justice Element (adopted November 15, 2022), the members also provided valuable insight on affirmatively furthering fair housing issues and policy development at its July 12, 2022, August 13, 2022, and September 13, 2022, meetings. Members also received a presentation on the ongoing Safety Element Update and provided input on climate vulnerability issues to inform the development of the Safety Element.

The advisory committee reviewed the proposed sites inventory, initial AFFH findings, and proposed policies addressing AFFH issues and provided the following comments related to housing:

- Concerns about concentrating lower-income housing in any one area of Huntington Park, i.e., a preference to distribute lower-income housing throughout the city.
- Concerns with constructing housing near areas with high pollution and contamination, specifically sites around the planned Slauson/Long Beach and Pacific/Randolph transit stations due to contamination and pollution from industrial uses in the area.
- Identified six sites in the downtown specific plan (DTSP) for development to provide lower-income housing.
- Support of programs related to inclusionary housing and rent control.
- Identified higher concentration of people with disabilities in downtown area because of public transportation that runs through that area creating more opportunities for access for people who cannot drive.
- Identified higher educational outcomes in certain areas because of concentration of charter schools, which put a lot more emphasis on STEM education. Also, identified high education attainment located on the westside because two high schools are located there, so educational attainment scores could be related to school access.
- Concerns about the affordability of living in Huntington Park and how it leads to overcrowding. There should be programs to help address the cost and subsidize it.
- Support for a rent escrow program to help keep landlords and property managers accountable.

Stakeholder Interviews and Focus Group Meetings

As part of the outreach process, the City reached out to various stakeholder representatives, service providers, and housing developers to inform the organizations about the Housing Element Update. Staff asked that the organizations participate in a stakeholder interview to share their organization's experience with affordable and attainable housing in Huntington Park and other Los Angeles gateway communities.

In August 2022, the City met with representatives from the following community-based organizations and/or service providers:

- Advocates for Human Potential, an organization that advises local governments on accessing funding and developing strategies around housing and homelessness.
- Hub Cities Consortium, which provides job training and placement to residents of the Gateway Cities, with some specialized programs for people transitioning out of homelessness.

- Southeast Community Development Corporation, which has community and technology centers in nearby Bell and Cudahy, and provides education for children and adults on technology, and new programs to educate first-time homebuyers on the homebuying process.
- Gateway Cities Council of Governments, the subregional government for the Gateway Cities, with a number of housing-related Regional Early Action Planning Grant-funded programs to help Gateway Cities meet their housing needs.

These interviews covered the following topic areas:

- The housing issues faced by the organization's clientele
- What the City of Huntington Park is doing well to address housing issues
- What solutions other similar or nearby cities have developed that have been effective at addressing housing issues in the region

The City met with affordable and market-rate housing developers including BRIDGE Housing, National CORE, NewStart Housing, and Warmington Residential. Not all developers had worked in Huntington Park, so the questions focused on development processes and regulations generally. Discussion topics included:

- Potential for building in Huntington Park
- Parking standards, open space requirements, density, and other development standards
- The value of a by-right development process vs. a discretionary process
- Developers' experience using new state streamlining laws to help speed up the process of development
- Examples of processes or new regulations implemented by similar or nearby cities that have been effective at increasing housing production
- Challenges in redeveloping formerly industrial and/or contaminated land
- Challenges in developing smaller, nonvacant, and/or infill sites common in Huntington Park

Focus Group Meeting with Communities for a Better Environment

On Monday, August 29, 2022, the City met with Communities for a Better Environment (CBE) to present and discuss key components of the Housing Element Update, including housing constraints, affirmatively furthering fair housing, and developing the housing sites inventory. The presentation was translated in Spanish verbally and written form. At the end of the presentation, attendees were able to provide the following comments and questions:

- What will be the City's process for environmental cleanup before development? We want to encourage environmental cleanup before development.
- What other efforts besides the Downtown Specific Plan are there to develop housing? How much affordable housing will the City require for each of these projects?
- Because there are three transit sites, does that mean the City will create a transit-oriented development? For the amount of housing that is required, we are concerned about prioritizing the very low income and low income when there are four income levels, when the City does not have a TOD policy.

- How does the City meets its regional housing needs assessment for moderate income and above? Why is the City prioritizing these income levels when the community needs more affordable housing for low income and very low income?
- What is the City doing to ensure housing is available for other vulnerable populations, such as seniors and those with disabilities? What about transitional housing and senior supportive housing?
- We know that residents lack access to parks and green spaces. What is the City's plan to ensure that residents will have access to parks and green spaces when building new housing?
- What has the City done to address lead and asbestos contamination in housing? What other programs are the City trying to address these issues and maintain poor quality housing? We need it.
- A comment on what we have seen other cities doing. Bell Gardens passed rent control up to four percent cap. We would like to see a similar policy in Huntington Park.

Community Pop-Up Events

The City hosted an informational booth at the City's farmers market to distribute flyers, advertise upcoming community workshops, and gather input from the community on housing needs, fair housing issues and climate vulnerabilities. The City's farmers market is a well-attended and reliable community event held every Wednesday. The pop-up events were held from 8:30 am – 1:30 pm on August 17, August 31, and September 7, 2022. Two of the community pop-up events included interactive posters and a raffle giveaway to incentivize participation and to collect community input for updates to the Housing Element and Safety Element. All materials at the pop-up events were provided in both English and Spanish. Also Spanish facilitation was utilized to prevent language barriers in participation. Informational flyers about the housing element, focused general plan updates and upcoming events were distributed and included a QR code so participants could conveniently access the project website from their cell phones for additional information. The following summarizes the input received from the three interactive pop-up events. See Appendix A for the interactive posters, pictures, and public comments collected.

August 17, 2022 Farmers Market

The City set up a booth at the farmers market on August 17, 2022. The objective of this pop-up event was to distribute flyers advertising upcoming workshops and collect public comments related to housing, safety, and environmental justice. An email sign-up sheet was available to expand the interested parties' email list. Open-ended comment cards were available, and the following comments were collected:

- School traffic is causing public safety issues for residents.
- I would like them to take action on Randolph and Milles Street, especially that [drivers] do not double park, respect driveways and do not block pedestrian pathways.
- Illegal body shop on Newell and Gage Street; paint cars and they do not have adequate security. In front there are a lot of cars that they don't serve, and this is unsafe for our kids that walk through there from school.

August 31, 2022 Farmers Market

The City set up a booth at the farmers market on August 31, 2022 with two interactive posters available to spark conversation about and gain input for the Housing and Safety element updates. Once participants gave feedback, their name was entered into a raffle, a total of four names were drawn and each person received a $50 gift card. The team also distributed flyers advertising the two study sessions as well as an educational flyer on the overall General Plan update. Based on the input from the interactive posters and conversations with participants, the main themes for each element were:

Housing

- Rent is too high, and housing is unaffordable.
- Rent control is needed.
- Residents have experienced poor housing conditions, paying too much, and overcrowding.
- More programs are needed to support homeownership, housing repairs, and renters rights/rent control/rent assistance.

Safety

- Worsened air quality is the biggest climate concern.
- Power often goes out and many people experience fatigue during heat waves.
- Want education on how to protect yourself from heat and climate change.
- More education opportunities on placing solar panels in homes.
- Better and safer public transit.

September 7, 2022 Farmers Market

The September 7th farmers market pop-up event included the same interactive posters and a raffle activity as the August 31st event. The intent was to continue to collect community input regarding housing needs, fair housing, and climate vulnerabilities. Based on the input from the interactive posters and conversations with participants, the main themes for each element were similar to the August 31st event. For housing these included the high cost of rent and housing affordability, poor housing conditions including overcrowding; and suggestions to support more programs for homeownership, repairs, and renter's rights. For safety these included worsening air quality and increased heat waves. The following summarizes some of the additional input provided by the community:

Housing

- Poor housing quality and limited code enforcement.
- Concerns about homelessness and public safety in neighborhoods.
- Suggested housing programs included first-time homebuyer programs, lowering rents, landlord-renter mediation services, and education regarding affordable housing and home ownership as well as educational programs for youth.

Safety

- Health risks associated with heat waves for children and adults, including heat sickness, nausea, dizziness, blood pressure issues.
- Suggested programs included cooling areas, tree planting and shade programs, energy/electricity programs, community outreach, programs and activities for seniors (e.g., swimming programs for seniors).

Project Website

The City's website hosted and created a separate dedicated project website. The project website served as a key information hub where residents could see all events listed, find links to join meetings, and various other ways to get involved. The project website provided detailed background information on the Housing Element, Environmental Justice Element, and Safety Element updates including the purpose of each element, informational videos, and links to the City's previous educational websites.

- The City's housing element website is available at www.hpca.gov/787/Housing-Element.
- The City's new housing element website (described below) is available at www.huntingtonparkgpupdates.com.

Project materials associated with each element were updated regularly on the websites, including information for upcoming events, and virtual workshop PowerPoint presentations and video recordings. A form on the website enabled people to sign up for project email updates and provide comment at any time throughout the project process. The City's housing element web page and the dedicated project website were available in English and Spanish.

Community Workshops

Workshops Hosted in 2021

In 2021, the City hosted two educational community workshops. On July 1, 2021, the City explained its past non-compliance with Housing Element requirements, new requirements and the 6th Cycle Housing Element update, and the Regional Housing Needs Allocation (RHNA) requirements. On August 2, 2021, the City hosted a second workshop to provide information about resources and opportunities in Huntington Park, constraints to development, and the housing action plan. Both workshops provided the opportunity for community members to ask questions.

Workshops Hosted in 2022

In 2022, workshops for the Housing Element were held both virtually and in person during the month of August. These workshops were hosted on two formats to encourage broader community engagement of community members and prioritize safety of those who are not able to attend in-person events due to the COVID-19 pandemic. The workshops held on August 23 and 24, 2022, focused on the Housing Element update process, key concepts related to fair housing, the Safety Element update, and opportunities for community members to stay involved in the process. Attendees had the opportunity to answer pre-written polling questions and questionnaires on housing needs and conditions. Due to low attendance at the workshops, the virtual workshop presentations were also posted to the project website, described above. There were forms on the project website also by which community members could submit comments and provide feedback.

Survey

In June 2021, the City circulated a survey to ask stakeholders and community members questions regarding housing needs and current conditions. Survey questions focused on satisfaction with their current housing, physical conditions of their housing, satisfaction with housing options in Huntington Park, housing types, community amenities, home ownership barriers, rezoning, housing concerns, and demographic questions. There were 130 responses to the survey.

City Council and Planning Commission Study Sessions

The City held study sessions with the City Council as well as public hearings with the Planning Commission and City Council following release of the Draft Housing Element.

May 13, 2021 – City Council and Planning Commission Study Session

The City hosted a joint study session with the City Council and Planning Commission that was open to the public on May 13, 2021. The presentation described existing challenges and Housing Element requirements, including special needs housing and the RHNA. All material was translated into Spanish. The presentation concluded with the opportunity for decision makers and community members to ask questions and provide comments.

August 31, 2022 – Planning Commission Study Session

The City hosted a study session with the Planning Commission that was open to the public on August 31, 2022. At this study session, the City explained the objectives and requirements for the Environmental Justice Element, including current conditions in Huntington Park; the Housing Element, including fair housing practices and sites inventory; and the Safety Element, including current hazard conditions and potential climate change impacts. The presentation was given in person and via Zoom and Spanish translation services were provided.

September 6, 2022 – City Council Study Session

The City hosted a study session with the City Council that was open to the public on September 6, 2022. At this study session, the City explained the objectives and requirements for the Environmental Justice Element, including current conditions in Huntington Park; the Housing Element, including fair housing practices and sites inventory; and the Safety Element, including current hazard conditions and potential climate change impacts. The presentation was given in person and via Zoom and Spanish translation services were provided.

Draft Housing Element Available for Public Input

The draft Housing Element was first released for public review from July 9, 2021, to August 6, 2021. The draft Housing Element was posted to the City's website and a notice was emailed to interested parties.

September 15, 2023 Draft

After revisions that were required to address comments from HCD, the draft Housing Element was released for public review September 15, 2023, for the minimum statutorily required seven days. The Housing Element was posted on the project website, and a notice was emailed to all interested parties.

Two comments were received. Both comments expressed support for housing strategies, policies, and programs that provide opportunities for home ownership. Section V, Housing Action Plan, provides policies and programs to balance the need for rental housing with the need for for-sale housing (both of which were substantiated by a review of demographic data and community input). Policy 1.1 supports existing and potential new programs that support home ownership (financial assistance and policies to increase the supply of affordable for-sale housing). Program 1 contains a number of actions to promote, augment, and continue existing financial assistance programs for first-time homebuyers. Program 5, Preservation of At-Risk Units, contains actions through which the City will explore the feasibility of tenant opportunity to purchase programs, which could expand opportunities for lower-income households to purchase existing rental units. Inclusionary requirements for for-sale projects referenced in Policy 1.1 may be adopted under Action 11-3, which would build on subregional inclusionary studies and strategies done by the Gateway Cities Council of Governments.

One comment letter from Communities for a Better Environment (CBE), the Public Interest Law Project, and Disability Rights California was received after the public comment period had closed, on October 17, 2022. This comment letter was considered in the preparation of the subsequent draft and by HCD as a third-party comment.

The draft was submitted to HCD for review on September 27, 2023, and a letter of findings from HCD was received November 10, 2022.

January 10, 2023 Draft

A draft addressing public comments and findings from HCD's review was published for the statutorily required seven days on January 10, 2023. The Housing Element was posted on the project website, and a notice was emailed to all interested parties.

One comment letter from CBE et al was received on January 17, 2023. The following changes were made to address comments in the January 17 CBE et al letter:

Comment	Response
The advisory group committee mentioned on page I-3 was not an advisory committee formed for the explicit purposes of commenting on the Housing Element, but rather for commenting on the creation of the Environmental Justice Element, that the City was required to complete. Only one meeting was set aside to discuss the Housing Element explicitly and that meeting was not attended by the majority of the Environmental Justice Advisory Committee.	Clarified the purpose of the Advisory Committee and the specific meetings at which the Housing Element was discussed. (Page I-3)
On page I-9, the last public review of the Housing Element draft dated, September 15, 2023, refers to the 7 days that was set aside for public comment as required. A 7 day comment letter period is not the requirement but rather the minimum amount,"[f]or any subsequent draft revision, the local government shall post the draft revision on its internet website and shall email a link to the draft revision to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting the draft revision to the department."	Clarified that the seven-day public review period is the minimum statutorily required review period. (Page I-9)
There is no mention on pages I-9 and I-10 of our letter dated October 17, 2022 and sent to Mr. Steve Forster, Director, Department of Community Development. Please see Attachment 1 for further reference.	Added reference to comment letter from CBE et al on September 15, 2023, draft. (Page I-10)

Comment	Response
Concern that there is no homeless shelter in the City of Huntington Park and the City does not administer a homeless prevention program. Under SB 2 (effective January 2008) amended the California's Housing Accountability Act (HAA) to require local governments to take specific zoning actions to encourage the development of emergency shelters and transitional and supportive housing. Suitability of a zone for emergency shelter uses is determined by examining what other uses are permitted in that zone, and whether those uses are generally compatible with residential and shelter use. On pg. IV-14 "[e]mergency shelters with up to 30 beds are permitted by right in the Industrial/Manufacturing Planned Development (MPD) zone and emergency shelters with more than 30 beds are conditionally permitted in the C-G (General Commercial) zone," this proposed zoning raises concerns as it is noted that there are many industrial uses in the City that are sources of pollution that may impact public health. It would be inappropriate to site emergency shelters in these zones by right as it is likely to pose health risks.	The City provides funding to nonprofits to support homelessness programs, described in detail in Chapter 2, Housing Needs Assessment. Chapter 2 and Chapter 3, Constraints, describe in detail the need for emergency shelters, and transitional and supportive housing to serve the City's homeless population and the barriers to developing those facilities. Program Housing Element Program 7 contains provisions to modify the zoning code to facilitate emergency shelters and seek funding for the development and operation of emergency shelters. Emergency shelters will also be allowed in the new Transit-Oriented Development Overlay District, and a clarifying statement has been added to Action 10-5. Programs 7 and 13 contain provisions to modify the zoning code to facilitate transitional and supportive housing and seek funding for the development and operation of such facilities.
Concerns over developers' statement that "required open space often goes unused,and can constrain their ability to achieve the maximum density allowed." While the City's RHNA will likely amount to more density, we do not feel that development of units should sacrifice open space. The City is park poor and admittedly very dense and in order to provide residents some open space developers should be asked to incorporate open space design elements in their projects. Open space and green space have shown to provide positive health impacts to communities.	The Housing Element acknowledges (consistent with the Environmental Justice Element adopted November 15, 2022) that the increased provision of open space is crucial to creating more equitable access to resources throughout the city. The Housing Element does not commit to reducing open space requirements, only that those requirements will be the subject of ongoing outreach to determine the most effective way to provide open space in new development while ensuring projects develop at densities that will meet the City's obligations under the Housing Element. The provision of open space throughout the City will be addressed comprehensively through Program 14.
We appreciate the acknowledgment that Slauson/Long Beach and Pacific/Randolph "have high pollution exposure" and that soil remediation may be required. However, given that a proposed TOD ordinance might create streamlined, administrative approval for qualifying projects how exactly will the City ensure safeguards from vapor intrusion, soil contamination, air emissions, etc. for projects sited in these areas.	Policy 4.7 in the January 9, 2023, HCD Review Draft of the Housing Element requires environmental remediation for development of all properties near or with on-site contamination.
Creating Green City Ordinance is a positive step, but we would like to see the City adopt a "Building Decarbonization" ordinance. The City has the opportunity to encourage all new buildings that come online to be completely electrified. As a City that has been negatively impacted by a multiple sources of pollutions for decades ensuring that new buildings are built with electrification in mind can help reduce indoor pollution that comes from burning gas stoves and gas heaters. Furthermore, encouraging electrification in new building can help reduce Green House Gas emissions originating from buildings.	The City may consider a building electrification ordinance in the future. However, it is recommended that this be done more holistically and in concert with a more comprehensive carbon reduction strategy. The preparation of a future ordinance should consider additional cost burden or displacement risk to vulnerable communities, the phasing of implementation, funding strategies, regulatory barriers, and coordination with utility providers and other agencies.
Concerns over the proposed Action 13-1, Protecting Existing Residents from Displacement. This draft Housing Element covers how many residents are in fact rent burdened and many families would qualify for being considered Very Low Income and Extremely Low Income, however there is no discussion anywhere in this Housing Element on Rent Control or Just Cause Evictions. The City is aware that many of its proposed sites for development would create projects in the Downtown area but it does not acknowledge how such development can cause gentrification and in turn cause	The language in Action 13-1 has been modified to clarify that the City will adopt local regulations aimed at protecting existing residents from displacement, examples of which are listed in Action 13-1. Based in this comment, a rent control or just cause eviction ordinance has been added to the list of local regulations that will be considered. Action 13-5 has been added as an interim measure to provide residents with information about statewide regulations and Action 13-6 has

Comment	Response
displacement. Having programs such as rent control and just cause eviction protections can help with community stability. It is not enough to do tenants workshop, right of return requirements if tenants are unable to pay the current rent. A rent control ordinance can help protect tenants from land speculators and unjust rent increases. Furthermore, just cause eviction protections will dissuade unsubstantiated unlawful detainer filings.	been added to commit the City to adopt a local relocation plan that complies with and implements state law.
Action 13-2. Homeless Services and Housing. Rather than invest in the City of Huntington Park Police Department participating in SERMET, it may be better to create an actual team of specialists that can help with mental health crises. Historically, police departments are not the best equipped in mental health and homeless outreach. Working with different County services maybe be a better partnership than allowing for the police to manage these sensitive cases.	SERMET is a successful regional program that the Huntington Park Police Department participates in along with police departments from other southeast Los Angeles cities, together with the Los Angeles County Department of Mental Health. Action 13-2 contains other provisions to support homelessness programs, emergency housing assistance, and the development and operation of housing for people experiencing homelessness.

The draft was submitted to HCD for review on February 7, 2023. An additional comment letter from CBE et al was received by the City and HCD on March 3, 2023. This letter was considered by the City in the preparation of the subsequent draft, and by HCD as a third-party comment. A letter of findings from HCD was received March 24, 2023.

The following changes were made to address comments in the March 3 CBE et al letter:

Comment	Response
…Given the increase in homelessness within the City, the element should include a complete analysis of characteristics of persons experiencing homelessness including by protected characteristics such as race and ethnicity, familial status, and persons with disabilities. [page 1]	Using all available data including qualitative data from City staff and service providers, the homelessness analysis has been updated.
The element still lacks analysis and evaluation on the displacement pressures on existing residents for specific areas such as the Downtown Specific Plan area and TOD overlay and programs with specific actions, metrics, and milestones to address both displacement risk and environmental risk. [page 2] … while the City commits to evaluating antidisplacement policies, it must commit to programs as well, with concrete methods and timelines. Additionally, rent control requires a just cause eviction ordinance to be effective, so the City should have a program regarding both types of ordinances, rather than one "or" the other. [page 2]	The draft Action 13-1 was modified to commit to adopting one of the listed strategies and added milestones (page VI-21).
…despite the revisions since the last draft Housing Element, it is still unclear that the City has considered how to ensure that additional housing capacity is created in moderate-resourced tracts. [page 3]	The Sites Inventory identifies 635 total units in moderate-resource census tracts, or about 25 percent of the total units. The Housing Action Plan contains a number of programs to increase investment in lower-resource areas (including but not limited to Action 10-3, Action 10-5, Action 13-4, Action 14-3, Action 14-4).
Because more than 50 percent of the City's identified sites are non-vacant it is presumed that existing uses will impede residential development of the non-vacant sites until finds based "on substantial evidence that the use is likely to be discontinued during the planning period." Government Code section 65583.2(g)(2) these non-vacant site. The analysis contained in the February Draft (p. V-26). does not	Additional analysis was added to "Suitability of Nonvacant Sites" in Section V.

Comment	Response
satisfy the requirements of Government Code section 65583.2(g)(2). [page 4]	
While we agree that requiring a Phase I Environmental Site Assessment for all residential projects within 500 feet of sites that are active or have historical pollution (Policy 4.7) would address environmental constraints on sites, the City should require this analysis for all vacant and nonvacant sites in the City which could be developed for residential use during the planning period. [page 4] …Policy 4.7 should extend to all sites in the City to ensure a proper evaluation for lead and other contaminants that may be on the site. [page 5]	Policy 4.7 was modified to apply to all residential projects in the city.
The ability to have assistance in retrofitting homes with air filtration is well received, however, more specific programs to decrease in-home pollution must be added.	References to Environmental Justice policies to address pollution were added to the Assessment of Fair Housing (page II-106).
Given the likelihood of contamination in the community there must be some safeguard for streamlined projects in the City. [page 4]	Policy 4.7 addresses contamination issues outside of the CEQA process to ensure contamination is addressed for projects allowed by-right, other processing or CEQA streamlining provisions.
Lastly, it is still unclear whether the sufficient existing or planned water, sewer, and other dry utilities to accommodate the City's regional housing needs for the planning period. [page 5]	The availability of infrastructure is discussed in Section III, and Program 14 addresses deficiencies in the current systems.
In analyzing the threat of displacement in the sites inventory analysis it would be helpful to concretely name those preventative actions. [page 5]	Program 13 has been revised to specify the measures the City commits to analyzing and adopting.
City residents ask for a commitment to developing homes that would include family-size units and providing goals for developments of such units in the site inventory analysis would guide development in the City. [page 5]	Action 7-4 states that the City will modify local density bonus regulations to allow bonuses for "family housing." Added "family-sized housing" for clarification.
City-owned sites must go through a Surplus Lands Act (SLA) notification process prior to being disposed by the City. The sites inventory assumes that some of the properties will not be sold under the SLA and they would be used for above moderate-income housing. Even if that is the case, the Surplus Land Act requires that sites that can accommodate 10 or more residential units in the property must have no less than 15 percent of the total number of residential units developed sold or rented as affordable housing as defined Section 202(c)(1).…These sites should properly account for the affordable housing required under the SLA. [page 5-6]	The City formulated assumptions about affordability based on HCD guidelines and Housing Element Law. City-owned sites did not meet the criteria to count toward the City's share of the lower-income RHNA. Action 10-4 has been edited to clarify that the City will follow the Surplus Land Act in the development and disposition of those sites, including any affordability requirements.
…The TOD overlay would serve better use if more than 30 percent, preferably 50 percent, of the available units are allocated for very low- and low-income RHNA categories. [page 6]	The City applied assumptions for affordability as outlined in the Sites Inventory.
However, the City should be able to estimate total fees for multifamily developments of different sizes and compare those fees to what neighboring cities charge. [page 6]	The fees analysis was updated to include fees charged for actual projects.
Action 7-2 commits to "[m]odify the required findings for Development Permits (Section 9-2.1007) to remove subjective language." Draft, VI-13. However, the Draft does not acknowledge that finding 2 ("harmonious and compatible") is also subjective, and Action 7-2 does not identify the subjective language to be removed or amended. Draft, IV-23, VI-13. Further, the Draft does not analyze the possibility of allowing some or all multifamily housing by-right in	The program commits to Finding 3, 5, and 7. Finding 2 is not subjective ("the proposed development is consistent with the General Plan"). The TOD Overlay Zone will allow multifamily housing by-right. Modifications to the Development Permit process would remove subjectivity for all multifamily housing.

Comment	Response
some or all residential zones, despite acknowledging that single-family homes are allowed by-right in multiple zones. [page7]	
Similarly, the Draft acknowledges that the City's subjective design review process constrains housing development. Draft, IV-27. However, the only program that addresses this requirement, Action 7-2, is vague, committing only to "[c]reate processes that allow projects with an affordable component to proceed along a faster entitlement path, that would avoid discretionary review" sometime in 2023. That Housing Element should commit to specific amendments to the design review and development permit processes that will, by a specific date, eliminate discretionary permit requirements for affordable housing developments. [page 7]	Action 7-2 was edited to specify actions the City will take to reduce subjectivity in housing development review.
Further, while HCD's group home guidance indicates that cities may require conditional use permits for licensed residential care facilities serving more than six residents, it goes on to explain: "Local governments must still provide flexible and efficient reasonable accommodations in these permitting processes. This means that some requests for exceptions to permitting processes should be resolved through reasonable accommodation procedures instead of conditional use procedures." HCD, Group Home Technical Advisory (Dec. 2022), 26 (emphasis added). In contrast, the Draft, in describing the City's reasonable accommodation ordinance, states: "A reasonable accommodation cannot waive a requirement for an entitlement (e.g., Conditional Use Permit, Development Permit, General Plan Amendment, Zoning Amendment, Subdivision Map) when otherwise required or result in approval of uses otherwise prohibited by the City's land use and zoning regulations." Draft, IV-19. The Draft does not commit to amending this aspect of the reasonable accommodation ordinance. [page 8]	Action 7-2 commits to allowing the Reasonable Accommodation process to allow an exception to the requirement for a CUP for large group homes.
The February Draft fails to describe or analyze requests to develop housing at densities lower than those projected in the site inventory as it did in previous versions as well. [page 9]	This analysis is included and is located on page IV-11.
While the February Draft now commits to removing the CUP requirement for SROs, as well as the prohibition against conversion of hotels and motels into SROs, it does not analyze the City's other restrictions on SROs as constraints. [page 9]	Analysis of the City's SRO standards has been expanded in Section IV, and additional actions to address constraints added to Action 13-3.
Action 2-3. Affordable Accessory Dwelling Units: Revise this program to detail what grants and financial incentives will be available and how the City will promote homeowner participation in the HCV program. Please clarify whether the grants and incentives will be available to low income households attempting to rent an ADU or to homeowners who rent their ADU to a lower income family or individual. Also, clarification is needed about when will the City begin to monitor the affordability levels of permitted ADU's and what point in the planning period will the City determine if the projections are incorrect and whether additional incentives or rezoning are necessary Revisions should commit to making this determination by 2025 [page 9-10]	Action 2-3 was modified to include additional specific actions and timeframe for actions. Clarified that incentives would be offered to lower-income households for building new ADUs or legalizing existing ADUs.
Action 3-2. Rental Inspections: The rental inspection ordinance should prohibit rent increases within a year of requested repairs to ensure that cost of repairs is not passed on to tenants in addition to making owners aware of resources to make repairs. [page 10]	Action 3-2 includes referrals to the Fair Housing Foundation to ensure tenants are not adversely affected by the inspection process and any required repairs.

Comment	Response
Action 7-1. Zoning Changes to Achieve Consistency with State Law: In addition to the changes listed in this program, the zoning code must be amended to allow by-right development if more than 20% of the units are affordable to lower income households on sites rezoned to accommodate the RHNA from the 5th cycle (Government Code section 65583.2(h)). [page 10]	Policy 4.4 and state law establish this requirement.
Action 10-1. Lot Consolidation: Revise the program to identify whether fee waivers or deferrals will be available, and if both are possible clarify who will decide which is available for a particular project and what criteria will be used to decide between the two incentives. [page 10]	Action 10-1 modified to specify that the City will offer fee deferrals in all cases.
Action 10-5. Transit-Oriented Development Overlay District To partially address displacement due to increased development pressures on properties included in the TOD Overlay, the zoning code should allow by-right development when more than 20 percent of the units are affordable. Also, review the zoning code and commit to any needed changes to the code in order to comply with Government Code section 65583.2(h)(allowing 100% residential use in the mixed-use zone and permitting residential development by-right in the mixed-use zone if the proposed development requires at least 20% of the units to be affordable to lower income households). This program should also include efforts to support locally owned business remain in the neighborhoods where they are located. [page 11]	Existing programs to support local businesses described in Section II. (page II-101) Action 13-7 was added to address displacement of local businesses.
Action 12-2. Housing Choice Voucher Program Promotion This program is focused on making tenants aware of the Housing Choice Voucher (HCV) Program. Los Angeles County already has a years' long waiting list of families and individuals who desperately need a housing subsidy. In order for the program to be effective more landlords are needed to participate and accept vouchers. To increase mobility and to address families overpaying rent, the City should revise this program to do outreach to landlords to: 1) encourage their participation in the HCV, and 2) educate landlords about the state law prohibiting discrimination against voucher holders. [page 11]	Action 12-2 was modified to include these recommended actions.
Action 13-1. Protecting Existing Residents from Displacement While it is commendable that this program now commits to adopting an antidisplacement measure, it is unclear if one of example measures listed in the program will be adopted, or if the "example" language would allow the City choose a strategy not listed in the program. Please revise the program to state that "One of the following strategies will be evaluated." Also, the timeline for adoption should be moved back to 2025 so that the strategy is in place before the displacement pressures are insurmountable. [page 11]	The draft Action 13-1 was modified to commit to adopting one of the listed strategies and added milestones (page VI-21). The City met with CBE during the development of the subsequent draft, and CBE submitted additional written comments on this program. The City considered these comments and incorporated some of CBE's recommendations into the draft, including consideration of additional tenant protections.
Action 13-2. Special Needs Housing Include outreach to landlords to participate in the HCV program and educate landlords about the state prohibition against refusing to rent to voucher holders. Also, this program should commit the City to remove any limitation on unlicensed group homes of more than 6 people. [page 11]	See edits to Action 12-2.

Comment	Response
Action 13-6. Relocation Requirements Revise the program to indicate that replacements units are required if rent controlled units, units with deed restricted rents, or units that are or were occupied by lower or very low-income households must be replaced. [page 11]	Added clarifying language from the statute to Action 13-6.

May 2023 Draft

A draft addressing public comments and findings from HCD's review was published for the statutorily required seven days on May 8, 2023. The Housing Element was posted on the project website, and a notice was emailed to all interested parties.

One comment letter from CBE et al was received on May 16, 2023. Comments and the City's responses incorporated into this draft are summarized as follows:

Comment	Response
Commenters noted that programs (Actions 13-4, 14-3 and 14-4) to address investment in lower-resources areas of the city are not in the Housing Element.	Action 13-4 (Placemaking), Action 14-3 (Open Space Planning), and Action 14-4 (Active Transportation Planning) are in the Housing Element Housing Plan. Program actions to address investment in lower-resources areas include, but are not limited to, Action 13-4, Action 14-1 (General Plan Update), Action 14-3, and Action 14-4.
Commenters asked that analysis of feasibility of non-vacant sites "indicate why similar projects would be feasible in Huntington Park if Huntington Park does not have its own track record of converting non-vacant sites to residential development."	Section V, Sites Inventory, contains a detailed analysis of example projects in the Gateway Cities area and their relevance to inventory sites in Huntington Park. The Housing Element analyzes transit areas similar to the future transit areas in Huntington Park, brownfield redevelopment sites similar to those in Huntington Park, and declining commercial or industrial areas similar to those in Huntington Park.
Commenters asked that the City include a program to establish "just cause tenant protections and a vacant property tax, and create a separate program to address the after effects of displacement." Commenters also requested additional displacement analysis. Commenters also request that the City commit to adopting all four strategies outlined in Program 13-1, adopting rent control, and adding clarification to strategies in Program 13-1.	The City met with CBE et al to discuss previously expressed concerns regarding the Draft Housing Element's displacement analysis and the City's proposed anti-displacement strategies. The City made numerous changes to the draft Housing Element to address commenters' concerns regarding displacement of local businesses, programs addressing replacement housing, strategies such as rent control and just cause evictions. Commenters previously asked for clarification regarding the strategies proposed in Program 13-1 and that has been added to the program language.
Commenters clarified prior remarks regarding affordability of future Transit-Oriented Overlay District projects and asked that affordability requirements be included in the TOD regulations. Commenters also asked that multi-family development be allowed by right in more zoning districts than the TOD overlay district.	The Draft Housing Element includes numerous programs to encourage and prioritize affordable housing through permit streamlining, density bonus programs, and ministerial, objective review processes. Adding affordability requirements to a new zoning district may act as a constraint to development in a city which has not experienced much multifamily development in recent years, and which has an obligation to provide housing at all income levels. Under Action 7-5, the City will monitor its progress toward meeting its share of the RHNA for every income level and make zoning changes as appropriate to keep pace and encourage affordable housing development. With changes to existing regulations in programs 7 and 10, multi-family development in the R-M, R-H, C-P, C-G, and all DTSP zones would be allowed by right, with a Development Permit approved administratively. The approval process would not include discretionary review.

Comment	Response
While noting that the City has addressed prior concerns with group home regulations, commenters asked that Housing Element analyze the City's definition of "family" as a constraint to group homes.	Commenters state "zoning ordinances sometimes restrict or limit group homes in single-family residential zones through definitions of single housekeeping units or single-family homes." The City's zoning ordinance contains provisions for group homes noted by commenters to be modified through Program 7. The City's definition of family is analyzed as a constraint on page VI-18. The definition does not exclude group homes. The development of group homes is not constrained by this definition. Local group home regulations do not rely on the definition of "family" to regulate group homes.
Commenters asked that the analysis provide "information as to why developers are requesting lower densities than those projected in the site inventory."	As noted elsewhere in the Housing Element and by commenters, there have been few multi-family projects approved in the City. There have been no requests to develop housing at lower densities than those anticipated in the sites inventory. Clarification has been added to this analysis (page IV-11). Nonetheless, Housing Element programs 10 and 11 would address future requests by establishing minimum densities in the Downtown Specific Plan area and the new TOD Overlay District.
Commenters asked that specific ADU-related grants and incentives be identified in Action 2-3.	Potential sources of funding were added to Action 2-3.
Commenters request an anti-harrassment ordinance, no fault eviction protection, temporary relocation assistance, or mandatory relocation assistance be incorporated into Action 3-2, Rental Inspection.	Under Action 3-2, Code Enforcement staff will connect property owners with rehabilitation assistance to maintain the affordability of a unit requiring repairs, and connect tenants with fair housing resources to ensure tenants are not displaced or priced out of the housing units once repaired. Other anti-displacement strategies are discussed and addressed in Action 13-1.
Commenters noted that a timeframe and objectives were missing from Action 13-2, and asked for additional analysis regarding displacement of small businesses.	A timeframe and objective has been added to the action related to small businesses, Action 13-7. Additional details regarding small business outreach and potential sources of funding were added to Action 13-7.
Commenters noted that Action 12-2 does not include objectives related to landlord outreach and participation or enforcement of source of income protections.	Objectives regarding landlord participation and the Fair Employment and Housing Act were added to Action 12-2.
Commenters requested Action 13-6 include references to other relocation requirements (Density Bonus Law and sites inventory requirements).	References to and details about replacement requirements in Density Bonus law and Housing Element Law (sites inventory) have been added to Action 13-6.

The draft was submitted to HCD for review on June 7, 2023. An additional comment letter from CBE et al was received by the City and HCD on July 12, 2023. Comments and the City's responses incorporated into this draft are summarized as follows:

This letter was considered by the City in the preparation of the subsequent draft, and by HCD as a third-party comment. A letter of findings from HCD was received July 21, 2023.

Comment	Response
Displacement. The May 2023 Draft continues to lack the analysis of displacement pressures as indicated in our prior comments. We do note the changes to Program 13-1 do include a commitment to enact a specific action after the stakeholder process completes.	Comment noted and previously responded to.
Housing capacity in moderate resource areas. We appreciate the clarification about Actions 13-4, 14-3 and 14-4 in the June 2023 Draft. Looking back at the May 2023 Draft it appears that Action 13-1 was titled Placemaking but in the June 2023 Draft it is Action 13-4. Our mistakes about the numbering, lack of numbering, or incorrect numbering aside, the focus of our comments was to inquire whether there are programs intended to increase housing capacity in moderate resource areas as well as in lower resource areas, which is the focus of Actions 13-4, 14-3, and 14-4. The City should add programs to increase housing capacity in all areas of the City including areas identified as having moderate resources.	Comment noted and previously responded to.
Additional evidence of the feasibility of non-vacant sites. The City provides information about the conversion of non-vacant sites into residential development in this planning period by pointing to examples in other communities. This analysis should indicate why similar non-vacant sites would be feasible in Huntington Park. Government Code section 65583.2(g)(1) requires the City to explain its methodology to support the feasibility of non-vacant sites development potential. The statute requires particular factors to be part of the methodology, including the City's past experience "converting existing uses to high density residential development." The City relies on the redevelopment activity of neighboring communities to demonstrate how the non-vacant sites in Huntington Park will also have redevelopment potential. If the City is allowed to rely on the development patterns in other cities to demonstrate the redevelopment potential in its own city, the analysis must include additional information comparing Huntington Park's development standards, available incentives and funding to these neighboring cities in order to demonstrate that the sites in Huntington Park have the same redevelopment potential as the sites in these neighboring communities.	A new section ("Development Standards," page V-20) was added comparing the development standards of Huntington Park's Downtown Specific Area Plan and the new TOD Overlay District with the example projects and comparable station area plans that informed the sites inventory analysis.
Displacement Prevention. We appreciate that the City met with us and amended Program 13-1 to include greater certainty in what actions it will take to address displacement once it has already occurred. The City should create a Program focused on displacement prevention actions, such as just cause tenant protections and a vacant property tax, and create a separate program to address the after effects of displacement.	Comment noted and previously responded to.
TOD Affordability. We renew our request for affordability requirements in the TOD overlay as it would help to ensure that residents subject to displacement pressure around transit centers can find affordable housing in their community. Our comments were not intended to suggest that all developments in the TOD be 100 percent affordable but that requiring some affordability in the TOD would guarantee a variety of housing types for a variety of income levels. Based on the development pressure near affordable transportation options it would not act as a constraint on development.	The rezone program (Action 10-5) complies with Government Code Section 65583.2(h) and (i), which requires that projects on rezone sites that allow by-right development include a minimum of 20 percent affordable units.
Reasonable Accommodation for Group Homes. We note the City's commitment through Program 7 to amend the Zoning Code to remove constraints for group homes. The June 2023 Draft finds that City's definition of "family," does not pose a constraint on the development of group homes. Because the City currently requires a CUP for large group homes when the City's removes this requirement as outlined in Program 7, we want to ensure that group homes do not face greater scrutiny or opposition based on whether they fit within the confines of the City's definition of a family. The City's definition of family, specifically the requirement that "family" be a "single non-	Action 7-2 now commits the City to clarifying the meaning of "housekeeping" and removing the reference to "nonprofit" in the definition of "family."

Comment	Response
profit housekeeping unit," is overly restrictive and risks violating not only state housing laws, but the California Constitution's protections of the rights of unrelated persons to live together in communal housing. The City defines "family" as living as a single housekeeping unit, but does not define single housing keeping unit. It also specifies that a family is a single non-profit housekeeping unit, which excludes for profit businesses. In general, localities should avoid including provisions in definitions of shared housekeeping units, single-family homes, or other single residential dwellings that automatically exclude group homes that are owned by for-profit businesses or that pay a house manager or resident to help manage a home's operations. These are well-established models for group homes. See HCD's Group Home Technical Advisory 2022 at 23-24. The City should develop an inclusive definition of "housekeeping unit", or explicitly state in its zoning code that group homes meet the definition of "family."	
Rental Inspections. To ensure that the costs of repairs are not passed on to tenants through this program, the program should also include temporary relocation assistance to tenants who are temporarily displaced due to code violations and mandatory owner paid relocation assistance if tenants are permanently displaced due to code violations. Referrals to Fair Housing organizations are not meaningful for code violations because the failure to make repairs is not necessarily related to discriminatory practices.	Comment noted and previously responded to.
Air Pollution Mitigation and Green Space Design. There are no programs to address high levels of air pollution or increase air filtration use and availability for residents, although previous drafts did include discussion of air pollution conditions. In addition, there is no mention of integrating green space in design features for housing in the City which would address both housing and environmental justice element goals.	Comment noted and previously responded to.
Policy 4.7. Require Phase I Environmental Site Assessments and, if required, subsequent remediation, to be completed for all residential projects. Under CA Health and Safety Code §78090: "Phase I environmental assessment" means a preliminary assessment of a property to determine whether there has been, or have been, a release of a hazardous substance based on reasonably available information about the property and general vicinity. A phase I environmental assessment may include, but is not limited to, a review of public and private records, current and historical land uses, prior releases of a hazardous material, database searches, reviews of relevant files of federal, state and local agencies, visual and other surveys of the property and general vicinity, interview with current and previous owners and operators, and review of regulatory correspondence and environmental reports. Sampling or testing is not required as part of a phase I environmental assessment. Instead, the City should adopt a policy to require a Phase II Environmental Assessment as well as a Preliminary Endangerment Assessment. These additional tests and requirements should take place in known environmental justice communities, such as Huntington Park. **Action 10-3. Brownfields Program.** The City needs to maintain a balance between the City's need for housing and also its need for open space. Action 10-3 should be modified to prioritize open space as well as residential purposes when seeking funding and assistance to remediate brownfields. New residential sites should be developed at least 1,600 feet from industrial sites and at least 3,200 feet from oil and gas producing sites. Due to the level of contamination that has been found throughout the City we ask that the highest amount of environmental assessment is undertaken. For example, all remediation to previously contaminated land should include a Phase I and	If the results of a Phase I site assessment resulted in findings that would warrant a Phase II assessment, a Phase II assessment would be required. Reducing and mitigating the negative impacts of exposure of residents to hazardous materials and environmental pollution existing industrial land uses is a primary focus area of and addressed by the Environmental Justice Element.

Comment	Response
Phase II environmental assessment as well as a preliminary endangerment assessment.	
Program 6. Energy Conservation Program. In addition to the actions included in Program 6, the City should include additional action items such as ensuring new developments are built without extending gas lines. The City would also benefit from a building decarbonization ordinance. And last, we recommend that all new buildings that come online should be electric only.	Comment noted and previously responded to.
Action 10-7. Reuse of Site with Existing Uses. This Action item should be modified to ensure that it is aligned with the standards forth in AB 2011 (Wicks). AB 2011, the Affordable Housing and High Road Jobs Act of 2022, authorizes a development proponent to submit an application for a housing development that meets specified objective standards and affordability and site criteria, including being located within a zone where office, retail, or parking are principally uses, and would make the development a use by right.	The City will comply with state law in review of all projects.
Action 10-5. Transit-Oriented Development Overlay District. The City will accommodate its inventory shortfall through the TOD overlay that will allow greater densities than the underlying zoning permits. It is unclear from the program's description if the underlying density still permitted on these sites is less than 20 units/acre. It is clear that the Overlay would have a minimum density of 20 units/acre but the clarification would be to describe what density the underlying zoning permits. The program also anticipates completion by June 2023 and this deadline should be amended if the deadline has already passed.	Comment addressed on page V-11, and the timeframe for program completion has been updated.
Action 13-1 Protecting Existing Residents from Displacement. We appreciate that the City has incorporated some of our prior comments into the first action under Program 13, including the addition of references to a tenant protection ordinance and just cause eviction protections. However, we encourage the City to commit to adopting all four of the identified strategies rather than limiting itself to one of the identified strategies. We also urge the City to include rent control in this Action, to clarify the subparts under "Community benefit zoning" and to clarify when and where replacement requirements will apply. Given the severe risk of displacement, the City should clarify this program to ensure, not only that the City will comply relocation and replacement requirements of applicable state laws but also that it will adopt its own relocation, replacement, and tenant protection policies that maximize protections for lower-income tenants at risk of displacement.	Comment noted and previously responded to.

An additional comment letter from CBE et al was received by the City on August 8, 2023. Comments and the City's responses incorporated into this draft are summarized as follows:

This letter was considered by the City in the preparation of the subsequent adoption draft.

Comment	Response
Inadequate Environmental Justice Programs. One example of how the City's Environmental Justice Element falls short of meeting its obligations is that it lacks a comprehensive approach to reducing air pollution. The Element does have an air filtration program for specific residents - low income and senior residents – but that only addresses air quality indoors when the windows are closed and does not address the outside air quality. Another example of an inadequate Environmental Justice Element program under Government Code §65302(h) is the soil remediation program that relies on developers to identify soil contamination and does not have standards that will increase the likelihood that remediation is successfully completed.	Comments are directed at the City's Environmental Justice Element which was adopted on November 15, 2022. It should be noted that previous comments pertaining to the Housing Element regarding indoor air pollution and soil remediation programs were responded to in responses to the January 17, March 3, and July 12 letters.

Comment	Response
Action 13-2 Anti-Displacement Programs. The latest version of the City's Draft Housing Element incorporated some of our proposed changes into Action 13-1,the first term of a potential settlement would be for the City to incorporate the remaining changes Petitioners proposed into Action 13-, (e.g. imposing a tax for vacant properties rather than imposing a monitoring fee on landlords who maintain vacant properties). The purpose of these action items should be to prevent displacement of existing residents as development activity increases in Huntington Park.	Comment noted and previously responded to in responses to the January 17, March 3, May 16 and July 12 letters. As stated in response to the May 16 letter. The City met with CBE et al to discuss previously expressed concerns regarding the Draft Housing Element's displacement analysis and the City's proposed anti-displacement strategies. The City made numerous changes to the draft Housing Element to address commenters' concerns regarding displacement of local businesses, programs addressing replacement housing, strategies such as rent control and just cause evictions. Commenters previously asked for clarification regarding the strategies proposed in Program 13-1 and that was also added to the program language.
Increased Affordability in the TOD Overlay. Similar to the affordability requirements established in the Surplus Land Act, the TOD Overlay should require a minimum 15 percent of the residential units built employing the Overlay to be affordable to low and very low-income households, with incentives and concessions granted for higher percentages of affordable units.	Comment noted and previously responded to in responses to the July 12 letter as follows: The rezone program (Action 10-5) complies with Government Code Section 65583.2(h) and (i), which requires that projects on rezone sites that allow by-right development include a minimum of 20 percent affordable units.
Addressing Air Pollution Issues. In order to create a comprehensive approach to address and reduce air pollution the General Plan must include the following policies and programs aimed to improve air quality: 1) create appropriate setbacks from polluting industries in the community; 2) ensure new residential sites cannot be developed at least 1,600 feet from parcels zoned as industrial; 3) prohibit freight truck traffic from main thoroughfares; 4) create a building decarbonization ordinance to reduce indoor air pollution; and, 5) require adequate green space throughout the City along with appropriate tree planting and urban greening measures.	Comments are directed at the General Plan and comprehensive air pollution policies and programs. It should be noted that the City's adopted Environmental Justice Element includes a policy to increase urban greening across the City and a program that commits the City to develop an Urban Greening Plan for Huntington Park, a comprehensive approach to address this citywide need, including identification of funding strategies. The Environmental Justice Element also includes a policy and programs to reduce air pollution through designation of truck routes and enforcement of truck idling requirements. As previously stated in response to the January 17 comment letter, the City may consider a building electrification ordinance in the future. However, it is recommended that this be done more holistically and in concert with a more comprehensive carbon reduction strategy. The preparation of a future ordinance should consider additional cost burden or displacement risk to vulnerable communities, the phasing of implementation, funding strategies, regulatory barriers, and coordination with utility providers and other agencies.

Comment	Response
	Commenters recommend a 1,600 foot buffer or setback for new residential sites from industrial zoned parcels without consideration of the broad impacts for a City as compact and constrained as Huntington Park. A 1,600 setback or buffer from industrial zoned parcels would render nearly 46% of the city as unavailable for future residential development, including areas of the city that are currently zoned and developed with existing housing, schools and other amenities. Rather than impose a buffer or setback that would further impede the City's ability to identify opportunities for future housing development and associated amenities, the City's adopted Environmental Justice Element includes policies and programs that support a more holistic and targeted approach to protect Huntington Park from pollution exposure. These adopted policies include implementing the Southeast Los Angeles Community Emissions Reduction Plan, locating sensitive uses away from significant pollution sources to the maximum extent possible, and facilitating remediation of all Brownfield sites within Huntington Park and their subsequent redevelopment to non-industrial and non-polluting uses.
Appropriate Soil Remediation Measures and Oversight. There is an immediate need to deal with the many brownfields located in the City and because some sites in the Housing Element site inventory target areas that are particularly close to industrial lands the General Plan must include specific standards that will ensure the health and safety of the existing and future community. The City must require developers to do a Phase I and Phase environmental site assessment as well as enroll in the Department of Toxic Substance Control's voluntary programs for consultation with remediation actions.	See response to above comment regarding policies targeting remediation of brownfield sites. Comment regarding Phase I and Phase II environmental site assessments was previously responded to in response to the July 12 comment letter.

II. HOUSING NEEDS ASSESSMENT

This section examines Huntington Park's general population and household characteristics and trends, such as age, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing needs based on the 2021-2029 Regional Housing Needs Assessment (RHNA) are examined.

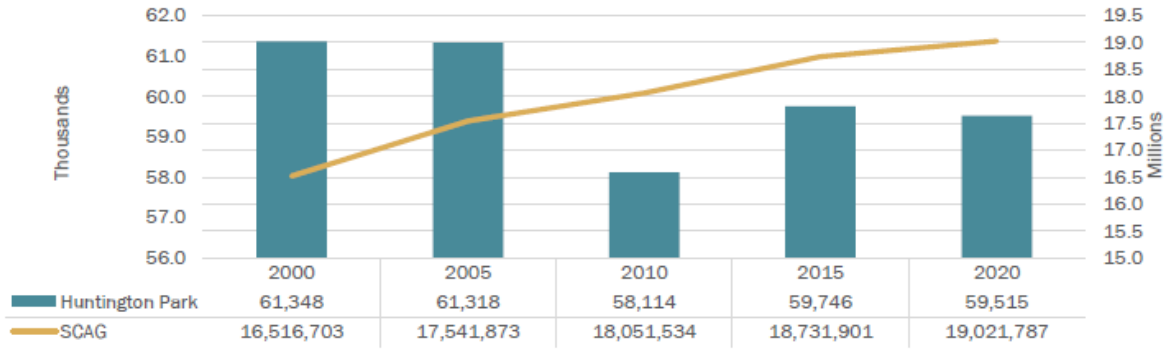
The data presented in this section has been compiled by the Southern California Association of Governments (SCAG) based upon recent data from the U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD), and other relevant sources and has been pre-approved by the California Department of Housing and Community Development (HCD).

Population Characteristics

Population Growth Trends

Huntington Park was incorporated in 1906 as a streetcar suburb on the Los Angeles Railway for workers in the rapidly expanding industries to the southeast of downtown Los Angeles. From 2000 to 2020, the City's population decreased from 61,348 to an estimated population of 59,515 (see Table II-1), an annual growth rate of -0.2% compared to 0.7% for the SCAG region as a whole.

Table II-1
Population Trends 2000-2020
Huntington Park vs. SCAG Region



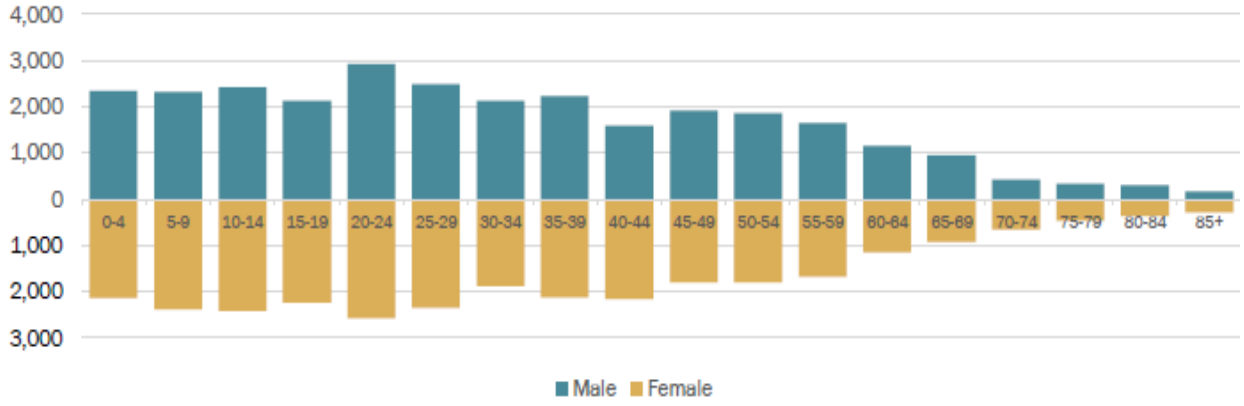
CA DOF E-5 Population and Housing Unit Estimates

Age

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. Table II-2 provides a comparison of the City's population by age group. According to the table, the population of Huntington Park is 50% male and 50% female. The share of the

population of Huntington Park below 18 years of age is 28.3%, which is higher than the regional share of 23.4%. Huntington Park's seniors (65 and above) make up 8.3% of the population, which is lower than the regional share of 13%.

Table II-2
Population by Age and Sex
Huntington Park



American Community Survey 2014-2018 5-year estimates

Household Characteristics

Overcrowding

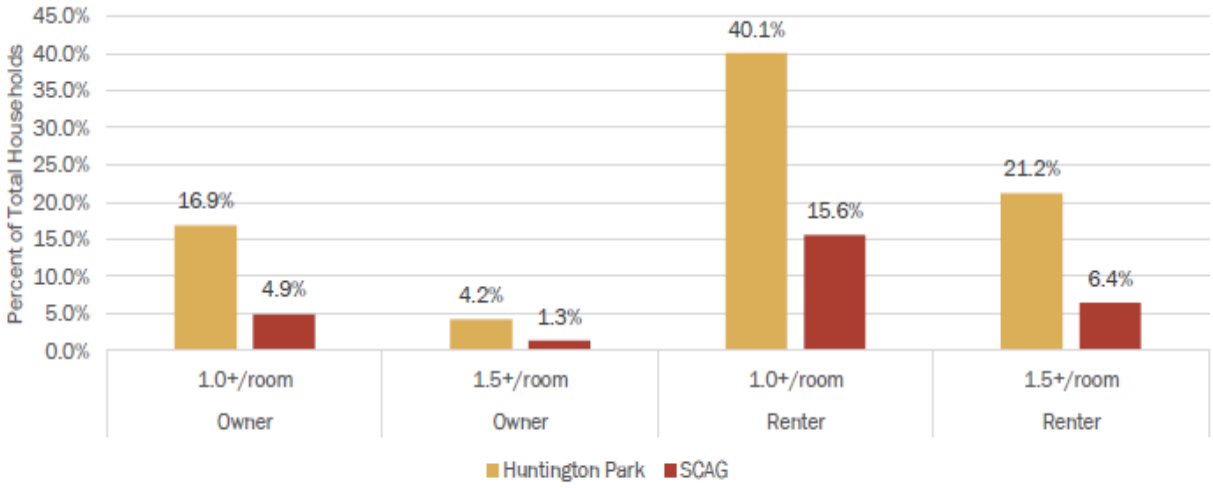
The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, and severely overcrowded when there are more than 1.5 persons per room. Overcrowding can be caused by high housing costs. Some households may not be able to afford high-cost housing and instead accept smaller, lower-cost housing that is comfortable for the family size. Households may also house extended family members to share the cost among more people or reside with other unrelated individuals or families in the same home. Cultural differences also contribute to overcrowded conditions. Some cultures tend to have a larger household size than others due to the preference of living with extended family members and may not have sufficient income or housing choices to reside in a home that has adequate accommodation for a larger number of people.

Huntington Park is one of the densest cities in the United States according to Census data. Overcrowding is prevalent throughout Huntington Park, more so among renters than homeowners (Table II-3). About sixty percent of the city's renter-occupied households are overcrowded (of those, about 20 percent are severely overcrowded). About 21 percent of owner-occupied households are overcrowded (of those, about four percent are severely overcrowded).

Overcrowding is more common in Huntington Park than in the SCAG region (Table II-3). Regionally, 22 percent of renter households are overcrowded, compared to about six percent of homeowner households. Overcrowding by neighborhood and demographic characteristics is analyzed further in the Assessment of Fair Housing.

Huntington Park's higher rate of overcrowding indicates a lack of family-sized housing sufficient to meet demand. Program 7, Zoning Code Updates, contains provisions for a number of changes to Huntington Park's zoning ordinance to allow incentives for larger unit sizes.

Table II-3
Overcrowding by Tenure
Huntington Park and SCAG Region



American Community Survey 2014-2018 5-year estimates.

Housing Affordability and Overpayment

Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income ("AMI"): extremely low (30% or less of AMI), very low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to the U.S. Department of Housing and Urban Development ("HUD") and the California Department of Housing and Community Development ("HCD"), housing is considered "affordable" if monthly housing costs are no more than 30% of a household's gross income.

Table II-4 shows affordable rent levels and estimated affordable purchase prices for housing in Los Angeles County by income category. Based on State-adopted standards for a 4-person family, the maximum affordable monthly rent for extremely low-income households is $845, while the maximum affordable rent for very low-income households is $1,407. The maximum affordable rent for low-income households is $2,252, while the maximum for moderate-income households is $2,319. Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum affordable home purchase price for moderate-income households has been estimated based on typical conditions. Affordable prices have not been estimated for the lower-income categories because most for-sale affordable housing is provided at the moderate-income level.

Table II-4
Income Categories and Affordable Housing Costs
Los Angeles County

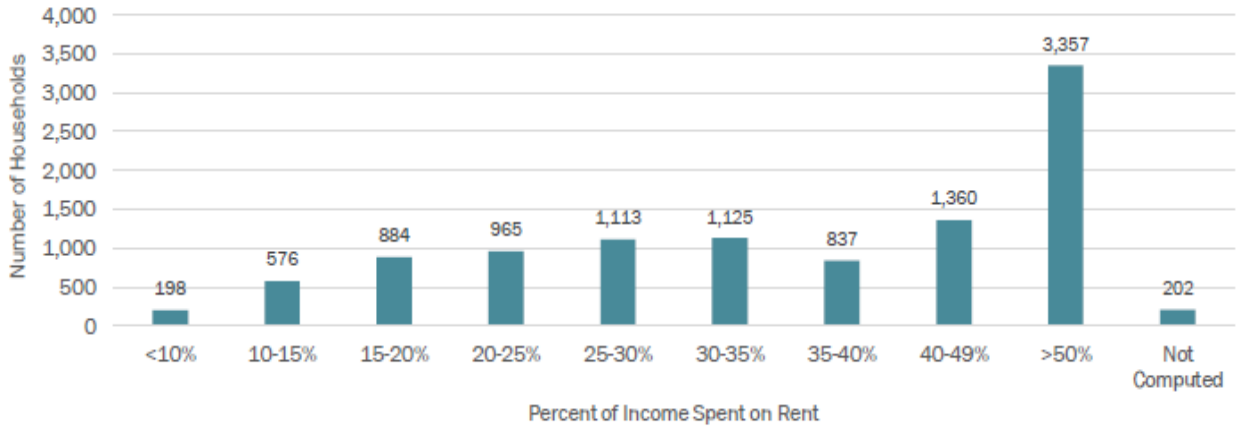
2020 COUNTY MEDIAN INCOME = $77,300	INCOME LIMITS*	AFFORDABLE RENT	AFFORDABLE PRICE (EST.)
Extremely Low (<30%)	$33,800	$845	*
Very Low (31-50%)	$56,300	$1,407	*
Low (51-80%)	$90,100	$2,252	*
Moderate (81-120%)	$92,750	$2,319	$375,000
Above moderate (120%+)	Over $92,750	Over $2,319	Over $375,000

Assumptions:
-Based on a family of 4 and 2020 State income limits
-30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
-10% down payment, 3.75% interest, 1.25% taxes & insurance, $300 HOA dues
* Because of State adjustments in high housing cost areas, some of these income limits are higher than the percentages of median income
Source: Cal. HCD; JHD Planning LLC

Rental Housing

Across Huntington Park's 10,617 renter households, 6,679 (62.9%) spend 30% or more of gross income on housing cost, compared to 55.3% in the SCAG region.[1] Additionally, 3,357 renter households in Huntington Park (31.6%) spend 50% or more of gross income on housing cost, compared to 28.9% in the SCAG region (Table II-5).

Table II-5
Percentage of Income Spent on Rent
Huntington Park

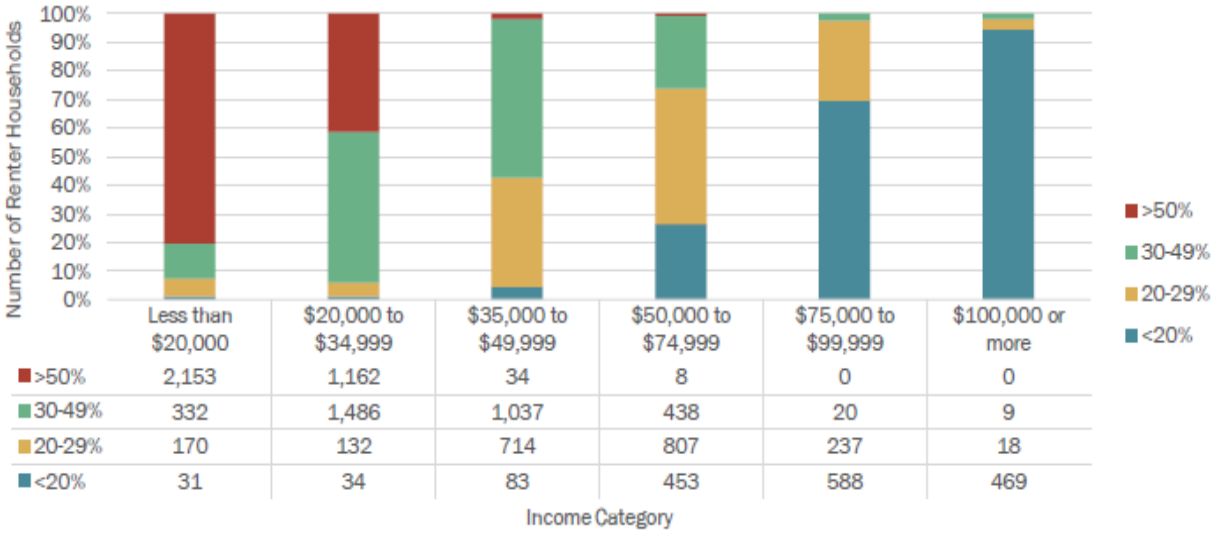


Recent Census data also allows for the analysis of Huntington Park's 10,415 renter households (for which income data are available) by spending on rent by income bracket. As one might expect, the general trend is that low-income households spend a higher share of income on housing (often

[1] The SCAG region includes Los Angeles, Orange, Riverside, San Bernardino, Imperial, and Ventura counties.

more than 50%) while high-income households are more likely to spend under 20% of their income on housing (Table II-6).

Table II-6
Percentage of Income Spent on Rent by Income Category
Huntington Park



	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>50%	2,153	1,162	34	8	0	0
30-49%	332	1,486	1,037	438	20	9
20-29%	170	132	714	807	237	18
<20%	31	34	83	453	588	469

American Community Survey 2014-2018 5-year estimates.

The annual median household income in Huntington Park in 2019 was $42,447.[2] Income varies by location in the city, with the lowest median income in central Huntington Park, and higher median incomes in north and east Huntington Park.

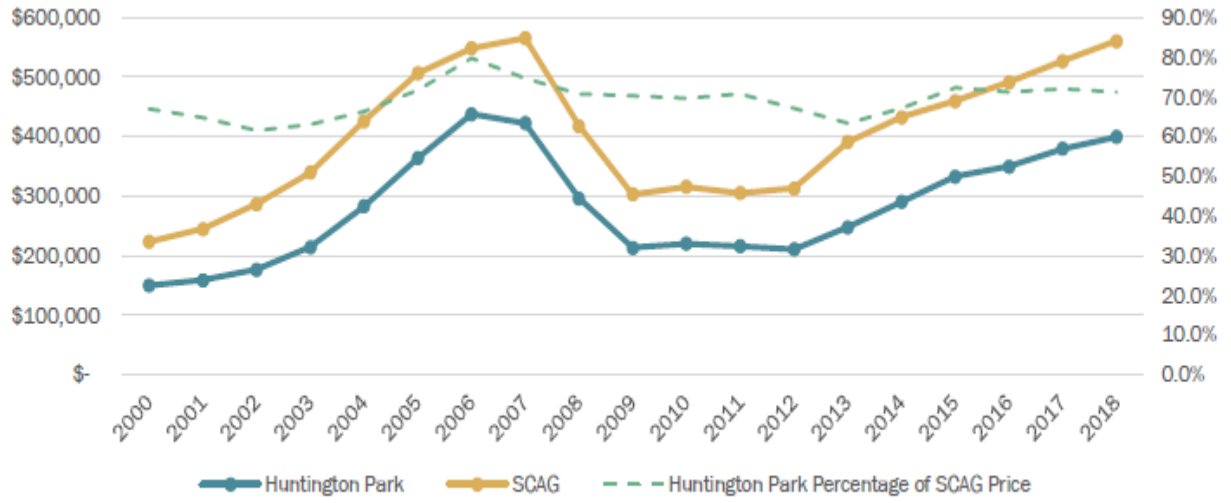
The 2019 median monthly household income was $3,537. Meanwhile, the census 2015-2019 data indicated the median rent in the city is an estimated $1,081/month, indicating that the average household is paying approximately 30 percent of their income towards rent.[3]

For-Sale Housing

Median sales price trends for existing homes during 2000-2018 are shown in Table II-7. According to the table, median home sale prices in Huntington Park have ranged from a low of 61.5% of the SCAG region median in 2002 and a high of 79.8% in 2006. By 2018, median home sales prices in Huntington Park were $400,000. The median home sales prices in Huntington Park increased 167% while prices in the SCAG region increased 151%.

[2] U.S. Census, ACS 5-Year Estimates, 2019.
[3] Census.gov: https://www.census.gov/quickfacts/fact/table/huntingtonparkcitycalifornia/HSG860219

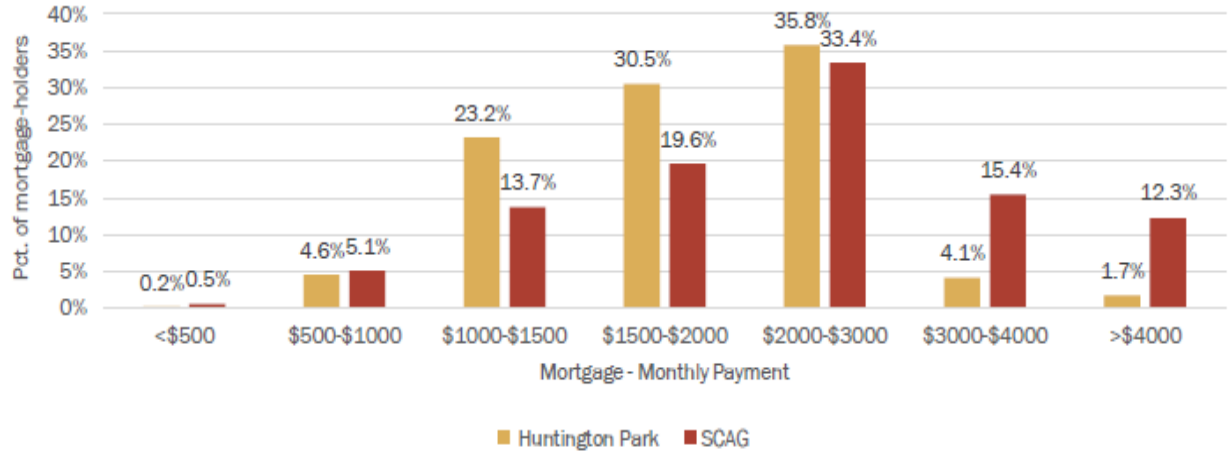
Table II-7
Median Home Sales Price for Existing Homes
Huntington Park and SCAG Region



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

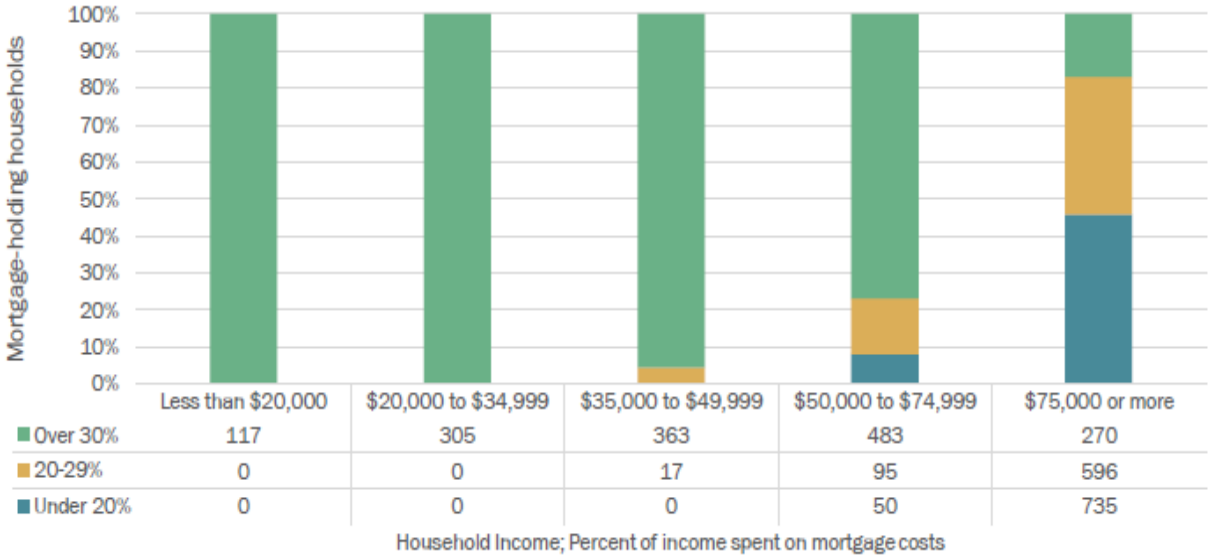
Table II-8 compares typical monthly mortgage costs in Huntington Park to the SCAG region as a whole, while Table II-9 confirms that the percentage of income spent on mortgage payments is higher for households at the lower income levels.

Table II-8
Monthly Mortgage Cost
Huntington Park and SCAG Region



American Community Survey 2014-2018 5-year estimates.

Table II-9
Monthly Mortgage Cost by Income Category
Huntington Park



According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-10 displays recent estimates for overpayment by income category for Huntington Park residents and shows that overpayment is much more frequent for households at the extremely low- and very low- income levels than those households in higher income categories.

Table II-10
Overpayment by Income Category
Huntington Park

	Households by Share of Income Spent on Housing Cost:		
Income	< 30%	30-50%	> 50%
< 30% HAMFI	358	1,145	3,585
30-50% HAMFI	964	2,054	559
50-80% HAMFI	2,050	1,069	184
80-100% HAMFI	904	64	40
> 100% HAMFI	1,639	39	0
Total Households	*5,915*	*4,371*	*4,368*

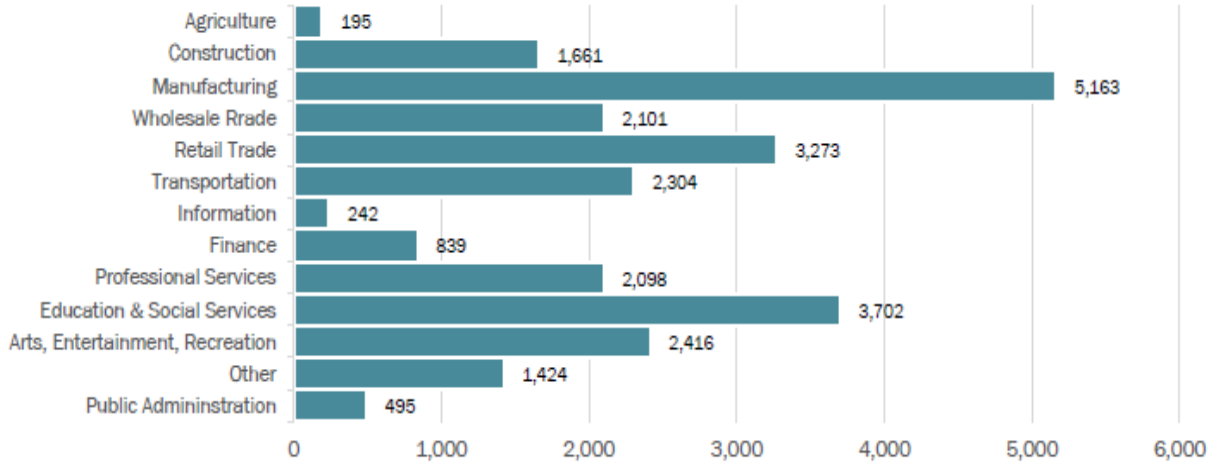
HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

According to recent Census data, Huntington Park had 25,913 workers living within its borders who work across 13 major industrial sectors (Table II-11). Manufacturing is the most prevalent industry in the city with 5,163 employees (19.9% of total) followed by Education and Social Services with 3,702 employees (14.3% of total).

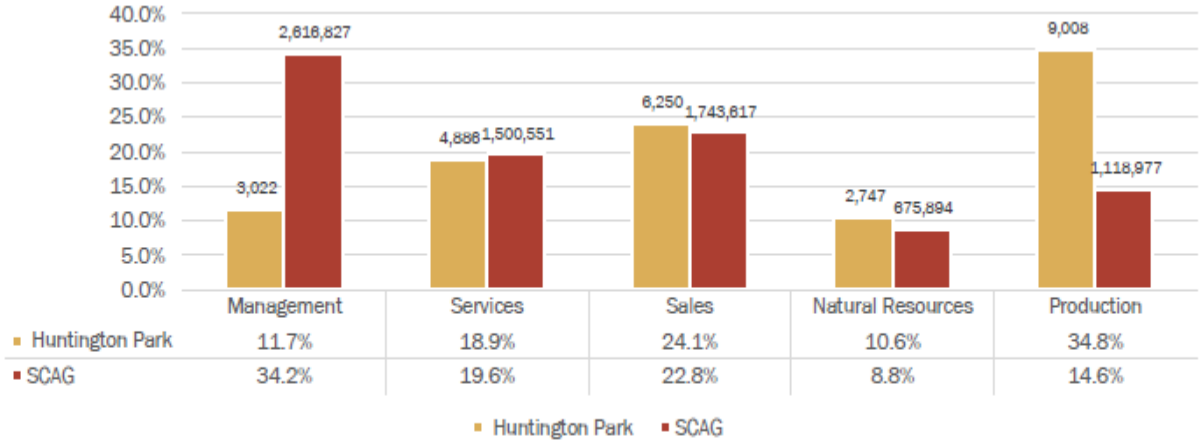
Table II-11
Employment by Industry
Huntington Park



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

In addition to collecting data on the industries in which the residents of Huntington Park work, the Census also tracks the types of jobs residents hold. The most prevalent occupational category in Huntington Park is Production, in which 9,008 (34.8% of total) employees work. The second-most prevalent type of work is in Sales, which employ 6,250 (24.1% of total) in Huntington Park (Table II-12).

Table II-12
Employment by Occupation
Huntington Park vs. SCAG Region



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

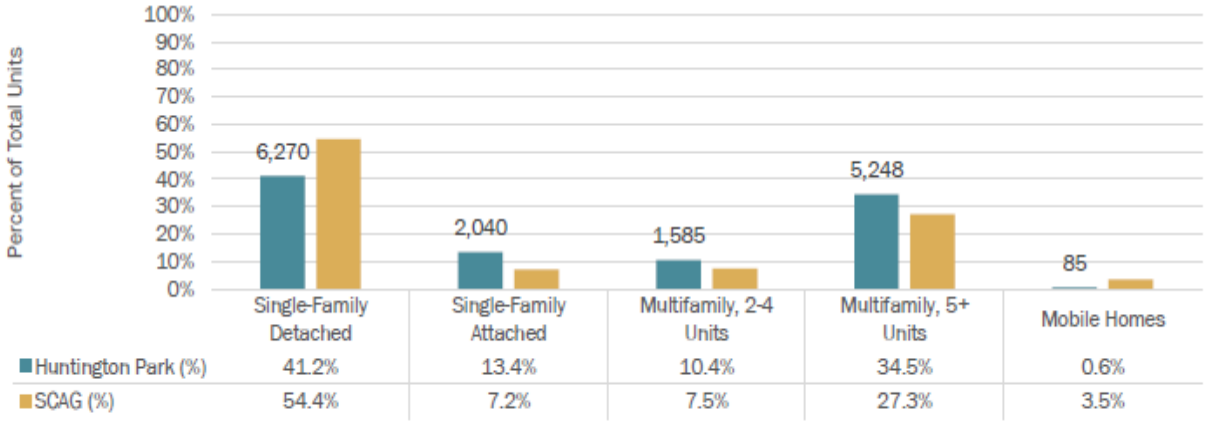
Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock which can help identify and prioritize the community's needs. The factors evaluated include the number and type of housing units, tenure, vacancy, housing age, and housing condition. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

Housing Type and Tenure

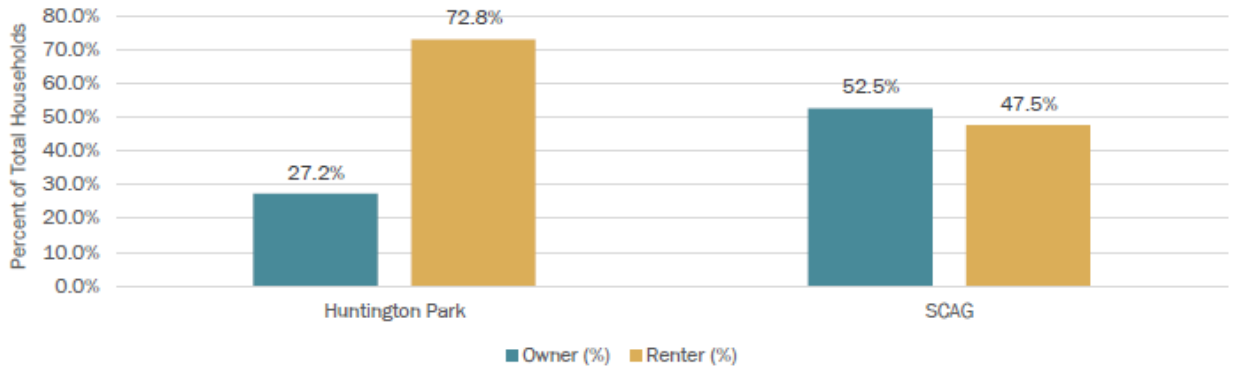
Huntington Park's housing stock contained a total of approximately 15,228 units in 2020, of which about 41.2% were single-family detached homes (Table II-13). As seen in Table II-14, 27.2% of homes in Huntington Park were owner-occupied as compared to about 52% in the SCAG region.

Table II-13
Housing by Type
Huntington Park and SCAG Region



CA DOF E-5 Population and Housing Unit Estimates

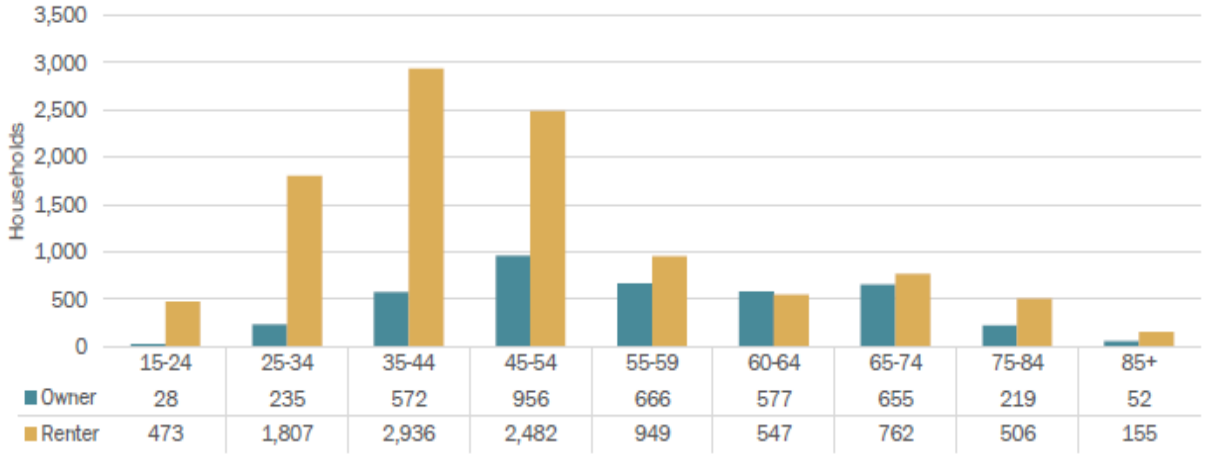
Table II-14
Housing by Tenure
Huntington Park and SCAG Region



American Community Survey 2014-2018 5-year estimates.

Housing tenure varies substantially based on the age of the householder. In Huntington Park, the age group where renters represent the largest proportion of householders is 15-24. The age group where owners represent the largest proportion of householders is 60-64 (Table II-15).

Table II-15
Housing Tenure by Age of Householder
Huntington Park

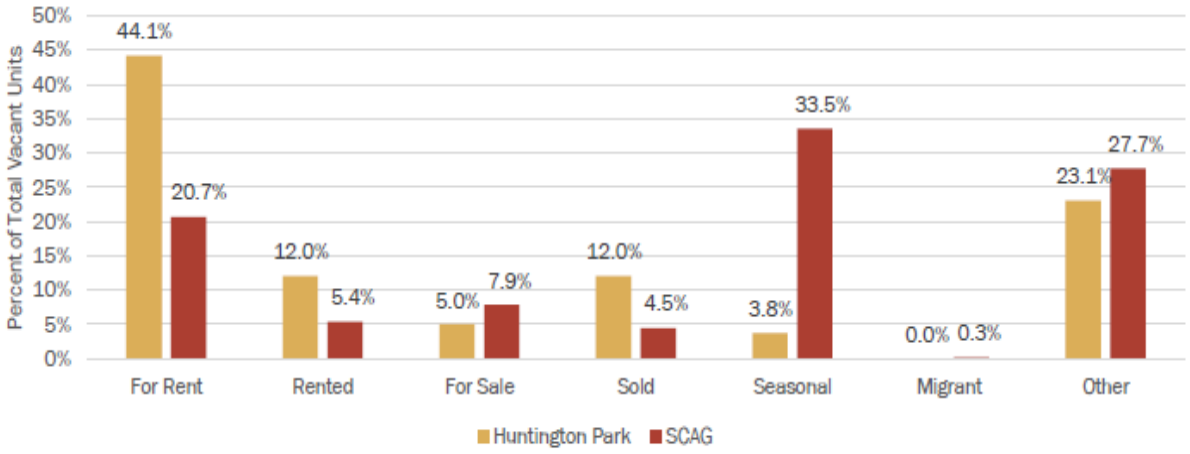


	15-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84	85+
Owner	28	235	572	956	666	577	655	219	52
Renter	473	1,807	2,936	2,482	949	547	762	506	155

American Community Survey 2014-2018 5-year estimates.

Table II-16 shows recent data for vacant units in Huntington Park and the SCAG region. The largest categories of vacant units in Huntington Park were units for rent and units designated as other.

Table II-16
Vacant Units by Type
Huntington Park and SCAG Region



American Community Survey 2014-2018 5-year estimates.

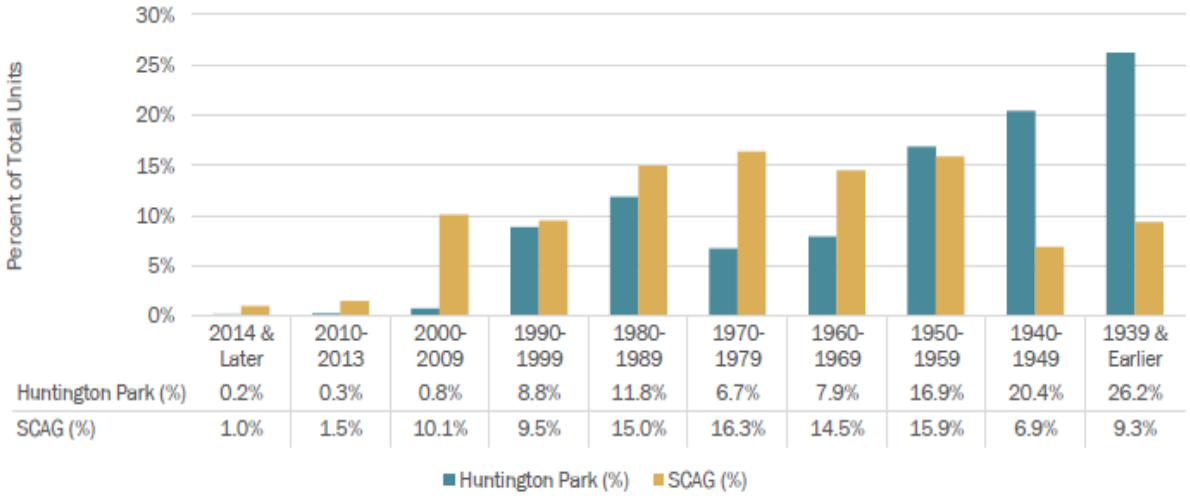
Housing Age and Conditions

The age of housing stock is often an important indicator of housing conditions. Housing units built prior to 1978, before stringent limits on the amount of lead in paint were imposed, may have interior

or exterior building components coated with lead-based paint. Lead-based paint becomes hazardous to children under age six and pregnant women when it peels off walls or is pulverized by years of opening and closing windows and doors. Housing units built before 1970 are the most likely to have lead-based paint in a deteriorated condition and need rehabilitation.

Table II-17 shows the age distribution of the housing stock in Huntington Park compared to the SCAG region as a whole. This table shows that 78% of the housing stock in Huntington Park was built prior to 1980, and 26.2% of those homes, the largest proportion, was constructed prior to 1939. These findings suggest that there may be a need for maintenance and rehabilitation, including the remediation of lead-based paint, for a substantial number of housing units. Typically housing over 30 years of age is likely to need rehabilitation work to major elements of the structure, such as roofing, siding, plumbing, and electrical. As a result, a large majority of Huntington Park's housing stock is in substandard condition.

Table II-17
Age of Housing Stock
Huntington Park and SCAG Region



	2014 & Later	2010-2013	2000-2009	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 & Earlier
Huntington Park (%)	0.2%	0.3%	0.8%	8.8%	11.8%	6.7%	7.9%	16.9%	20.4%	26.2%
SCAG (%)	1.0%	1.5%	10.1%	9.5%	15.0%	16.3%	14.5%	15.9%	6.9%	9.3%

American Community Survey 2014-2018 5-year estimates.

According to the 2020-2025 5-Year Consolidated Plan, approximately 12,395 units citywide are estimated to need some level of rehabilitation and/or may require replacement. This represents about 80 percent of the City's total housing stock. City staff report that code enforcement issues are widespread, but concentrated in the lower-income parts of the city, including the central neighborhoods. Program 3, Safe and Sanitary Homes, contains a number of actions to fund rehabilitation programs and connect households in need with resources. The City will make that connection through code enforcement efforts, effectively targeting areas of the city with the most need.

Special Housing Needs

Certain groups have greater difficulty finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some Huntington Park residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

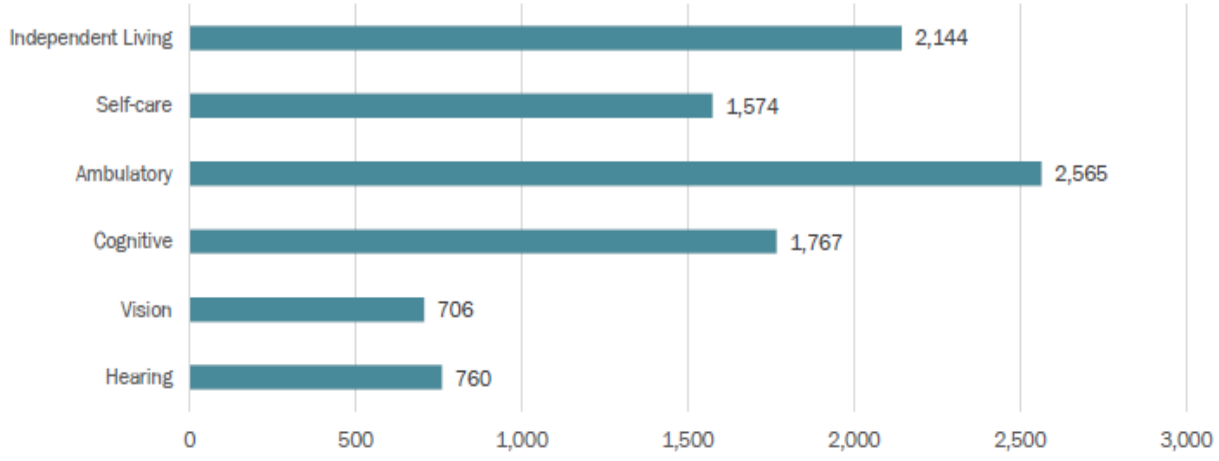
State Housing Element law defines "special needs" groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farm workers. This section contains a discussion of the housing needs facing each of these groups.

Persons with Disabilities

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Persons with disabilities often have special housing needs related to limited earning capacity, higher health costs associated with a disability, and a housing stock that is accessible and affordable. Housing opportunities for those with disabilities can be maximized through housing assistance programs and providing universal design features such as widened doorways, accessibility ramps, lowered countertops, single-level units, and ground-floor units. Still, some disabilities require living in an institutional setting. Because of these conditions, persons with disabilities have special housing needs.

According to recent Census estimates, the most prevalent types of disabilities for Huntington Park residents were ambulatory, independent living, and cognitive disabilities (see Table II-18).

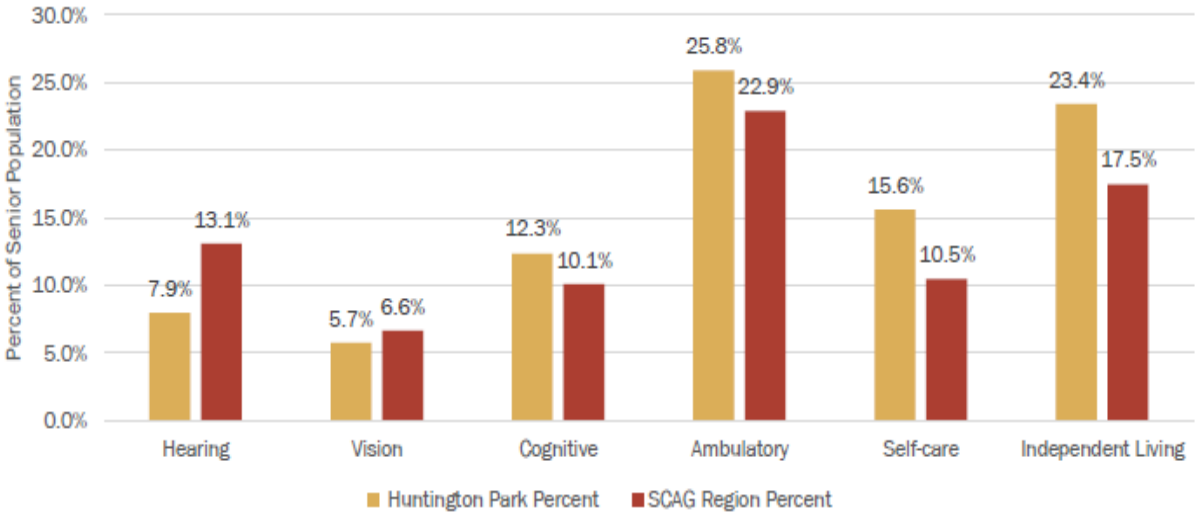
Table II-18
Disabilities by Type
Huntington Park



American Community Survey 2014-2018 5-year estimates.

In Huntington Park, the most commonly occurring disability among seniors 65 and older was an ambulatory disability, experienced by 25.8% of Huntington Park's seniors and 22.9% of seniors in the SCAG region (Table II-19).

Table II-19
Disabilities by Type for Seniors 65+
Huntington Park and SCAG Region



American Community Survey 2014-2018 5-year estimates.

Developmental Disabilities

As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities as a separate category of disability. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5%. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Table II-20
Developmental Disabilities by Residence and Age
Huntington Park

		Huntington Park
By Residence:	Home of Parent/Family/Guardian	723
	Independent/Supported Living	29
	Community Care Facility	5
	Intermediate Care Facility	0
	Foster/Family Home	24
	Other	5
By Age:	0 - 17 Years	786
	18+ Years	475
TOTAL		2047

CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.

Resources Available

Many disabled persons receive Social Security Income (SSI) assistance, but benefit payments are well below the level necessary to afford market-rate apartments in Huntington Park. The city has a number of residential care facilities that provide supportive housing and services to persons with disabilities. According to the California Department of Social Services, Community Care Licensing Division, there are two 24-hour residential care facilities for children, four adult residential facilities, and one Home Care facility in Huntington Park. There are no residential elderly care facilities in Huntington Park, which is a gap in local resources.

There are a number of housing types appropriate for people living with a development disability, including rent-subsidized homes, licensed and unlicensed single-family homes, Section 8 vouchers, special programs for home purchase, HUD housing, and residential care facilities. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

Incorporating barrier-free design in all new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Throughout the region served by the Los Angeles Homeless Services Authority (LAHSA)'s Continuum of Care (CoC), certain transitional housing programs are specifically designed for persons with mental health disorders and provide mental health counseling and treatment as well as focused case management support. For example, Wesley Health Centers' Recuperative Care Transitional Housing is specifically designed to support homeless persons being discharged from the hospital with physical health issues from which they need to recover. The majority of the CoC-

funded Permanent Supportive Housing (PSH) programs are targeted to persons with mental health and/or physical health disabilities and provide services focused on supporting persons and families with these types of disabilities.

The California Department of Developmental Services (DDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The South Central Los Angeles Regional Center (SCLARC), with locations in the cities of Los Angeles and South Gate (https://sclarc.org/), provides services to individuals with developmental disabilities and their families.

Regional centers are required by law to provide services in the most cost-effective way possible. They must use all other resources, including generic resources, before using any regional center funds. A generic resource is a service provided by an agency that has a legal responsibility to provide services to the general public and receives public funds for providing those services. Some generic agencies may include the local school district, county social services department, Medi-Cal, Social Security Administration, Department of Rehabilitation, and others. Other resources may include natural supports. This is help that disabled persons may get from family, friends or others at little or no cost.

Elderly

The elderly have a number of special needs including housing, transportation, health care, and other services. Housing is a particular challenge because many elderly households are on fixed incomes. As housing expenses rise, they may have less money available for medical costs and other vital services. Elderly homeowners may also be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, accessory dwelling units on lots with existing homes, shared living arrangements, congregate housing, and housing assistance programs.

Federal housing data define a household type as an “elderly family” if it consists of two persons either, or both, age 62 or over. Of Huntington Park’s 2,149 such households, 49.6% earn less than 30% of the surrounding area income (compared to 24.2% in the SCAG region), and 70.3% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region). (Table II-21)

Table II-21
Elderly Households by Income and Tenure
Huntington Park

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	245	820	1,065	49.6%
	30-50% HAMFI	170	275	445	20.7%
	50-80% HAMFI	170	225	395	18.4%
	80-100% HAMFI	45	40	85	4.0%
	> 100% HAMFI	140	19	159	7.4%
	TOTAL	770	1,379	2,149	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

The elderly tend to have higher rates of disabilities than younger persons; therefore, many of the programs noted in the previous section (Person with Disabilities) also apply to seniors since their housing needs include both affordability and accessibility.

Resources Available

Huntington Park has four senior housing projects providing 650 units, with approximately 360 of these units restricted to occupancy by lower-income households at affordable rents. According to the California Department of Social Services, Community Care Licensing Division, there are no residential elderly care facilities in Huntington Park, which is a gap in local resources. The City will modify its development standards for residential care facilities through completion of Program 7, Zoning Code Updates. Additional information on development standards for residential care facilities are found in Constraints. There is one convalescent home in the city, Huntington Park Nursing Center, with 99 beds.

In the past, the City has administered a HOME-funded Residential Rehabilitation Loan program which offers financial assistance to single-family homeowners (1 to 4 units) for rehabilitation and repairs. Because of funding limitations, the program has only able to assist approximately three low- and moderate-income households annually. The City also administered a CDBG-funded Minor Home Repair program which provided exterior repair services to lower-income elderly and disabled households. The City will re-initiate these programs during the Consolidated Plan period of 2020 to 2024 (Program 4, Home Rehabilitation). In 2022, the City was awarded a California Department of Housing & Community Development CalHome grant for $1,800,000 for an Owner-Occupied Rehabilitation program for households with incomes under eighty percent of AMI. It is estimated that 15 units will be assisted through this program.

The City Park and Recreation Department offers a Senior Program at the Huntington Park Community Center three days per week. A variety of free recreational and educational activities are offered, in addition to periodic fieldtrips and dances. The Huntington Park Family Center provides a no- to low-cost senior lunch program at their facility, in addition to delivering to home-bound

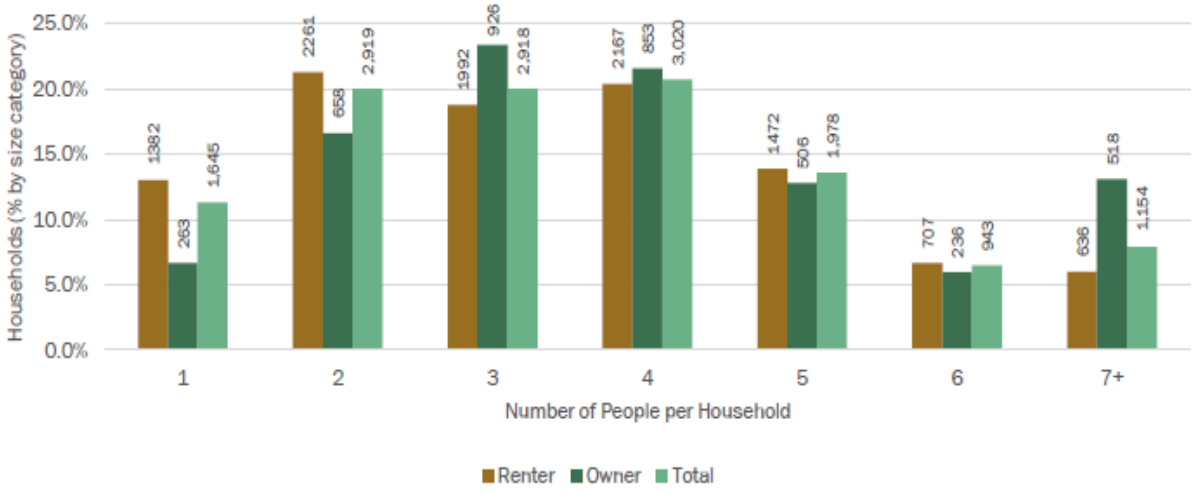
seniors. A senior and handicapped dial-a-ride and taxi voucher program are also provided through the Family Center, as well as "COMBI", the City's fixed-route bus system.

Large Households

Household size is an indicator of need for large housing units. Large households are defined as those with five or more members. Table II-22 illustrates the range of household sizes in Huntington Park for owners, renters, and overall. The most commonly occurring household size is four people (20.7%) and the second-most commonly occurring household is two people (20%). Huntington Park has a lower share of single-person households than the SCAG region overall (11.3% vs. 23.4%) and a higher share of 7+ person households than the SCAG region overall (7.9% vs. 3.1%). This distribution indicates that the need for large units with four or more bedrooms is expected to be significantly greater than for smaller units. In addition, large families needing units with more bedrooms generally face higher housing costs and, as a result, may benefit from several types of assistance.

As discussed in Overcrowding, above, there is a lack of available, affordable housing units that can accommodate large households. Through changes to the City's zoning ordinance, Program 7, Zoning Code Updates, will increase the supply of larger units appropriate for larger households. Program 2, Accessory Dwelling Units and Missing Middle Housing, will also increase opportunities for homeowners to build ADUs, providing additional living space for large households in single-family homes.

Table II-22
Household Size by Tenure
Huntington Park



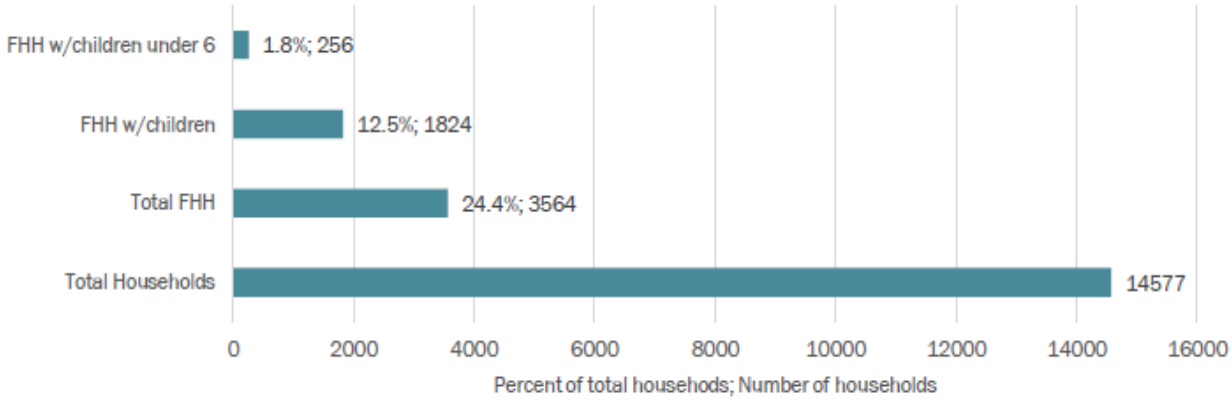
American Community Survey 2014-2018 5-year estimates.

Female-Headed Households

Female-headed households are likely to live on lower incomes, and on one income only, and can have limited options for affordable, decent, and safe housing. As a result, single parents are among the groups most at risk of experiencing poverty.

Of Huntington Park's 14,577 total households, 24.4 percent are female headed (compared to 14.3 percent in the SCAG region), 12.5 percent are female-headed and with children (compared to 6.6 percent in the SCAG region), and 1.8 percent are female headed with children under 6 (compared to one percent in the SCAG region) (Table II-23). Female-headed households in Huntington Park experience greater rate of poverty proportional to their share of the total population. About 20 percent of all households experience poverty; female-headed households are about 45 percent of the total households experiencing poverty (about 40 percent all households experiencing poverty are female-headed households with children).[4]

Table II-23
Household Type by Tenure
Huntington Park



American Community Survey 2014-2018 5-year estimates.

Resources Available

Single-parent and female-headed households can benefit from a variety of programs and services provided by the city of Huntington Park. The Huntington Park Library provides educational services to children. No-cost youth services for lower-income families and female-headed households are provided by Huntington Park through CDBG funding.[5]

A Community Needs Survey conducted in preparation of the 2015-2020 Consolidated Plan described youth centers as one of the top priority needs in the community. This is a gap in resources to female-headed households. Under Program 13, Affirmatively Furthering Fair Housing and Increasing Access to Opportunity, the City will seek and prioritize funding for resources to assist female-headed households.

Farm Workers

Farmworkers are traditionally defined as people whose primary incomes are earned through permanent or seasonal agricultural labor. Farmworkers are generally considered to have special housing needs due to their limited income and the often unstable nature of their employment. In addition, farmworker households tend to have high rates of poverty, live disproportionately in

[4] U.S. Census Bureau, 2020 ACS 5-Year Estimates, Table B17012, Poverty Status In The Past 12 Months Of Families By Household Type By Number Of Related Children Under 18 Years.
[5] City of Huntington Park, 2020-2024 Draft Consolidated Plan

housing that is in the poorest condition, have extremely high rates of overcrowding, and have low homeownership rates.

According to recent Census estimates, about 182 Huntington Park residents were employed in the agricultural industry, and 132 of those were employed full-time (Table II-24). The city is fully urbanized and no commercial agricultural operations exist within the jurisdictional boundaries. Residents employed in agricultural industry commute to work outside of the city. The nearest agricultural area to Huntington Park is in San Bernardino County to the east. Since there are no major agricultural operations within Huntington Park and housing costs are significantly lower in the Inland Empire, there is little need for farm worker housing in the City.

Table II-24
Employment in the Agricultural Industry
Huntington Park

Huntington Park	Percent of total Huntington Park workers:	SCAG Total	
182	0.70%	73,778	Total in agriculture, forestry, fishing, and hunting
132	0.74%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

Resources Available

Because farmworkers make up a small percentage of the City's population, no specific housing programs are necessary. The housing needs of farmworkers in Huntington Park can be addressed through the City's general affordable housing programs for lower-income households. Certain programs and services offered by agencies detailed in Chapter 6 can also be of assistance to Huntington Park's farmworkers.

People Experiencing Homelessness

Homelessness is a continuing and growing crisis throughout California and urban areas nationwide. Government Code Section 65583(a)(7) mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. "Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD), describes:

- Individuals/families who lack a fixed, regular, and adequate nighttime residence, including:
  - Place not meant for human habitation;
  - Living in a shelter; or
  - Exiting an institution.
- Individuals/families who will imminently (within 14 days) lose their primary nighttime residence.
- Unaccompanied youth (under 25 years of age) or families with children/youth.
- Individuals/families fleeing or attempting to flee domestic violence.

Individuals and families experiencing homelessness are without permanent housing largely due to a lack of affordable housing. Homelessness is often compounded by a lack of job training and supportive services to handle cases of domestic violence or treat mental illness or substance abuse.

The most recent homeless point-in-time count was conducted in January of 2022 by the Los Angeles Homeless Services Authority (LAHSA). There are an estimated 56,078 homeless persons in Los Angeles County (up from 54,291in 2020), and 86 unsheltered persons in Huntington Park (down from 282 in 2020).[6]

Causes of homelessness in Los Angeles County are more varied than in Huntington Park, given the broader population surveyed. The majority of people are living on the street (27 percent), living in RVs/Campers (26 percent), in makeshift shelters (16 percent), or in tents (13 percent). In Huntington Park, the majority of people are living on the street (59 percent), followed by living in makeshift shelters (22 percent) (Figure II-1 and Figure II-2). The characteristics of Huntington Park's homeless population indicate a greater need for emergency shelters.

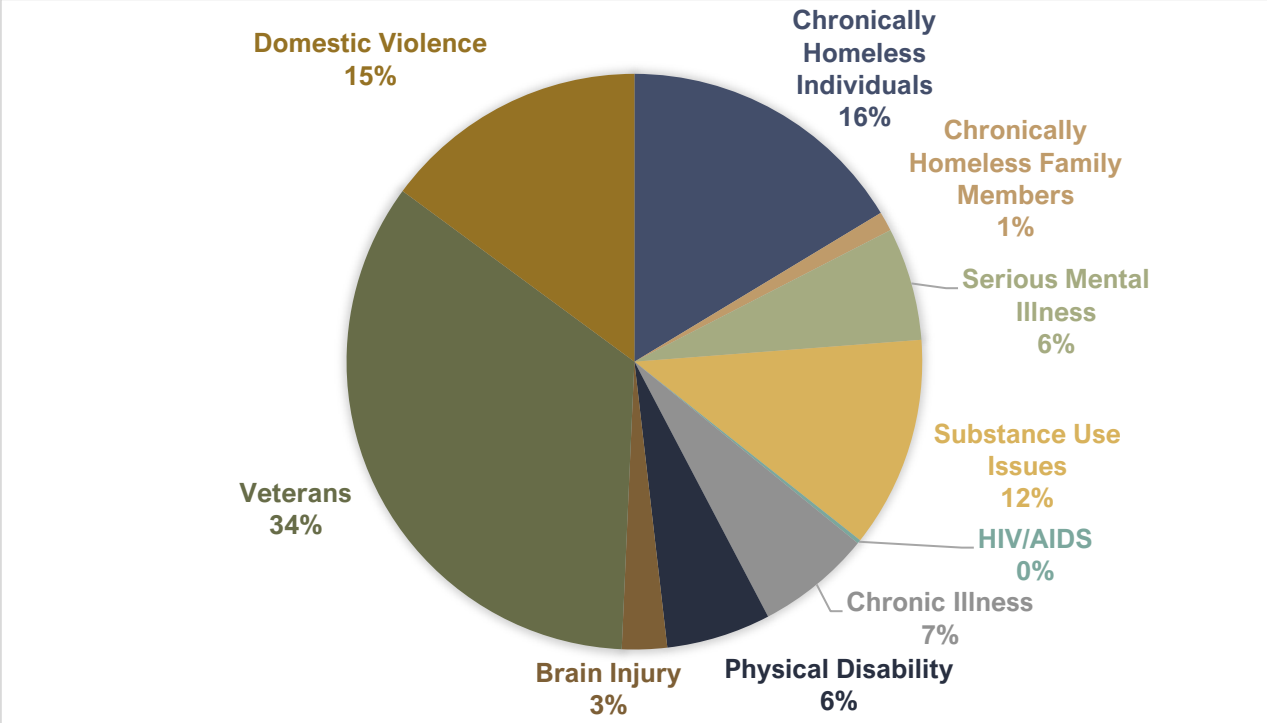
Certain characteristics are available by Service Planning Area, which is a geographic region used by LAHSA and other Los Angeles County agencies. Service Planning Area (SPA) 7 includes the communities of Artesia, Bell, Bellflower, Bell Gardens, Cerritos, City of Commerce, City Terrace, Cudahy, Downey, East Los Angeles, Hawaiian Gardens, Huntington Park, La Habra Heights, Lakewood, La Mirada, Los Nietos, Maywood, Montebello, Norwalk, Pico Rivera, Santa Fe Springs, Signal Hill, South Gate, Vernon, Walnut Park, Whittier, and others. Demographic data by SPA is discussed in the Assessment of Fair Housing (AFH) (Homelessness), below. In SPA7, the largest subpopulations of persons experiencing homelessness are veterans, people experiencing domestic violence, and chronically homeless individuals (Figure II-3). Substance use, mental illness, and physical disabilities are also common characteristics. In addition to emergency housing, housing needs include transitional or supportive housing for these specific subpopulations to help them avoid returning to homelessness.

Geographic data collected as part of the point-in-time count is limited to the scale of the SPA. Locally, City staff report that people experiencing homelessness congregate in the Downtown Specific Plan area (around Pacific Boulevard, Rita Avenue, and Rugby Avenue), along railroad rights of ways, parks, and the neighborhood defined by Slauson Avenue, Randolph Street, Santa Fe Avenue, and Alameda Street.

Program 13 (Homeless Services and Housing) contains provisions to reduce barriers to developing housing for people experiencing homelessness, including emergency shelters and transitional and supportive housing. Program 13 would concentrate outreach efforts in areas identified above.

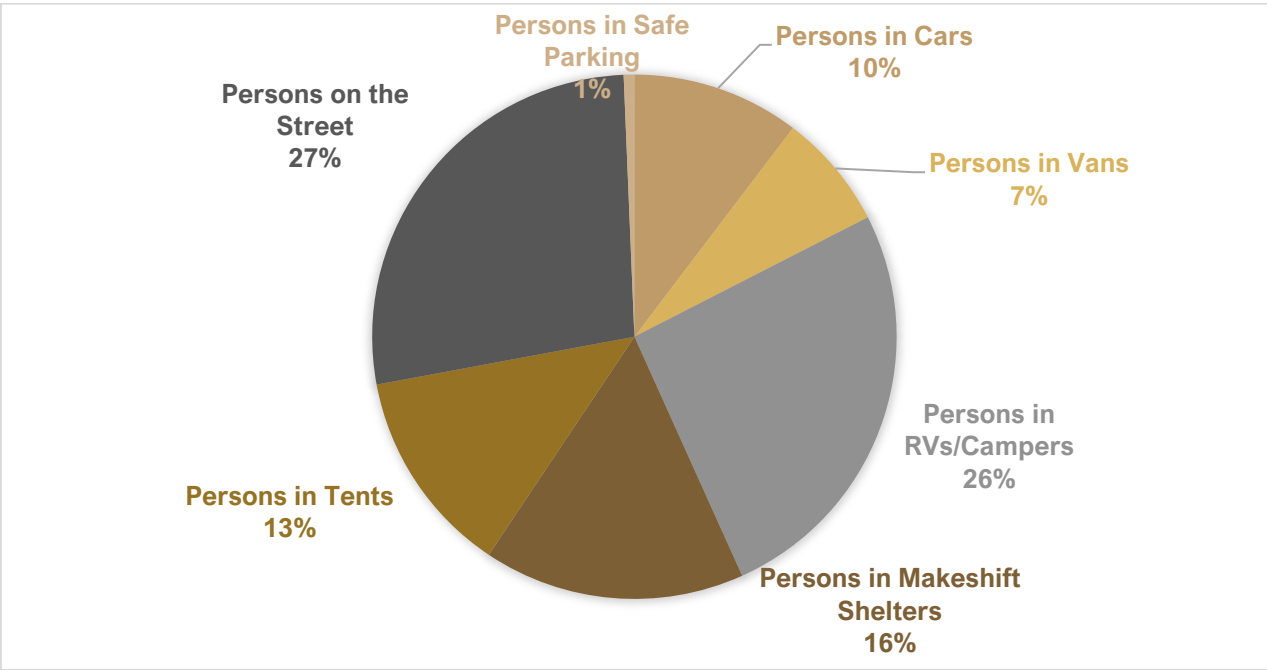
[6] Los Angeles Homeless Services Authority, 2020 and 2022 Homeless Count by Community/City. https://www.lahsa.org/data?id=45-2020-homeless-count-by-community-city

Figure II-1
Homeless County by Subpopulation, Service Planning Area 7, 2022



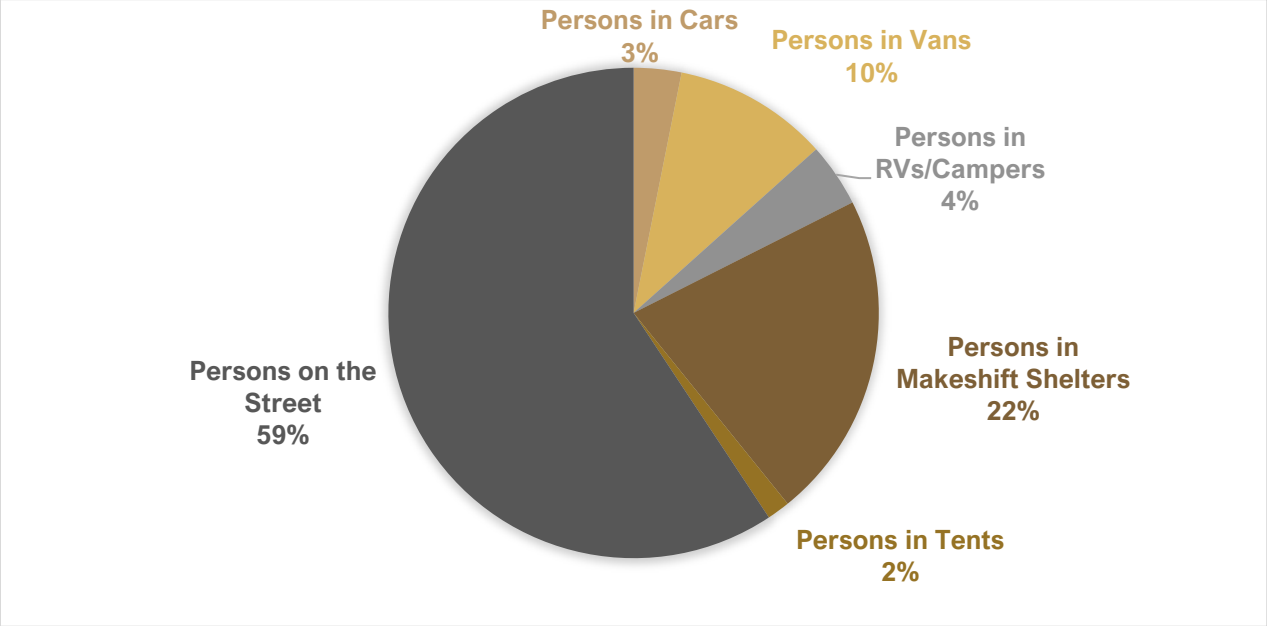
Source: Los Angeles Homeless Services Authority, 2022 Point-In-Time Count, 2022. https://www.lahsa.org/data?id=54-homeless-count-by-city-community and https://www.lahsa.org/data?id=51-homeless-count-by-service-planning-area-2015-2022

Figure II-2
Characteristics of Homelessness, Los Angeles County, 2022



Source: Los Angeles Homeless Services Authority, 2022 Point-In-Time Count, 2022. https://www.lahsa.org/data?id=54-homeless-count-by-city-community and https://www.lahsa.org/data?id=51-homeless-count-by-service-planning-area-2015-2022

Figure II-3
Characteristics of Homelessness, Los Angeles County, 2022



Source: Los Angeles Homeless Services Authority, 2022 Point-In-Time Count, 2022. https://www.lahsa.org/data?id=54-homeless-count-by-city-community and https://www.lahsa.org/data?id=51-homeless-count-by-service-planning-area-2015-2022

Resources Available

Homelessness has generally increased over time throughout California, but crisis housing resources established or improved during the COVID-19 pandemic were successful at temporarily housing many people formerly experiencing homelessness. However, many of those programs were temporary in nature, and increased local and regional resources are still needed.

There are currently no homeless shelters in the City of Huntington Park, but there is one permanent housing facility serving the City's homeless population. Mosaic Gardens at Huntington Park has a total of 24 beds. Tiki Gardens is a transitional housing project with 35 units for homeless persons.

The City of Huntington Park does not administer a homeless prevention program; however, two local homeless providers, the Southeast Churches Service Center (partially funded with CDBG funds) and the Salvation Army Southeast Communities, both provide a referral service and transportation to the nearby Salvation Army Bell Shelter in the City of Bell. The Bell Shelter assesses the individual needs of homeless persons including case management, supportive and transitional housing, individual or group counseling, a drug and alcohol program, job search assistance, homeless veteran's reintegration, adult education, and a mobile medical clinic.

The Los Angeles County Development Authority (LACDA) offers several programs and is involved in County initiatives designed to assist homeless individuals, families, and veterans in securing stable housing.

The City of Huntington Park Police Department (HPPD) is a member of the Southeast Regional Mental Evaluation Team (SERMET), a successful mental health and homeless outreach partnership with the Los Angeles County Department of Mental Health. SERMET facilitates police officers and mental health clinicians to work together to provide support and resources to the mentally ill and homeless population in the community. Resources include outreach, referral services to other

institutions, and assistance with housing. Homeless individuals or families and those at risk of homelessness had the opportunity to get connected to supportive services, treatments, public resources, and support groups through the Salvation Army.

The City participates in SPA 7 of the Continuum of Care for Los Angeles City and County, and coordinates with the LAHSA, local communities, and various service agencies to provide a continuum of services and facilities for the homeless and persons at risk of becoming homeless.

The City's 2022-2023 Annual Action Plan for the use of CDBG and HOME funds designates the following funds to homeless services:

1. $83,418 in CDGB funds to the Inner City Vision Program, which provides case management, referral, and/or supportive services to the City's homeless residents
2. In 2021-2022, the City provided emergency food $83,418 to the Salvation Army Service Program, which provides laundry services and hygiene kits to Huntington Park's homeless residents, those at risk of becoming homeless, and lower-income households

The Los Angeles County Development Authority (LACDA) is the local public agency providing Housing Choice Vouchers in Huntington Park.

Homelessness has increased over time in Huntington Park and Los Angeles County, indicating the resources available are not meeting the demand for those resources. The City will evaluate its emergency shelter and transitional housing standards and revise them to be compliant with state law (Program 7, Zoning Code Updates) and seek and prioritize funding for homeless services (Program 13, Affirmatively Furthering Fair Housing and Increasing Access to Opportunity). For further discussion on emergency shelters and transitional housing, refer to Section IV, Housing Constraints.

Extremely Low-Income Households

Household income is a primary challenge affecting housing needs in a community, particularly for extremely low-income households, defined as earning 30 percent of the area median income or less. Approximately 35 percent of total households in Huntington Park were within the extremely low-income (ELI) category, and 42 percent of renter households are extremely low-income, compared to 14 percent of owner-occupied households (Table II-25).

Table II-25
Extremely Low-Income Households
Huntington Park

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	297	100	33.7%
Black, non-Hispanic	100	25	25.0%
Asian and other, non-Hispanic	161	109	67.7%
Hispanic	14,205	4,960	34.9%
TOTAL	14,763	5,194	35.2%
Renter-occupied	10,990	4,650	42.3%
Owner-occupied	3,770	535	14.2%
TOTAL	14,760	5,185	35.1%

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Extremely low-income households are more likely to experience housing problems. As described in more detail in *Disproportionate Housing Needs* in *Assessment of Fair Housing*, "housing problems" means cost burden and severe cost burden, overcrowding, and substandard housing conditions.[7] In Huntington Park, 91 percent of extremely low-income households have at least one housing problem, compared to under 30 percent of households earning more than the median income, and 70 percent of total households. Cost burden describes the extent to which a household pays more than 30 percent of its income on rent. Ninety percent of extremely low-income households are cost burdened, compared to two percent of households earning above the median income and 55 percent of all households.[8]

As discussed further in *Displacement* in *Assessment of Fair Housing*, extremely low-income households may be at particular risk of displacement. These households may also need assistance with housing subsidies, utility allowances, and other living expense subsidies, as well as supportive services.

Over time, there has not been significant changes in the correlation between a household's status as extremely low-income and their likelihood of experiencing disproportionate housing needs. ACS 5-Year Estimates for 2010-2014 showed similar rates of extremely low-income households as a share of the total city population, and similar rates of experiencing housing problems.

The city will promote financial assistance for extremely low-income housing by supporting the Housing Choice Voucher program and encouraging ADU owners to participate in the program as landlords (Program 2, Accessory Dwelling Units and Missing Middle Housing) and publicize the program to city residents (Program 12, Fair Housing).

[7] *See* 80 FR 42271, p. 42354 (2015).
[8] HUD CHAS Data, 2014-2018 ACS. https://www.huduser.gov/portal/datasets/cp.html

The share of the City's RHNA that must meet the needs of extremely low-income households is estimated to be 132 (*Extremely Low-Income Housing Need*), well below the estimated more than 14,000 extremely low-income households already living in the city.

Given the ratio of extremely low-income renter households to owner households, there is a significant need for additional rental housing affordable to extremely low-income households. The City's homeless population is also likely to be extremely low income. Transitional and supportive housing and alternative housing such as single-room occupancy developments are all housing that can help meet the needs of extremely low-income households in Huntington Park. Through Program 13, Affirmatively Furthering Fair Housing, the City will facilitate the development of alternative housing types mentioned above, and update the City's density bonus ordinance to provide greater incentives for projects that provide units for extremely low-income households.

Resources Available

The City has facilitated the development of eight residential developments, and the acquisition/rehabilitation of six projects with long-term affordability covenants on all or some of the units. There are 67 units in the Huntington Plaza Apartments project restricted for extremely low-income households, well below the number of extremely low-income households in the city.

The Los Angeles County Development Authority (LACDA) serves as the public housing authority for the City of Huntington Park. LACDA operates the Housing Choice Voucher (HCV, formerly Section 8) Program in Huntington Park and manages some public housing projects in Huntington Park. The HCV program offers tenant-based assistance funded by the U.S. Department of Housing and Urban Development (HUD). Participants find their own rental housing in the open market and pay a portion of their income towards rent. The Housing Choice Voucher subsidizes the balance of the monthly rent through direct payments to the property owner.

LACDA also maintains and manages public and affordable housing located throughout Los Angeles County, although there are no LACDA properties in Huntington Park.[9]

Assisted Housing at Risk of Conversion

California housing element law requires all jurisdictions to study all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. Assisted housing at risk of conversion are those housing projects with affordability restrictions that are scheduled to expire within ten years of October 2021 (the beginning of the Housing Element planning period).

Affordable projects in Huntington Park are financed through a variety of funding sources, including Low-Income Housing Tax Credits and HOME funds, which require long-term affordability controls. There is one project, Concord Huntington Park, with a total of 162 assisted housing units at risk of conversion before October 2031, as shown in Table II-26 below. The city will monitor and coordinate with owners of at-risk projects to identify resources and ensure property noticing under Program 5, Monitoring and Preserving Affordable Housing. Program 5 contains a number of measures to direct City resources to preservation of at-risk units, including rental assistance, partnering with non-profit

[9] Los Angeles County Development Authority, Locate Housing. https://www.lacda.org/public-housing/shared-info/locate-housing

organizations to acquire at-risk properties, providing rehabilitation assistance, providing lump-sum payments to purchase and extend affordability contracts.

Table II-26
Summary of At-Risk Units

PROJECT NAME	ADDRESS	NUMBER AND TYPE OF UNITS	TYPE OF SUBSIDY	ELDERLY UNITS	CURRENT OWNER	EARLIEST DATE OF EXPIRATION	OPTIONS FOR RENEWAL	AT-RISK
Middleton Place	6614 Middleton St	20	LIHTC (19); HOME (11)	20	OldTimers Housing Development Corp	1/1/2073		
6822 Malabar St	6822 Malabar St	10	HOME	10	OldTimers Housing Development Corp	7/1/2063		
Casa Rita	6508 Rita Ave	103	LIHTC (102)	0	John Stewart Co.	1/1/2035		
Casa Bonita Senior Apartments	6512 Rugby Ave	80	HOME (79)	80	Western Community Housing, Inc	1/1/2033		
Huntington Plaza Apartments	6330 Rugby Ave	182	LIHTC (182), HOME (91)	0	USA Properties Fund, Inc	4/1/2068		
6308 Bissell St	6308 Bissell St	7	HOME (6)	0	OldTimers Housing Development Corp	4/1/2062		
6340 Bissell Street Apartments Project	6340 Bissell St	4	HOME	0	OldTimers Housing Development Corp	4/1/2061		
Acquisition/ Rehab 6342-6344 Bissell St	6342 Bissell St	4	HOME	0	OldTimers Housing Development Corp	4/1/2062		
Concord Huntington Park	6900 Seville Ave	162	LIHTC (160), HUD insured (162), Project-Based Vouchers (155)	0	Huntington Concord Partners LP	2029	Acquisition/Rehabilitation, Rental Subsidies	162
Tiki Apartments	7306 Santa Fe Ave	36	LIHTC (35)	0	7301 Santa Fe Avenue LP aka John Stewart Co.	1/1/2071		

PROJECT NAME	ADDRESS	NUMBER AND TYPE OF UNITS	TYPE OF SUBSIDY	ELDERLY UNITS	CURRENT OWNER	EARLIEST DATE OF EXPIRATION	OPTIONS FOR RENEWAL	AT-RISK
Mosaic Gardens at Huntington Park	6337 Middleton St	24	LIHTC (23), HOME (11), Project-Based Vouchers (15)	0	Linc Housing Corp	1/1/2068		
TOTAL		632		0				162

Source: City of Huntington Park, 2022

Resources Available

Funding Sources to Preserve At-Risk Units

The following state and federal programs provide financing for assisted housing units. The City currently has no source of local or redevelopment funds.

Community Development Block Grant Program

The Community Development Block Grant (CDBG) Program provides annual grants on a formula basis to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The City's Economic Development Department administers the City's annual CDBG entitlement grant, which totaled $1,112,249 in 2022. According to the City's 2022 Draft Annual Action Plan, $2,224,498 is expected to be available for the remainder of the Consolidated Plan period (2020 through 2024), based on the same funding level for future years. No CDBG funding is currently allocated for preservation, and through Program 5, Monitoring and Preserving Affordable Housing, the City will pursue additional funding and in its next Action Plan, allocate CDBG funds for preservation prior to 2029 when the affordability agreement for Concord Huntington Park is anticipated to expire.

HOME Investment Partnerships Program

The HOME Investment Partnerships Program (HOME) is a HUD program that assists cities, counties, and non-profit community housing development organizations (CHDOs) to create and retain affordable housing for lower-income renters or owners. HOME funds are available as loans for housing rehabilitation, new construction, and acquisition and rehabilitation of single- and multi-family projects and as grants for tenant-based rental assistance. The City Economic Development Department administers the City's annual HOME entitlement grant, which totaled $640,934 in 2021. The 2022 Annual Action Plan estimates $1,281,868 for the remainder of the Consolidated Plan period (2020 through 2024), based on the same funding level for future years. The City also received an additional $2.2 million in HOME funds authorized by the American Rescue Plan. No HOME funds are currently allocated for preservation, and through Program 5, the City will pursue additional funding and, in its next Action Plan, allocate HOME funds for preservation prior to 2029.

Housing Choice Voucher Program

The HUD-funded Housing Choice Voucher (formerly Section 8) program provides tenant-based rental assistance, Under HUD regulations, housing authorities may use up to 20 percent of its vouchers to units in an existing project if the owner agrees to rehabilitate the units or set aside a portion of the units. The Los Angeles County Development Authority (LACDA) administers the project-based voucher program for Huntington Park. Through Program 5, the City will advocate for projects in Huntington Park with at-risk units to be awarded project-based vouchers.

Low-Income Housing Tax Credit (LIHTC)

The Low-Income Housing Tax Credit (LIHTC) program awards tax credits to developers of affordable housing projects, which can then be sold to investors to fund the project development. The California Tax Credit Allocation Committee (TCAC) develops scoring methodology and makes awards. LIHTC-funded projects in Huntington Park are listed in Table II-26, above.

California Housing Finance Agency (CalHFA)

CalHFA uses approved private lenders and purchases loans that meet CalHFA standards to support very low, low, and moderate income assisted units. CalHFA partners with jurisdictions, developers, and other organizations to provide a variety of resources including loan assistance programs for homebuyers and renters aimed at increasing housing opportunities for low- and moderate-income residents.

Qualified Entities

Public agencies, nonprofit and for-profit organizations are integral to preservation efforts. Table II-27 is a list of organizations operating in Los Angeles County which have requested inclusion in HCD's Qualified Entities list, and which have demonstrated the capacity to manage affordable housing properties.

Table II-27
Qualified Entities

ORGANIZATION	ADDRESS	CITY	STATE	TYPE OF ORGANIZATION
West Hollywood Community Housing Corp.	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	Local, regional, public agency
City of Pomona Housing Authority	505 South Garey Ave	Pomona	CA	Local, regional, national nonprofit org.
Hollywood Community Housing Corp.	1726 N. Whitley Ave	Hollywood	CA	Local, regional, national nonprofit org.
Hope - Net	760 S. Westmoreland Ave	Los Angeles	CA	Local, regional, national nonprofit org.
Skid Row Housing Trust	1317 E. 7th St	Los Angeles	CA	Local, regional, national nonprofit org.
The Long Beach Housing Development Co.	333 W. Ocean Blvd., 2nd Flr	Long Beach	CA	Local, regional, national nonprofit org.
Housing Authority of the City of Los Angeles	2500 Wilshire Blvd, PHA	Los Angeles	CA	Local, regional, national public agency

ORGANIZATION	ADDRESS	CITY	STATE	TYPE OF ORGANIZATION
Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	Local, regional, national public agency
FAME Corporation	1968 W. Adams Blvd.	Los Angeles	CA	Local, regional, national nonprofit org.
American Family Housing	15161 Jackson St.	Midway City	CA	Local, regional, national nonprofit org.
The Long Beach Housing Development Co.	836 Avalon Ave	Lafayette	CA	Local, regional, national public agency
PICO Union Housing Corporation	1038 Venice Blvd.	Los Angeles	CA	Local, regional, national nonprofit org.
Korean Youth & Community Center, Inc. (KYCC)	680 S. Wilton Place	Los Angeles	CA	Local, regional, national nonprofit org.
Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	Local, regional, national public agency
Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	Local, regional, national public agency
Abode Communities	701 E. Third St., Ste. 400	Los Angeles	CA	Local, regional, national public agency
Southern California Presbyterian Homes	516 Burchett St	Glendale	CA	Local, regional, national public agency
The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	Local, regional, national public agency
LTSC Community Development Corporation	231 East Third Street, Ste. G 106	Los Angeles	CA	Local, regional, national nonprofit org.
Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	Local, regional, national nonprofit org.
Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	CA	
A Community of Friends	9 Cushing, Ste. 200	Irvine	CA	
Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	CA	Local, regional, national nonprofit org.
Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	CA	
Los Angeles Housing & Community Invest Dept	1200 W.7th Street, 9th Floor	Los Angeles	CA	
Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	
Home and Community	2425 Riverside Place	Los Angeles	CA	
Hart Community Homes	2807 E. Lincoln Ave	Anaheim	CA	
Keller & Company	4309 Argos Drive	San Diego	CA	
Poker Flats LLC	1726 Webster	Los Angeles	CA	
Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	

ORGANIZATION	ADDRESS	CITY	STATE	TYPE OF ORGANIZATION
Clifford Beers Housing, Inc.	1200 Wilshire Blvd. Ste. 205	Los Angeles	CA	
CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	
ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	
Abbey Road Inc.	15305 Rayen Street	North Hills	CA	
Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	Local, regional, national nonprofit org.
Community Development Commission	700 W. Main Street	Los Angeles	CA	Local, regional, national public agency
Los Angeles County Development Authority	700 W. Main Street	Alhambra	CA	Local, regional, national public agency
Santa Fe Art Colony Tenants Association	2415 S. Sante Fe Avenue, Unit 2	Los Angeles	CA	Tenants' Association
San Gabriel Valley Habitat for Humanity, Inc.	400 S Irwindale Ave	Azusa	CA	Local, regional, national nonprofit org.
New Economics for Women	303 South Loma Drive	Los Angeles	CA	Local, regional, national nonprofit org.
L + M Fund Management LLC	1865 Palmer Ave	Westchester	NY	Profit-motivated individual or organization
Alliance Property Group Inc	1730 E Holly Ave #327	El Segundo	CA	Profit-motivated individual or organization
NewStart Housing Corporation	3355 E. Gage Ave.	Huntington Park	CA	

Source: City of Huntington Park, 2022 and California Department of Housing and Community Development, Preserving Existing Affordable Housing, list of qualified entities, 2022. https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml

Cost Comparison

The estimated cost to preserve at-risk units is difficult to fully calculate due to the various options, affordability, potential density bonus entitlement costs, and developer and land profits costs. In general, providing additional incentives/subsidies to extend the affordability covenant would require the least funding over the long run, whereas the construction of new units would be the costliest option.

The following analysis demonstrates the cost to the City to preserve these at-risk units. Acquisition and/or rehabilitation is the most cost-effective, feasible method of preservation for most at-risk units.

New Construction

Preserving existing affordable units is the surest way to ensure existing affordable homes remain affordable—building new affordable housing is a slow and expensive process. According to the

University of Riverside School of Business,[10] the estimated cost to build new housing in Huntington Park is $712,156 per unit, which includes the estimated construction costs, development impact fees, and land and building costs (Table II-28). Therefore, the estimated total cost to replace all 162 at-risk units would be over $115 million.

Table II-28
Estimated New Construction Costs (Huntington Park)

ESTIMATE CONSTRUCTION COST PER UNIT*	ESTIMATED IMPACT FEE PER UNIT	ESTIMATED LAND AND BUILDING COSTS PER UNIT	ESTIMATED GROSS BUILDING COSTS PER UNIT
$579,133	$30,000	$103,023	$712,156

*Construction per unit estimate based on UCR, School of Business, Economy White Paper Series, February 2020

Acquisition/Rehabilitation

The majority of the assisted housing units at risk of conversion in Huntington Park are nonprofit owned, which makes preservation more likely given sufficient appropriate resources.

If an at-risk property consists of 100 percent deed-restricted affordable units, transferring ownership of an at-risk project to a non-profit housing provider is one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low-income restrictions can be secured, and the project would become potentially eligible for a greater range of governmental subsidies.

California law (Affordable Housing Preservation Law, Government Code Sections 65863.10-13) requires owners of certain deed-restricted properties to follow a specified procedure prior to the expiration of those affordability requirements. The law requires that rental housing with expiring federal and/or state subsidies and/or affordability protections be offered for sale first to qualified preservation purchasers at market-rate value.

If only a portion of a property has deed-restricted units, it is more difficult to preserve the affordable units by acquisition. In those cases, rehabilitation funds (CDBG, HOME, PBVs, or LIHTC) may be used to rehabilitate and preserve affordability for a portion of the project's units.

Rental Subsidies

Similar to Housing Choice Vouchers, the City could provide rent subsidies to tenants of at-risk units through a variety of potential funding sources. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable to a lower income household. According to HUD, FMR for a 1-bedroom unit is $1,517.

State, local, or other funding sources can also be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the voucher program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenants' household income (including a utility allowance) up to the fair market value of the apartment. The per-unit subsidy is based on the difference between fair market rents and the annual

[10] UCR, School of Business, *Economy White Paper Series*: https://ucreconomicforecast.org/wp-content/uploads/2020/03/UCR_CEFD_Multifamily_Housing_White-Paper_3_2020.pdf

amount affordable to a low-income household. Given the unit sizes and affordability of the at-risk developments, the total annual subsidy to maintain the 391 at-risk units is estimated at over $1.8 million, as shown in Table II-29 below.

Table II-29
Rent Subsidies Required to Preserve At-Risk Rental Units

UNIT SIZE/HOUSEHOLD SIZE	NUMBER OF UNITS	FAIR MARKET RENT[1]	HOUSEHOLD ANNUAL INCOME[2]	AFFORDABLE HOUSING COST[3]	MONTHLY PER UNIT SUBSIDY[4]	TOTAL MONTHLY SUBSIDY	TOTAL ANNUAL SUBSIDY
1-bedroom/2-person household	391	$1,517	$45,050	$1,113	$404	$157,964	$1,895,568

1. Fair Market Rent (FMR) is determined by HUD. These calculations use the 2020 HUD FMR for the Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area.
2. FY 2021 Income Limits Summary for the Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area.
3. The affordable housing cost is calculated based on 30% of the AMI, minus utilities for rentals.
4. The monthly subsidy covers the gap between the FMR and the affordable housing cost.
5. Rents are restricted to 50% AMI in these buildings, which puts residents in the Very Low Income Category, set by the California Department of Housing and Community Development (HCD).

Future Growth Needs

Overview of the Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is a key requirement for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 6th Housing Element cycle extending from July 2021 to October 2029. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The RHNA for the 6th cycle was adopted by the Southern California Association of Governments (SCAG) in March 2021. The need for housing is determined by the forecasted growth in households as well as existing need due to overcrowding and overpayment. Each new household created by a child moving out of a parent's home or by a family moving to a community creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units lost due to demolition, natural disaster, or conversion to non-housing uses. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community. More information about the RHNA process may be found on SCAG's website at https://scag.ca.gov/rhna.

2021-2029 Huntington Park Growth Needs

The total housing growth need for the City of Huntington Park during the 2021-2029 planning period is 1,605 units. This total is distributed by income category as shown in Table II-30.

Table II-30
2021-2029 Regional Housing Growth Needs
Huntington Park

VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
264*	196	243	902	1,605

*Per state law, half of the very low units are assumed to be in the extremely low category

Source: SCAG 3/4/2021

The City's inventory of land to accommodate its share of the RHNA is discussed in Section III, Resources and Opportunities.

Extremely Low-Income Housing Need

The RHNA does not project the need for extremely low-income units, but pursuant to Housing Element law (Government Code Section 65583(a)), the City must project its extremely low-income housing needs using one of two methodologies census data to determine the number of extremely low-income households in the city, or assume 50 percent of the very low-income households qualify as extremely low income, and therefore assume 50 percent of the City's very low-income RHNA to be extremely low income.

In this analysis, the projected housing needs for extremely low-income households are estimated at 50 percent of the very low-income RHNA. The City's very low-income allocation is 264 units. Therefore, the City's extremely low-income housing need is 132 units.

Assessment of Fair Housing (AFH)

Introduction

To adequately meet the housing needs of all segments of the community, the Housing Plan must promote housing opportunities for all people.

Pursuant to Government Code Section 65583, cities and counties are required to take deliberate action to relieve patterns of segregation and foster inclusive communities. Housing Elements are now required to include the following:

- **Fair Housing Enforcement and Outreach**: The Housing Element must describe the City's fair housing enforcement and outreach capacity, which must include meaningful, frequent, and ongoing public participation with stakeholders.
- **Integration and Segregation:** The Housing Element must describe patterns of integration and segregation across multiple demographic characteristics, both locally in the city and regionally.
- **Disparities in Access to Opportunity:** Using state opportunity mapping tools, the Housing Element must analyze the areas of the city with the disparities in access to opportunity, including education, economic, and environmental outcomes. The Housing Element must compare access to opportunity within the city and compared to the region.
- **Disproportionate Housing Needs:** The Housing Element must analyze the extent to which different population groups experience disproportionate housing needs.

- **Analysis of Sites Inventory:** Local jurisdictions must evaluate and address how particular sites available for housing development will meet the needs of households at all income levels. The Housing Element must analyze and conclude whether the identified sites improve or exacerbate conditions for fair housing.
- **Identification of Contributing Factors:** Based on findings from the previous steps, Housing Elements must identify, evaluate, and prioritize the contributing factors related to fair housing issues.
- **Priorities, Goals, and Actions:** Local jurisdictions must adopt fair housing goals and actions that are significant, meaningful, and sufficient to overcome identified patterns of segregation and affirmatively further fair housing. The Housing Element should include metrics and milestones for evaluating progress and fair housing results.

The assessment of fair housing practices examines existing conditions and demographic patterns, concentrated areas of poverty within the city, concentrated areas of low- and median-income housing, and areas of low and high opportunity to identify segregated living patterns and replace them with integrated and balanced living patterns.

The purpose of this analysis is to provide a basis for policies and programs that will replace segregated living patterns with truly integrated and balanced living patterns to transform racially and ethnically concentrated areas of poverty into areas of opportunity. Community amenities and access to opportunities are inherently spatial in nature and are not always readily accessible or attainable due to the different types of social, cultural, and economic barriers in our society. Ensuring that sites for housing, particularly lower-income units, are in high resource areas rather than concentrated in areas of high segregation and poverty requires jurisdictions to plan for housing with regards to the accessibility of various opportunities including jobs, transportation, good education, and health services.

Fair Housing Enforcement and Outreach Capacity

Enforcement

Fair housing complaints can be used as an indicator to identify characteristics of households experiencing discrimination in housing. Pursuant to the California Fair Employment and Housing Act Government Code Section 12921 (a), the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code."

Fair housing issues include, but are not limited to:

- Housing design that makes a dwelling unit inaccessible to an individual with a disability;
- Discrimination against an individual based on race, national origin, familial status, disability, religion, sex, or other characteristics when renting or selling a housing unit; and
- Disproportionate housing needs, including cost burden, overcrowding, substandard housing, and risk of displacement.

The City refers discrimination complaints to the Fair Housing Foundation (FHF) to conduct outreach related to fair housing.

Table II-31
Fair Housing Foundation Complaints

TYPE OF COMPLAINT	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Mental/Physical Disability	3	3	1	-	1	2
Race/Ethnicity	-	-	-	-	-	-
Familial/Marital Status	-	-	-	2	1	-
Female-Headed Households	16	15	7	15	8	24
Gender/Sexual Orientation	-	-	-	-	-	1
FHF Resolved	55	46	62	61	31	33
Total Unduplicated	320	312	248	240	194	189

Source: Fair Housing Subrecipient Quarterly Performance Reports (SQPR)

According to the data, around 20 percent of complaints received are resolved by FHF by the time the report is sent out. Generally, most complaints received were in regard to rent increases, habitability, and notices. Most of the fair housing-related complaints were of mental/physical disabilities at an average of two or three complaints per year and an average of 14 of the complaints are from female-headed households.

Outreach

FHF reaches the Huntington Park community in a variety of ways to provide services regardless of language or mobility. FHF hosts fair housing workshops in person and virtually, in English, Spanish, and Vietnamese. Workshops are targeted to tenants, landlords, property managers, property owners, attorneys, and realtors. In-person events are held in different cities on a weekly basis.

Every year, the FHF provides updated literature to the city and participates in presentations on an as-needed basis. On request, FHF staff will give presentations to community groups about their services and conduct staff trainings.

FHF holds “walk-in” clinics (in-person and virtually) that allow tenants and landlords to meet with a Housing Counselor one-on-one to discuss fair housing issue and ask questions. Services are provided in all languages.[11]

Integration and Segregation

Race, Ethnicity, and Poverty

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. Low-income and communities of color disproportionately experience issues related to overcrowding, housing problems, and access to economic opportunity due to exclusionary governmental policies, biased mortgage lending practices and other tactics that promote segregation and spatial inequities.

[11] Fair Housing Foundation. https://fhfca.org/

According to HCD, race is a known contributor to unfair housing practices.[12] The existence of concentrations of minorities living in one location may be an indicator that some minority groups in Huntington Park do not have as many housing choices as nonminority residents. Huntington Park is predominantly Hispanic/Latino (97 percent and unchanged since 2010).

The city has become more concentrated since 2010; in 2018, the population of all census tracts in the city was over 80 percent non-white (Figure II-4). In 2010, that level of concentration was limited to two tracts in the northwestern part of the city, with the majority of the city in the range of 41 to 60 percent non-white, and one census tract near Salt Lake Park in the 21 to 41 percent range. Census tracts in Vernon, to the north, are in the less than 41 to 60 percent non-white category, while all other surrounding communities are similarly concentrated.

The city's diversity index has not changed from 2010 to 2018. There are high-diversity Census block groups in the western part of the city, and lower-diversity block groups scattered throughout the central and southern portion of the city.

Residents who are linguistically isolated may face additional challenges with becoming integrated. They may face potential barriers to employment and adequate housing, which may dictate where they may choose or be able to settle and locate. More than 40 percent of the population in California speak a language other than English at home.[13] The CalEnviroScreen linguistic isolation indicator measures the percentage of households in each census tract in which no one over 14 speaks English well. The Huntington Park Environmental Justice Technical Report (2022) analyzed the rate of linguistic isolation by census tract, finding that all census tracts in the city have a high rate of linguistic isolation, above the 75th percentile. Many tracts scored above the 90th percentile. There is no notable geographic trend in linguistic isolation. The primary language spoken besides English throughout the City is Spanish, but there are areas where a significant portion of the population speaks Chinese and Tagalog. The city's population is about 46 percent foreign-born, compared to about 26 percent statewide.[14]

Regional Context

According to the California Fair Housing Task Force's 2021 opportunity maps, areas in the Los Angeles region with high segregation and poverty are most prominent in the neighborhoods surrounding Downtown Los Angeles, South Central Los Angeles, and East Los Angeles. Areas of high segregation and poverty are also present within the San Fernando Valley region near the neighborhoods of Panorama City, Arleta, and North Hills. In North Los Angeles County, high segregation and poverty areas are present within the cities of Palmdale and Lancaster (Figure II-5).

Race and ethnicity characteristics mirror segregation and poverty trends. Hispanic populations are most concentrated in and around South Los Angeles, to the north of Los Angeles near San Fernando, and in central Orange County near the City of Santa Ana. Asian populations are most concentrated just east of Downtown Los Angeles and in East Los Angeles, near Alhambra and Monterey Park. The largest concentration of black populations can be found in South Los Angeles and unincorporated areas nearby, such as Athens-Westmont and View Park/Windsor Hills. White populations tend to have highest concentrations near the coast and along the Interstate 210 Corridor south of the San Gabriel Mountains. (See Figure II-5, Figure II-7, and Figure II-9.)

[12] HCD, AFFH Guidance, p 5. 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf#page=23
[13] ACS 2020 ACS 5-Year Estimates, Table S1601 Language Spoken At Home
[14] 2020 ACS 5-Year Estimates, Table DP02 Selected Social Characteristics

Figure II-4
Racial Demographics (2018), Huntington Park

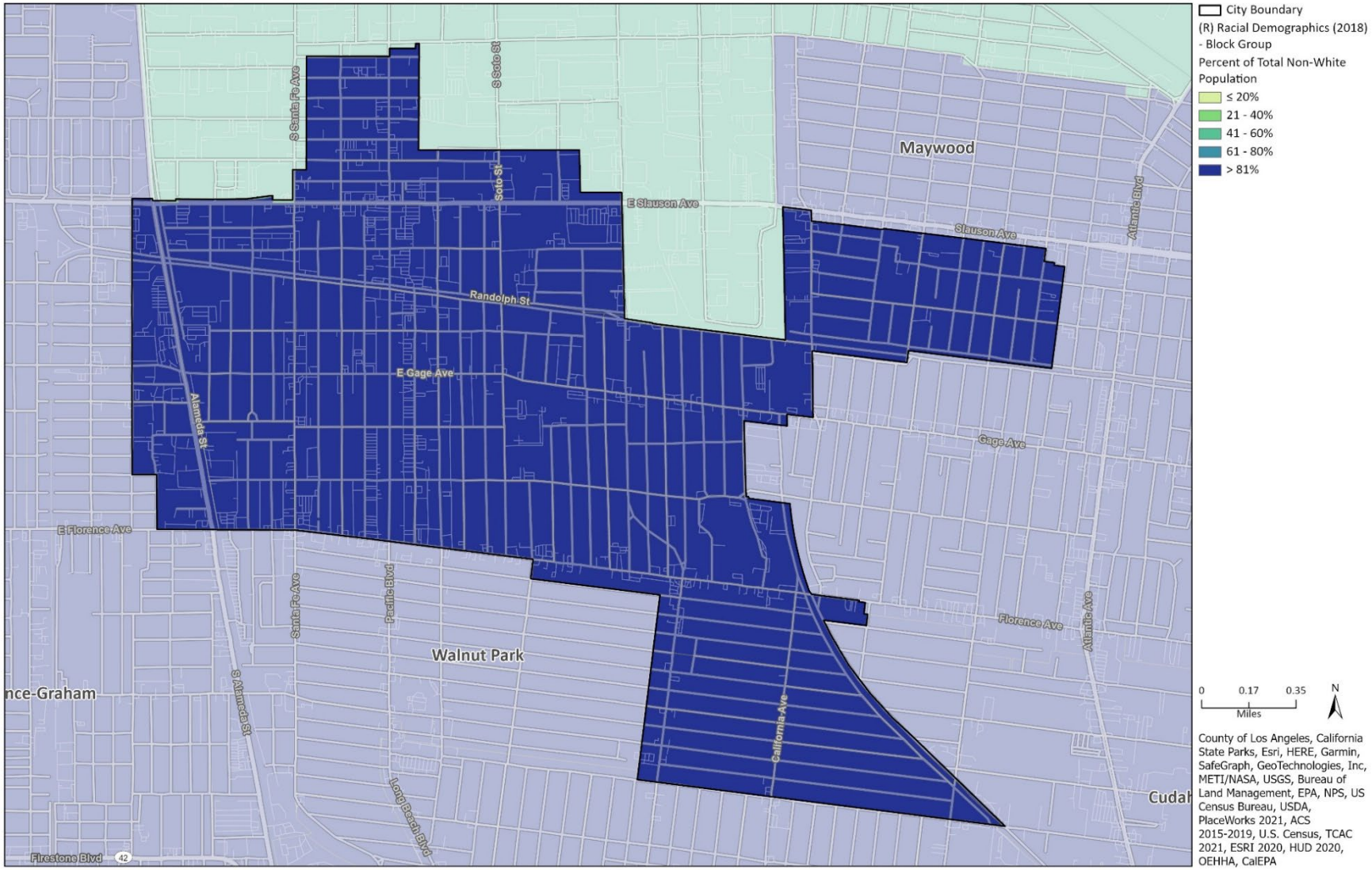


Figure II-5
Racial Demographics (2018), Los Angeles Region

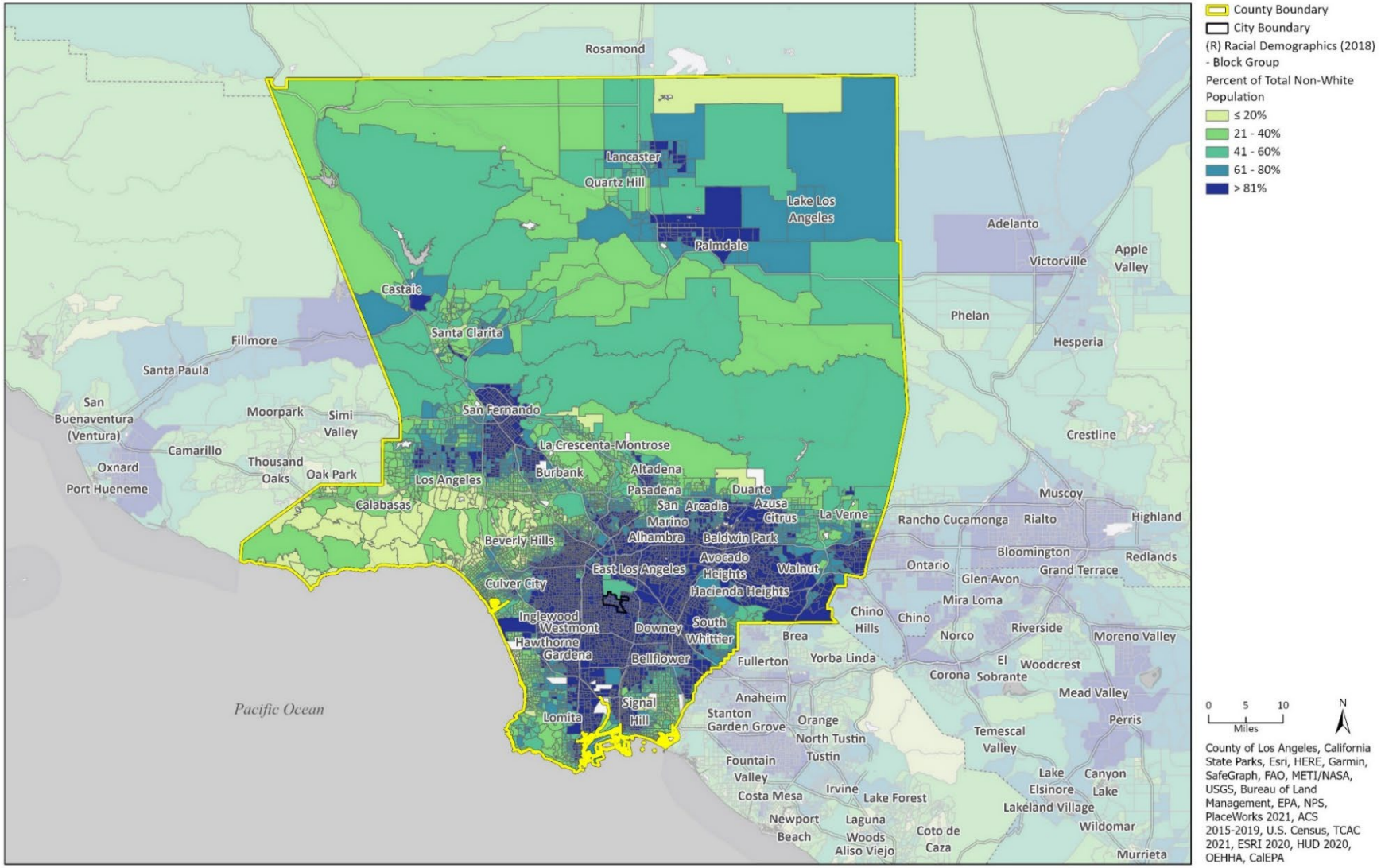


Figure II-6
Predominant Population – Hispanic Majority, Huntington Park

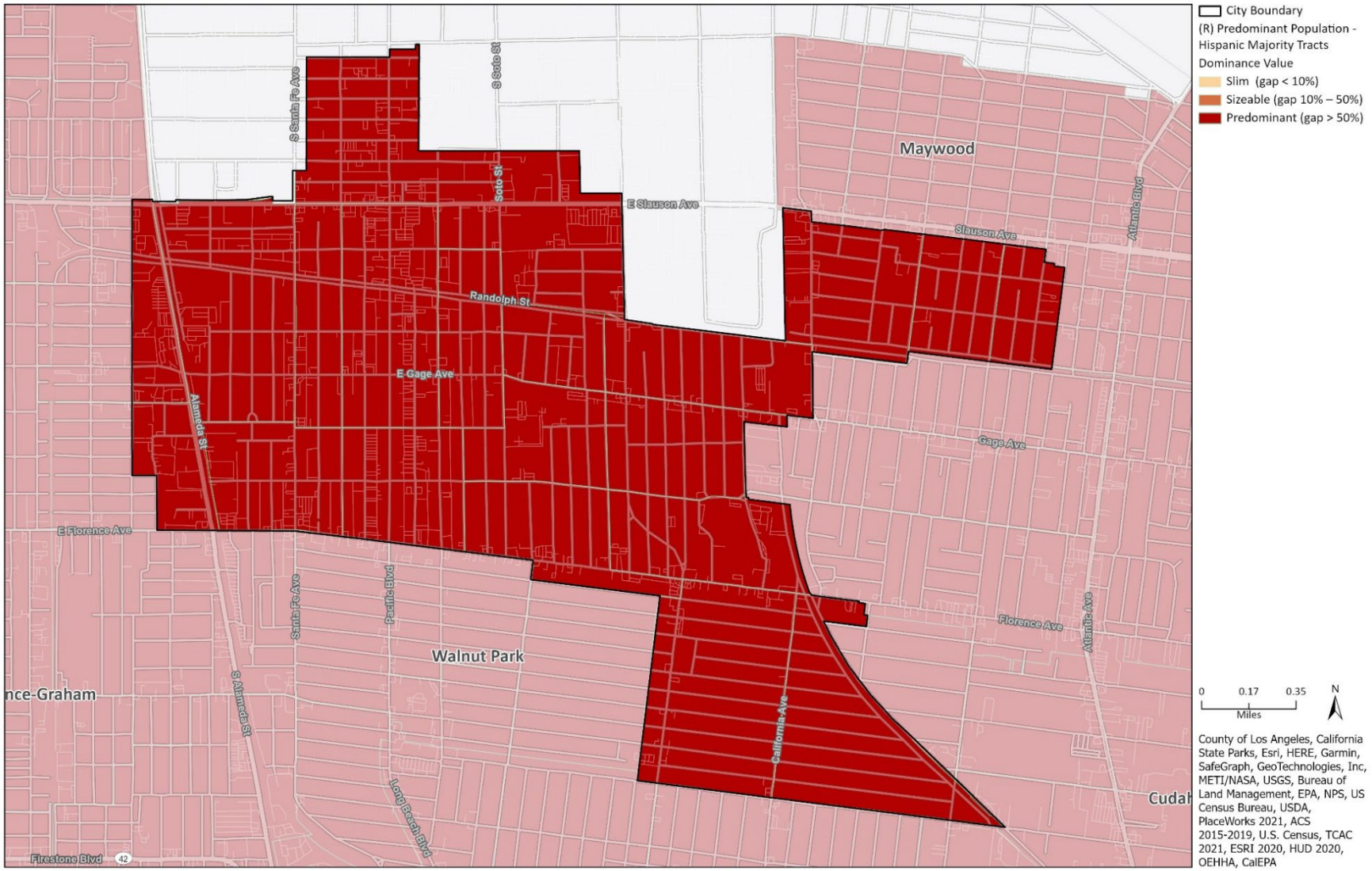


Figure II-7
Predominant Population – Hispanic Majority, Los Angeles Region

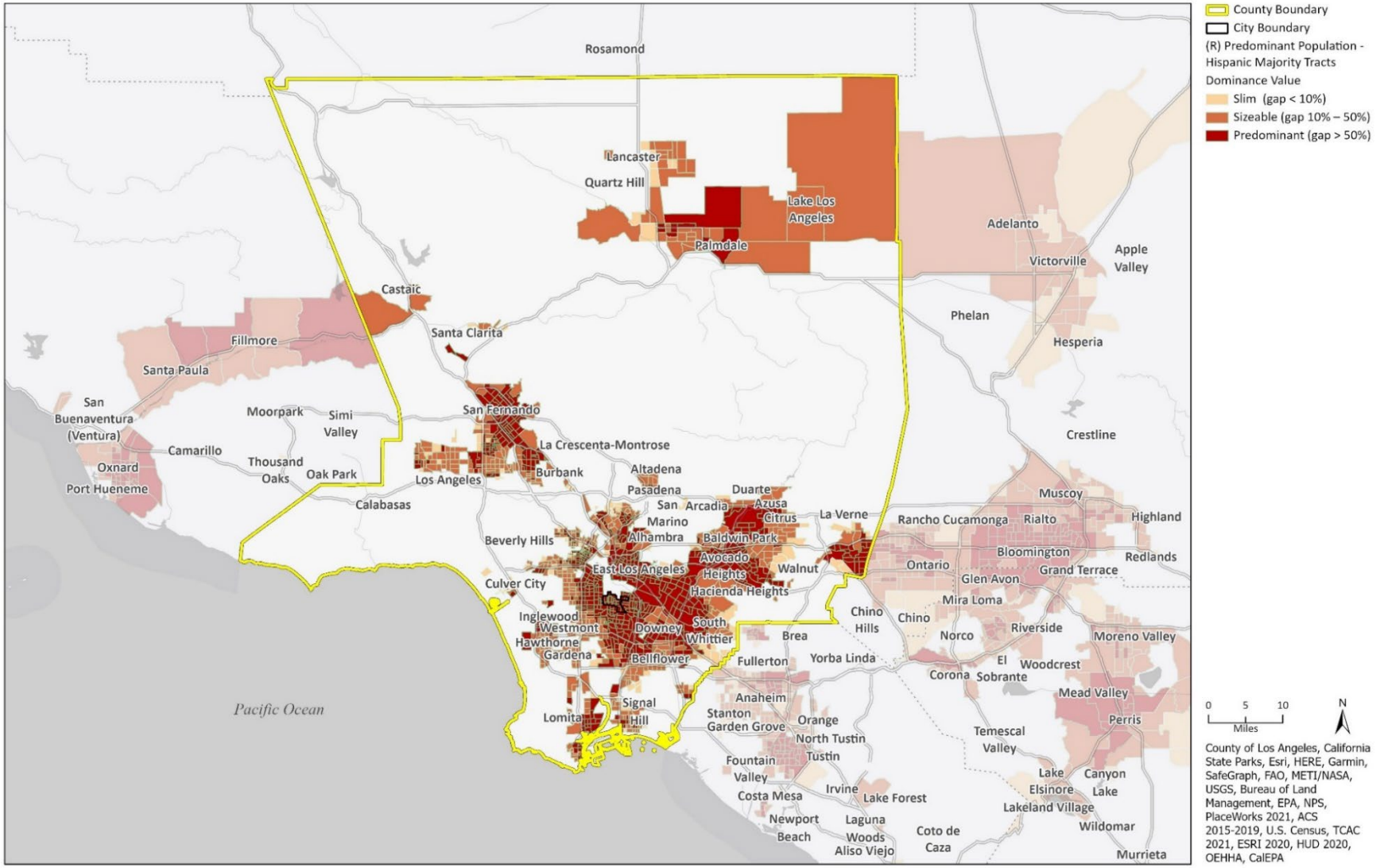


Figure II-8
Diversity Index (2018), Huntington Park

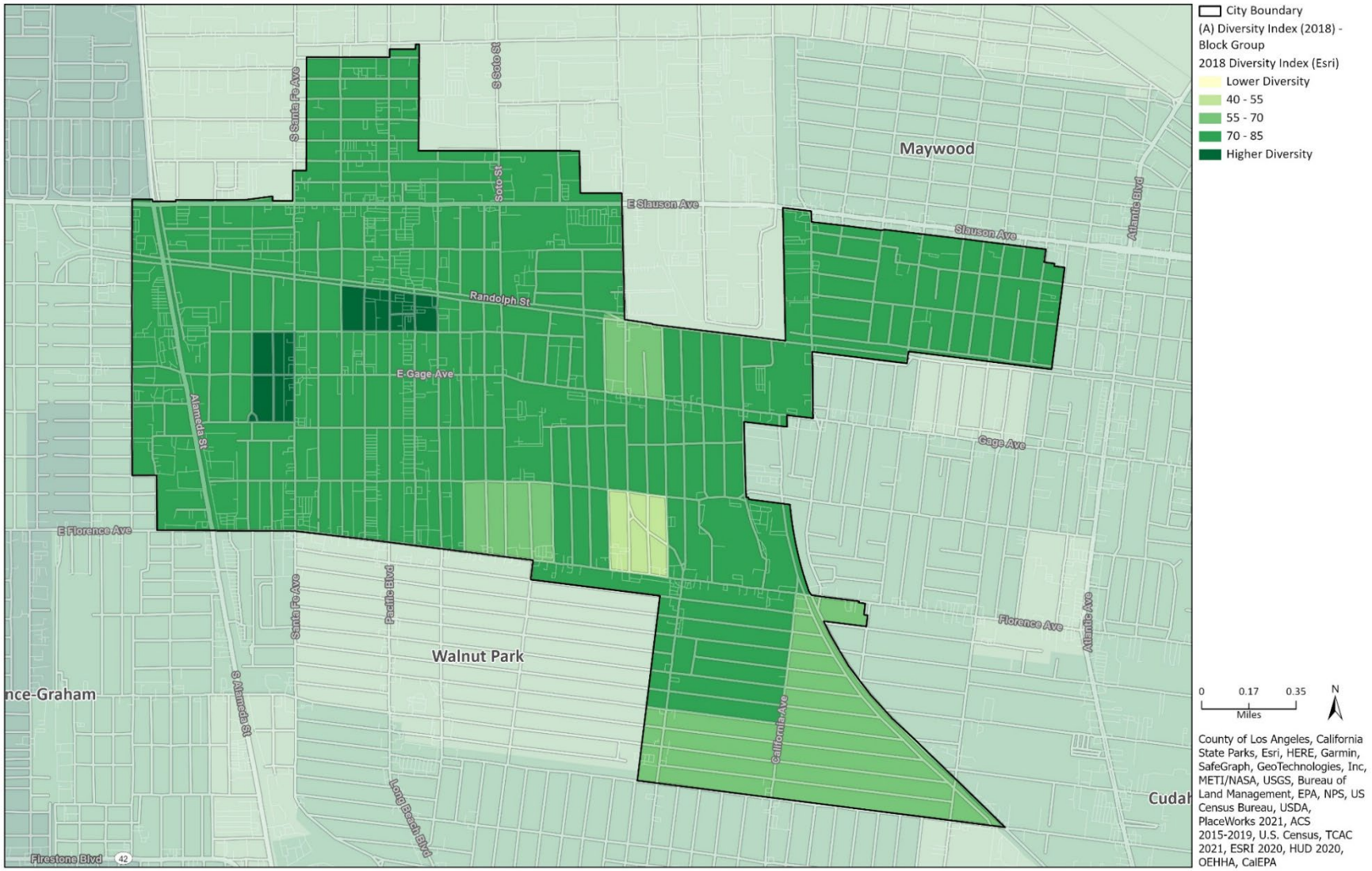
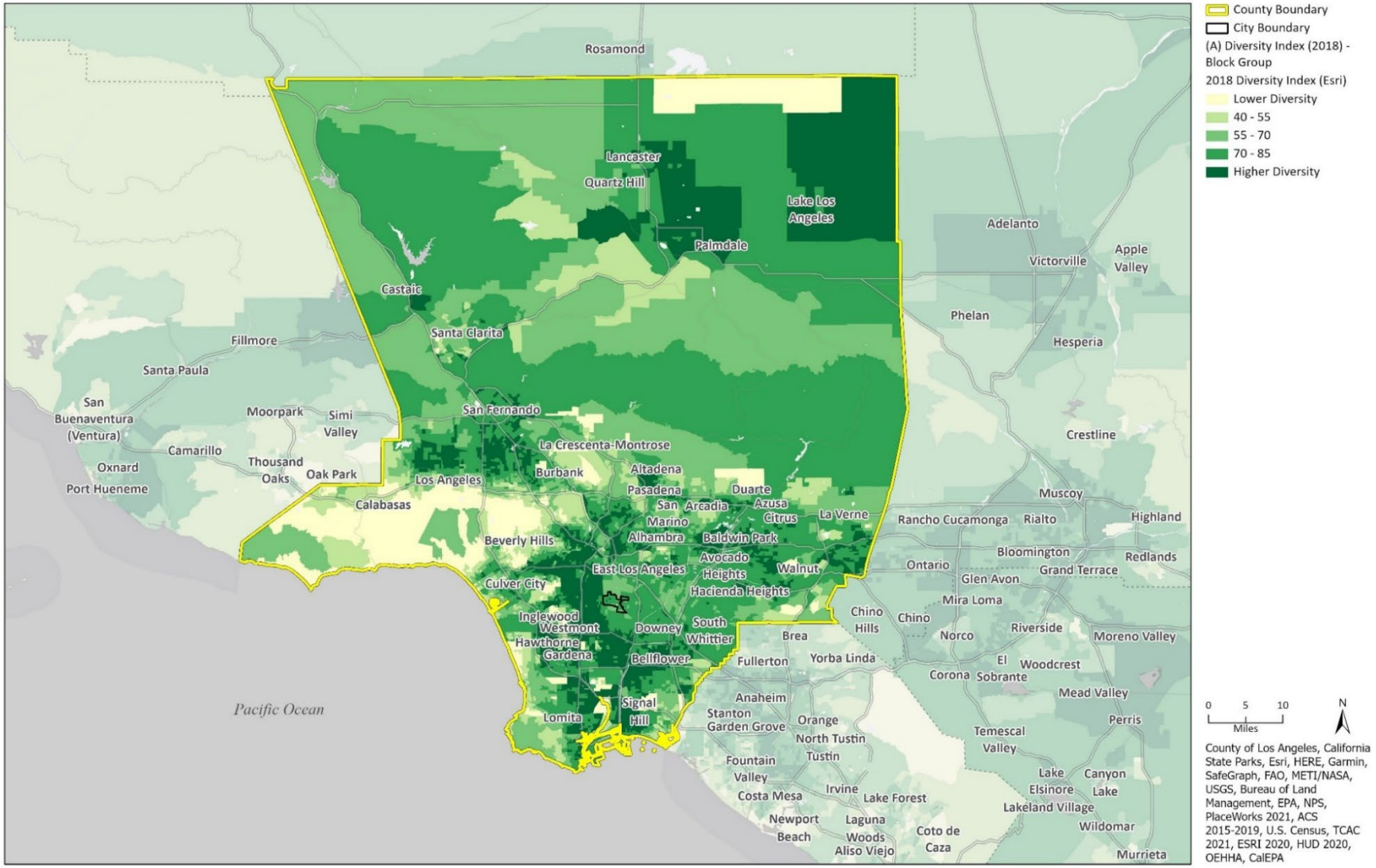


Figure II-9
Diversity Index (2018) Los Angeles Region



Disability

The US Census Bureau defines disability as one of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care of oneself. Disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. The living arrangement of persons with disabilities depends on the severity of the disabilities and the available resources. Many persons live at home in an independent arrangement or with other family members. To maintain independent living, persons living with disabilities may need assistance.

Affordability, design, location, and discrimination significantly limit the supply of housing available to households of persons with disabilities. Housing opportunities for disabled persons are impeded by practices in both the private and public sectors. For instance, "denied reasonable modification/accommodation" is often cited as an alleged act in housing discrimination complaints. Additionally, apartment rental ads often state "no pets allowed," although disabled persons may have service or companion animals. In the public sector, housing opportunities can be impeded because a community has not adopted a reasonable accommodation procedure, or if adopted, has not made the procedure widely known in the community.

As discussed in Housing for Special Needs Populations, in Huntington Park, the most prevalent types of disabilities are ambulatory difficulty, independent living difficulty, and cognitive difficulty. The most prevalent type of disability for residents age 65 and older is an ambulatory disability. The percentage of Huntington Park's residents living with a disability (about 19 percent) has remained stable from 2015 to 2020.[15]

There is a concentration of residents with disabilities located in the northwestern portion of the city, in and around the Downtown Specific Plan area. (Figure II-10). HUD Fair Housing Enforcement Office (FHEO) data shows that the majority (65 to 85 percent) of fair housing cases in Huntington Park involve a disability bias (Figure II-12). Huntington Park's Fair Housing Foundation quarterly reports from 2014-2021 indicate that the city averages approximately one to three disability complaints per year.

Due to the concentration of persons with a disability in the DTSP area, and the large number of housing inventory sites in that area, Program 11 (Density Bonus and Other Affordable Housing Incentives) will amend the City's density bonus program to provide incentives for including universal design elements into new housing projects.

Regional Context

Approximately 10 percent of the Los Angeles County population lives with one or more disabilities (2015-2019 ACS estimates). Of this total population living with one or more disabilities, 6.6 percent is age 18 or younger, 44.9 percent are between the ages of 18 and 64, and 46.4 percent are 65 and older, showing that adults and senior citizens are more likely than younger residents to live with disabilities. Figure II-11 shows the percent of population living with disabilities for each census tract in the Los Angeles County region. Census tracts south of Los Angeles around Huntington Park are a mixture of 10 to 20 percent of the population living with a disability.

[15] ACS 2015 & 2020 ACS 5-Year Estimates, Table S1810 Disability Characteristics.

Similar to Huntington Park, FHEO data shows that the majority (65 to 85 percent) of fair housing cases in Los Angeles County involve a disability bias (Figure II-12).

Figure II-10
Population with a Disability By Census Tract (2014), Huntington Park

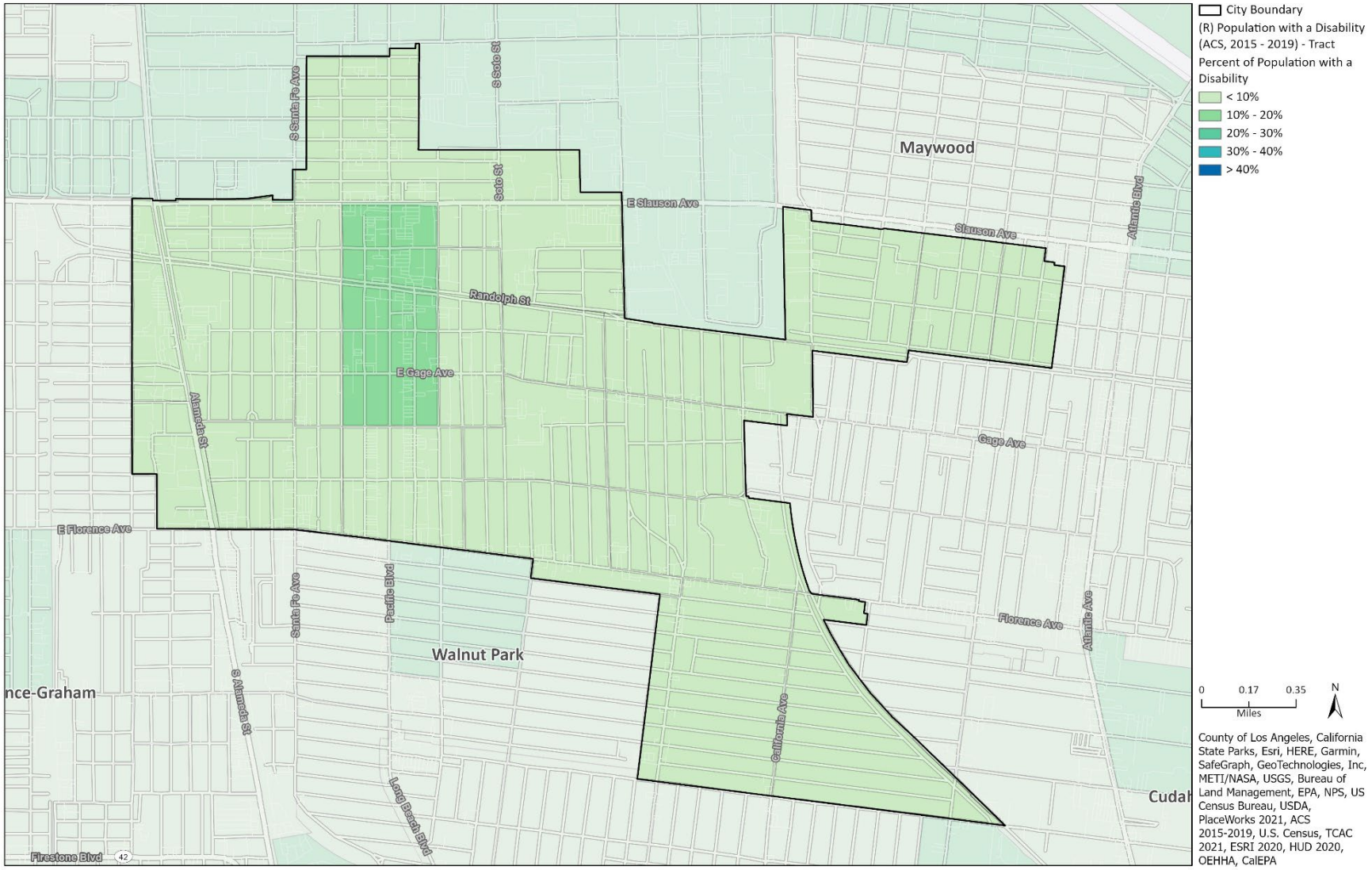


Figure II-11
Population with a Disability by Census Tract (2019), Los Angeles Region

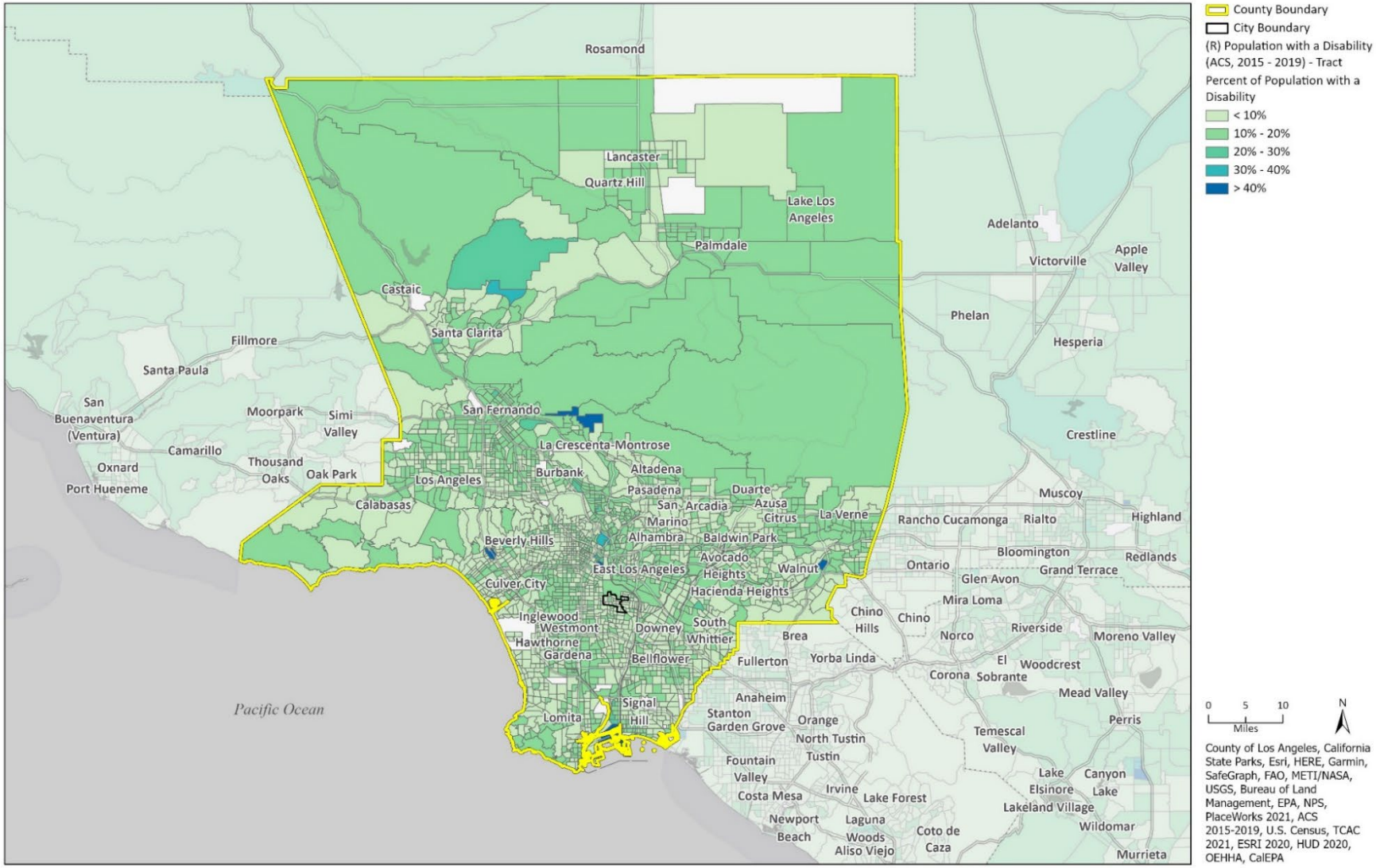


Figure II-12
FHEO Cases – Disability Bias (2020), Huntington Park

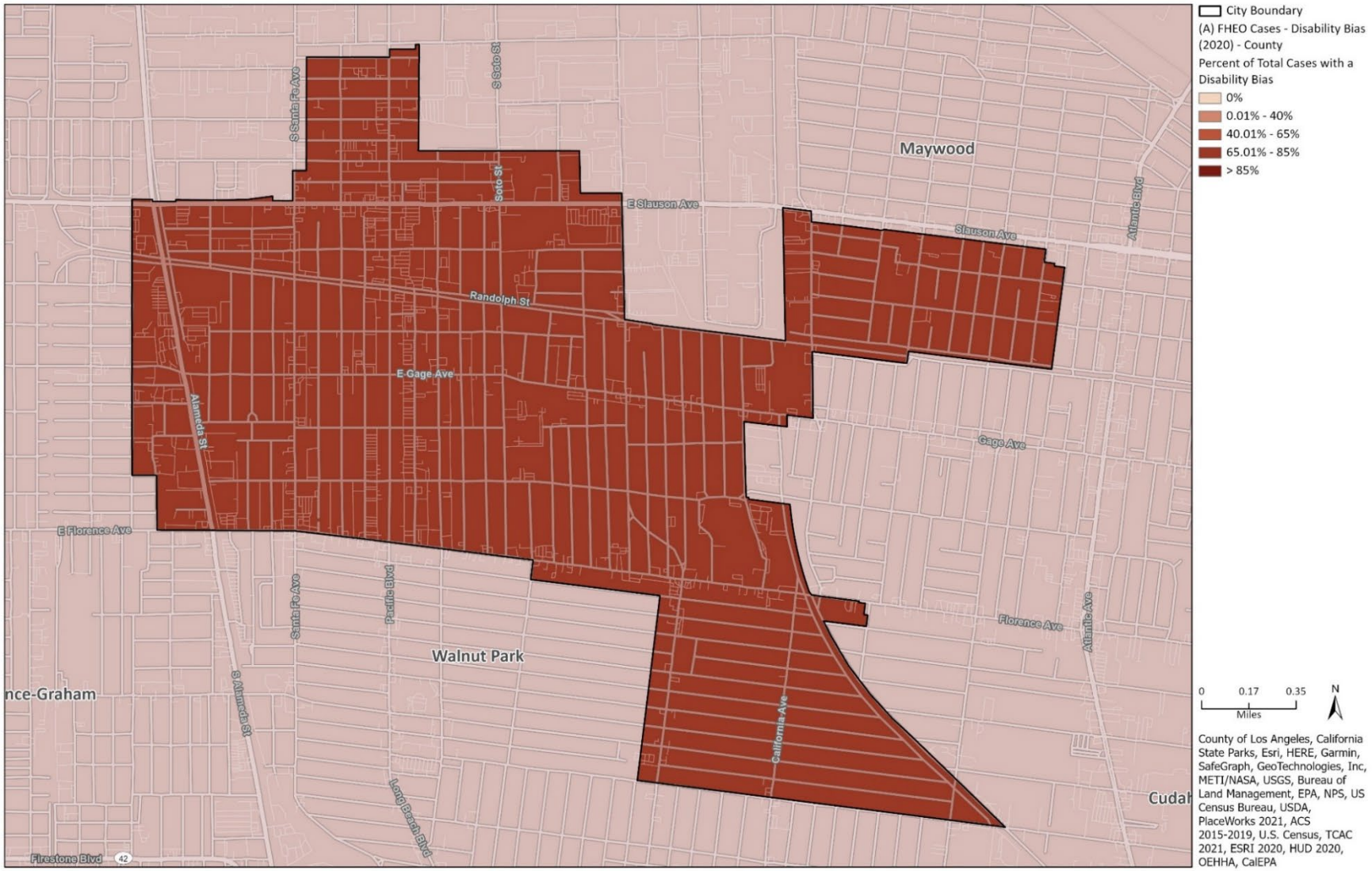
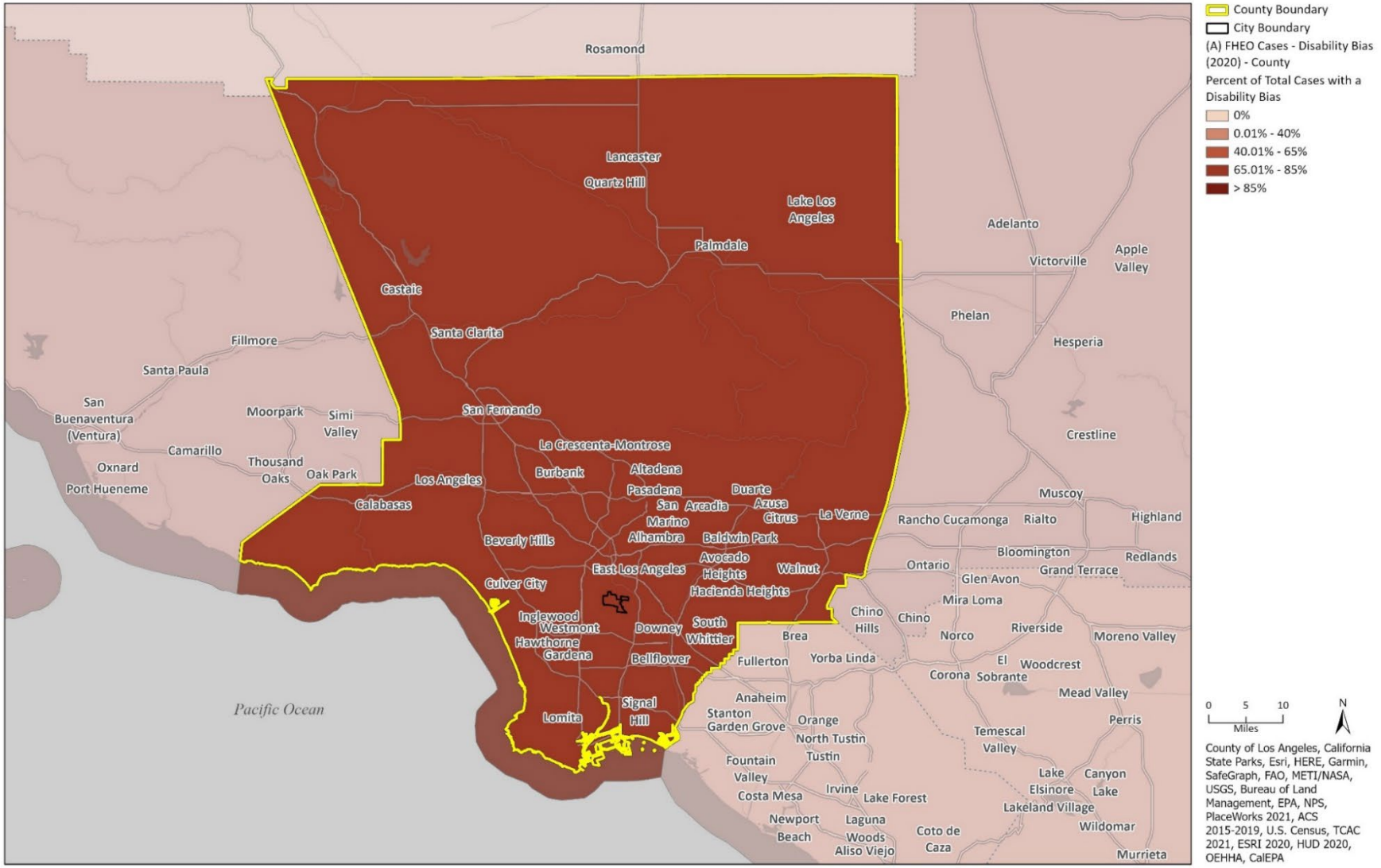


Figure II-13
FHEO Cases – Disability Bias (2020), Los Angeles Region



Familial Status

The Fair Housing Act (FHA)[16] bans discrimination based on certain protected classes, including "familial status." Familial status refers to the presence of children under the age of 18, regardless of whether the child is biologically related to the head of household, and the marital status of the head of households. All families with children are protected by the FHA against familial status discrimination, including same-sex couples with children and single-parent households. HUD provides examples of familial discrimination as (a) refusing to rent to families with children; (b) evicting families once a child joins the family through, e.g., birth, adoption, custody; (c) requiring families with children to live on specific floors or in specific buildings or areas; (d) imposing overly restrictive rules about children's use of the common areas (e.g., pools, hallways, open spaces); and I advertising that prohibits children.[17] Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. HUD data shows that familial status discrimination ranks third in discrimination of protected classes, behind discrimination due to disability and race.[18]

Single-parent households are protected by Government Code Section 65583(a)(7). Because they are likely to live on one income only, single-parent households can have limited options for affordable, decent, and safe housing. As a result, single parents are among the groups most at-risk of experiencing poverty.

Large families can also experience housing discrimination as property owners impose occupancy limitations that can preclude large families with children.

As discussed in more detail in Housing for Special Needs Populations, in Huntington Park, about 24 percent of all households are female headed. Of those, about 13 percent are female-headed and with children, and two percent are female-headed and with children under six. The percentage of total households that are female headed has not changed significantly since 2015 (increase of four percent).[19]

Populations in the northeastern portion of the city adjacent to Vernon and Bell are 60 to 80 percent married couples with children (Figure II-14). The remainder of the city is 40 to 60 percent married couples with children.

In Huntington Park, female-headed households are concentrated in the central part of the city, the downtown area (Figure II-16). These areas have between 40 to 60 percent of children living in female-headed households. The remainder of the city has between 20 to 40 percent of children living in female-headed households.

[16] 42 U.S. Code sections 3601, *et seq*., the Fair Housing Act.
[17] Department of Housing and Urban Development, Fair Housing Enforcement Office, "Discrimination Against Families with Children." https://www.hud.gov/program_offices/fair_housing_equal_opp/discrimination_against_families_children#_Who_Is_Protected?
[18] U.S. Department of Housing and Urban Development. "Annual Report on Fair Housing FY 2017."
[19] U.S. Census Bureau, [19] 2020 & 2015 ACS 5-Year Estimates, Table B11001, Household Type (Including Living Alone).

Throughout the city, 20 to 40 percent of adults are living with a spouse, and less than 20 percent of the population over 18 is living alone.[20]

The city's demographics show that there is a need for family housing more than housing ideal for single-person households. Through Program 7 (Zoning Code Updates), the City will update its zoning code to provide incentives for new housing projects to include family housing and services.

Regional Context

The SCAG region has a lower share of households that are female headed than Huntington Park. About 14 percent of households in the SCAG region are female headed, and about seven percent are female headed and with children, also lower than Huntington Park. (Special Housing Needs)

The percentage of total households that are female headed in Los Angeles County has not changed significantly since 2015, though in contrast to Huntington Park's four percent increase, it has decreased by four percent.[21]

In Los Angeles County, about 60 percent of owner-occupied households are married couple families while 23 percent are categorized as non-family households. Additionally, 12 percent owner-occupied households are headed by a female householder while six percent are headed by a male householder.

In contrast, non-family households constitute 42 percent of renter-occupied households and 33 percent are categorized as married-couple families. More single-parent renter households are female headed (17 percent) than male headed (eight percent).

There are greater percentages of children in married-couple households in relatively less urbanized communities of the county. For example, highly urbanized neighborhoods within and surrounding the City of Los Angeles have lower percentages of children in married-couple households as compared to cities located near the coastal region and the county periphery. Furthermore, areas with higher percentages of children in married-couple households are generally located in areas with relatively higher TCAC opportunity scores. (See Figure II-15 and Figure II-16.)

While less than 20 percent of adults live alone in most of the county, areas surrounding the cities of Los Angeles, West Hollywood, Santa Monica, and Pasadena are estimated to have higher percentages of adults living alone. (See Figure II-18, and Figure II-19.)

[20] Add reference—AFFH viewer

[21] U.S. Census Bureau, [21] 2020 & 2015 ACS 5-Year Estimates, Table B11001, Household Type (Including Living Alone).

Figure II-14
Percent of Children in Married-Couple Households (2019), Huntington Park

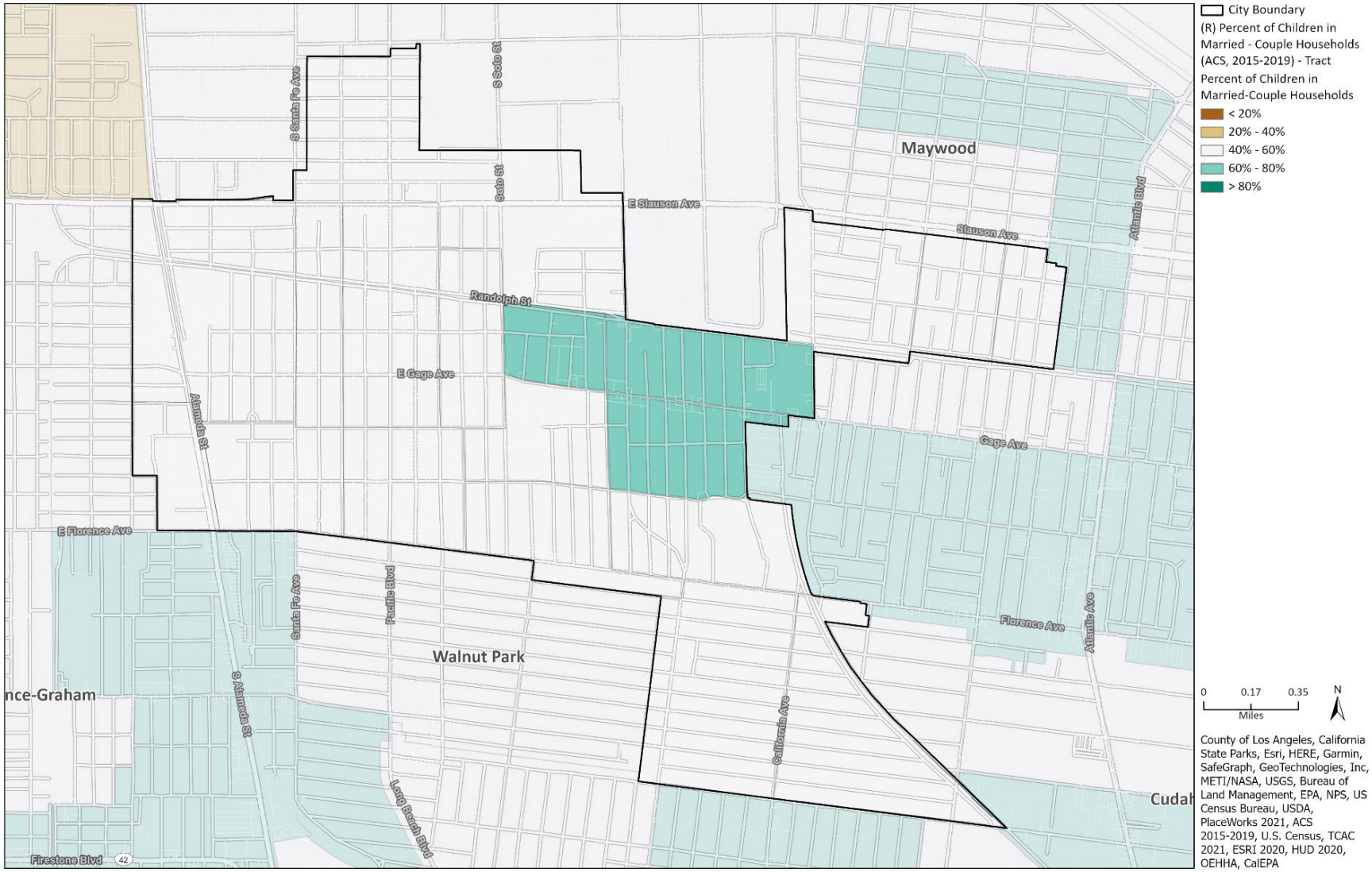


Figure II-15
Percent of Children in Married-Couple Households (2019), Los Angeles Region

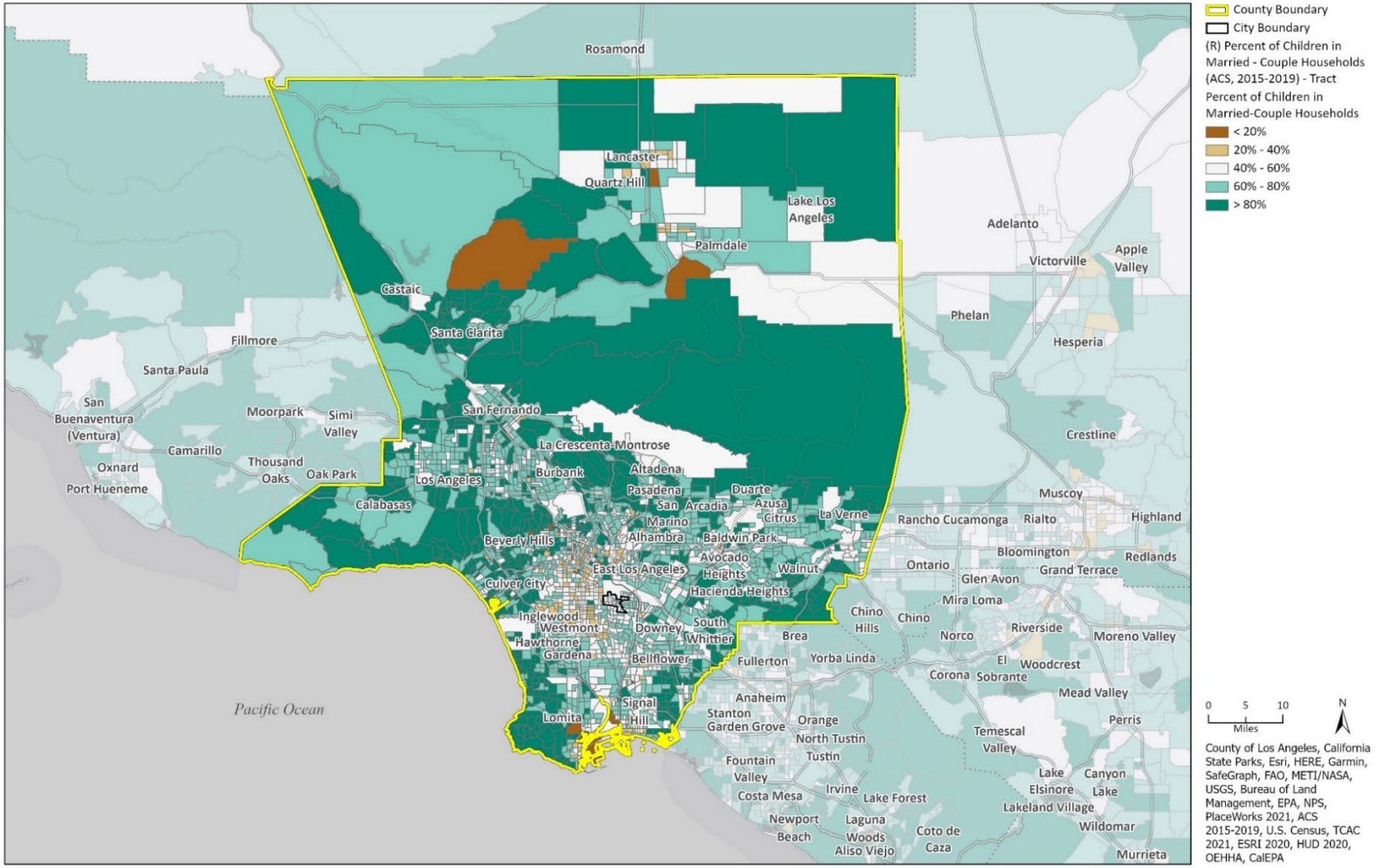


Figure II-16
Percent of Children in Female Householder, No Spouse/Partner Present Households (2019), Los Angeles Region

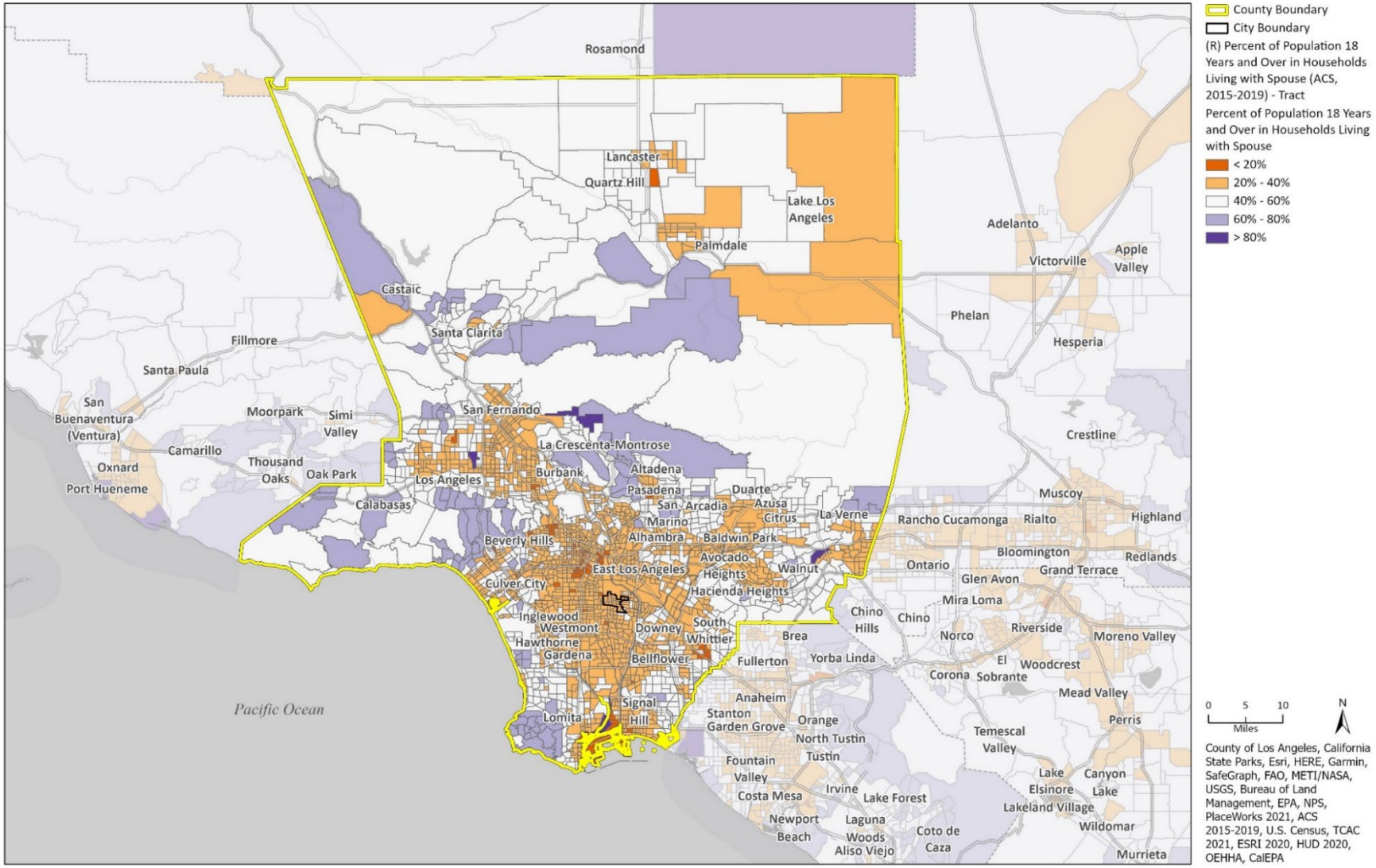


Figure II-17
Percent of Adults Living with Spouse/Partner (2019), Huntington Park

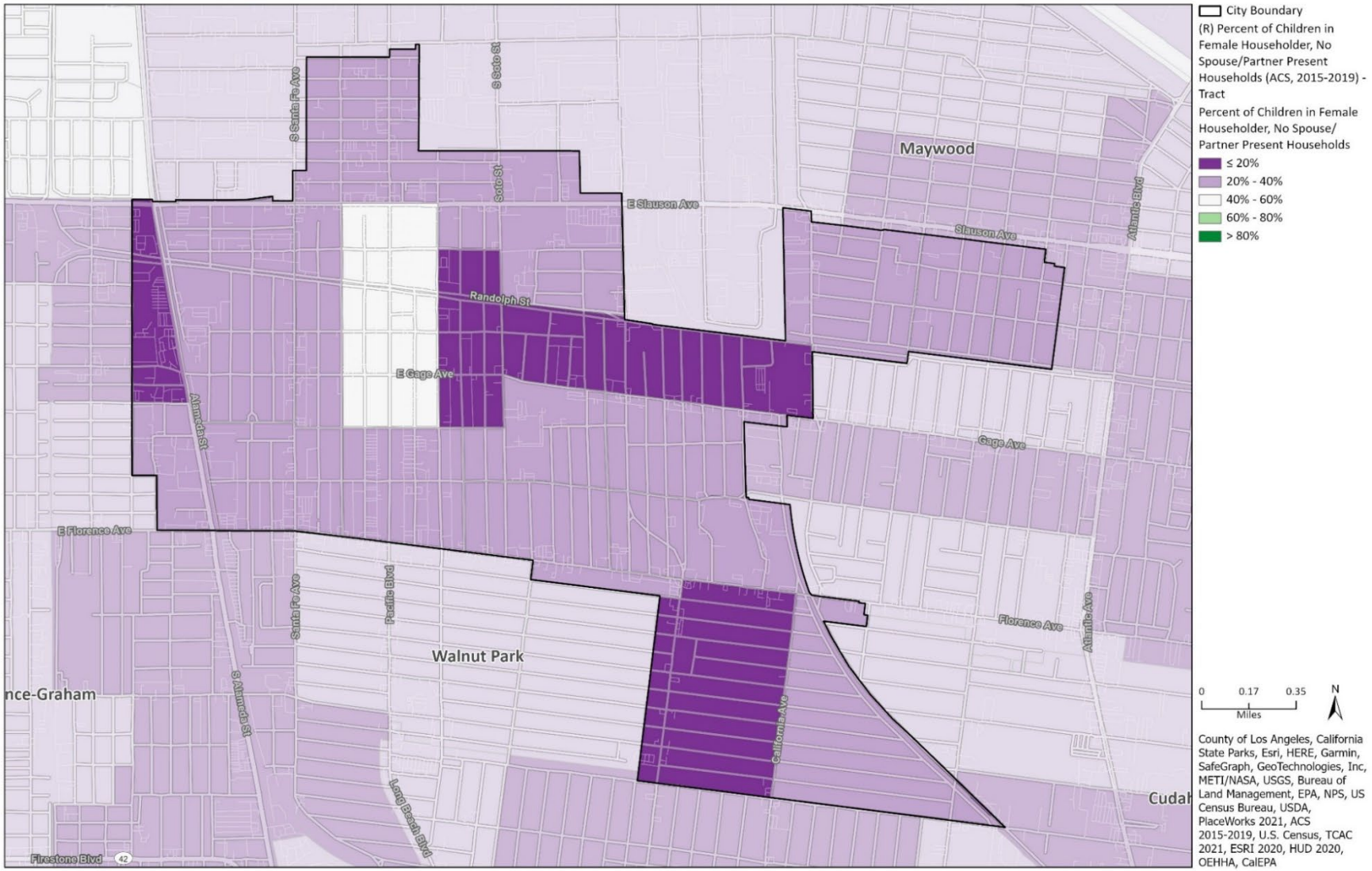


Figure II-18
Percent of Adult Population Living Alone (2019), Los Angeles Region

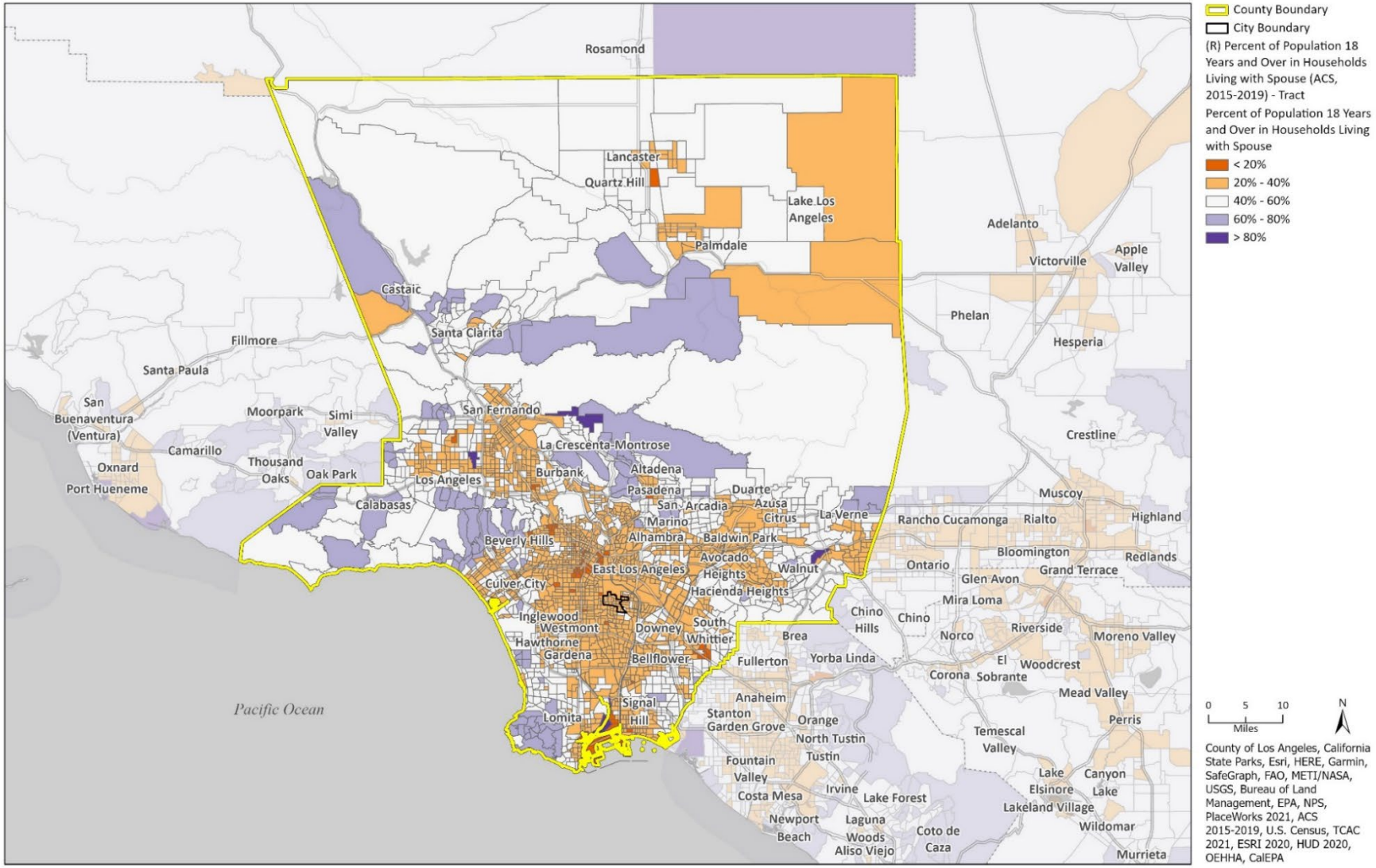
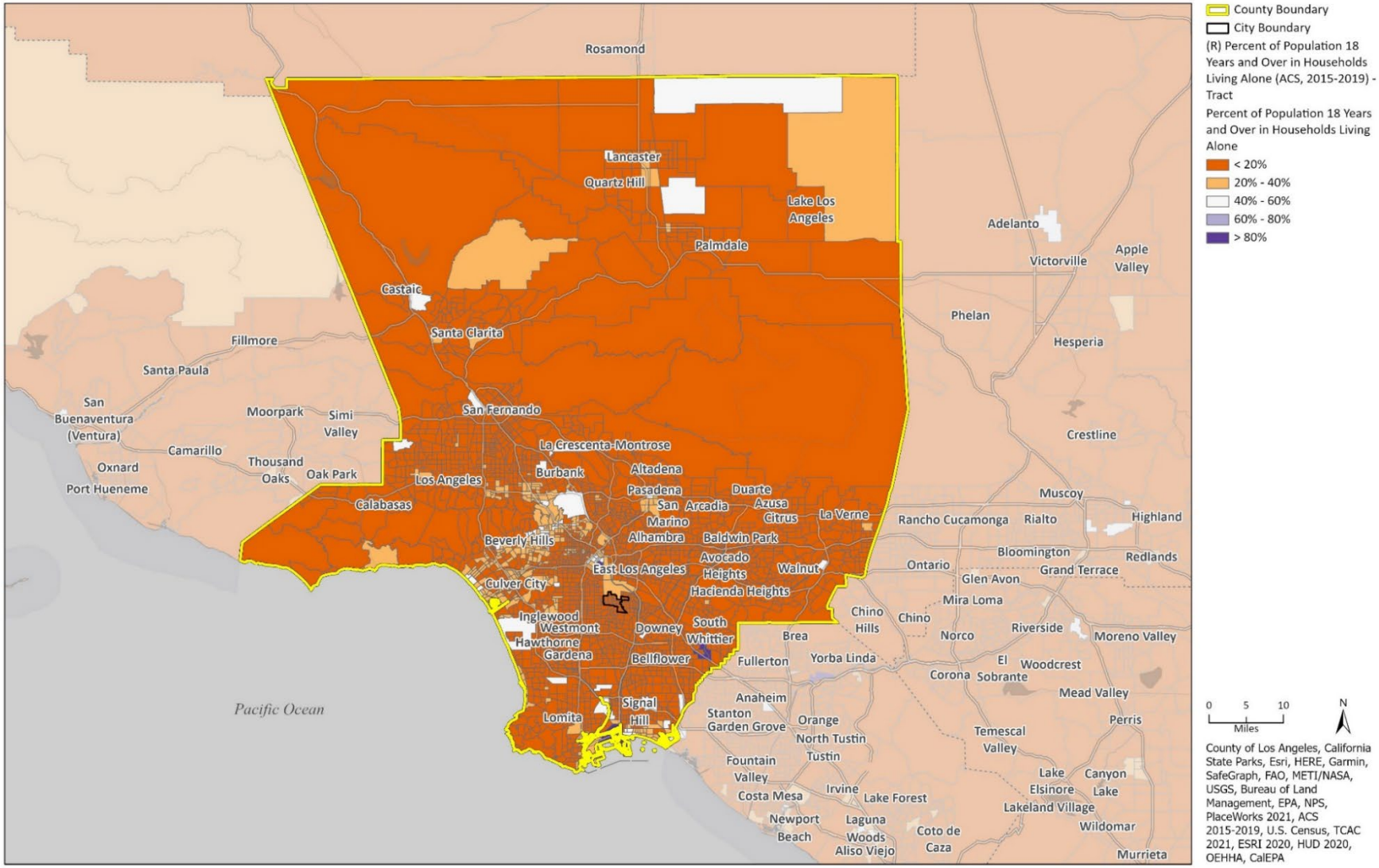


Figure II-19
Percent of Population 18 Years and Older in Households Living Alone (2019), Los Angeles Region



Income

Identifying lower-income geographies and individuals is essential to overcoming patterns of segregation. Household income is directly connected to the ability to afford housing. Higher incomes households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases.

There are several metrics used to identify concentrated areas of lower-income households. HUD defines a low- or moderate-income (LMI) area as a census tract or block group where over 51 percent of the population is LMI (which HUD defines as earning up to 80 percent of the area median income).

The percentage of households in a given area living below poverty thresholds can also indicate a concentration of lower-income households. In Huntington Park (Figure II-20), the majority of the census tracts are in the range of 10 to 30 percent, with census tracts where 30 to 40 percent of the population live in poverty located in the northeasterly area of the city adjacent to the downtown area and the southern portion of the city bordered by portions of unincorporated areas of Los Angeles County. The percentage of households living below the poverty level has decreased slightly from 2015 (29.6 percent) to 2020 (21.6 percent).[22]

Figure II-22 shows the median income in Huntington Park. Areas with median income of $30,000 or less are located in central portions of the Downtown Specific Plan. The lower median income in that area could be due to the amount of senior and affordable housing.

Regional Context

The median income in Los Angeles County varies widely across jurisdictions (Figure II-23). Figure II-21 displays large concentrations of low- and moderate-income populations in and around the City of Los Angeles and scattered throughout cities in the San Fernando and San Gabriel Valley regions. The largest concentration of low- to moderate-income groups is in the downtown and south-central neighborhoods of Los Angeles. It is estimated that between 75 and 100 percent of residents in these areas are low to moderate income. Regionally, coastal cities such as Rancho Palos Verdes and Malibu have far fewer lower-income residents (less than 25 percent), except for the cities of Long Beach, Malibu, and Santa Monica, where a greater percentage of lower-income populations are present.

In those areas where the low- and moderate-income population is a small percentage of the overall population, median annual household income also tends to be greater than $100,000. In areas with higher lower-income populations, median income is less than $40,000.

The percentage of the population living below the poverty level in Los Angeles County is 14.2 percent in 2020, lower than in Huntington Park. Similar to Huntington Park, that figure has decreased slightly since 2015, when 18.2 percent of the population was below the poverty level.[23]

[22] U.S. Census Bureau, 2015 and 2020 ACS 5-Year Estimates, Table S1701, Poverty Status in the Past 12 Months.
[23] [23] U.S. Census Bureau, 2015 and 2020 ACS 5-Year Estimates, Table S1701, Poverty Status in the Past 12 Months.

Figure II-20
Poverty Status By Census Tract (2019), Huntington Park

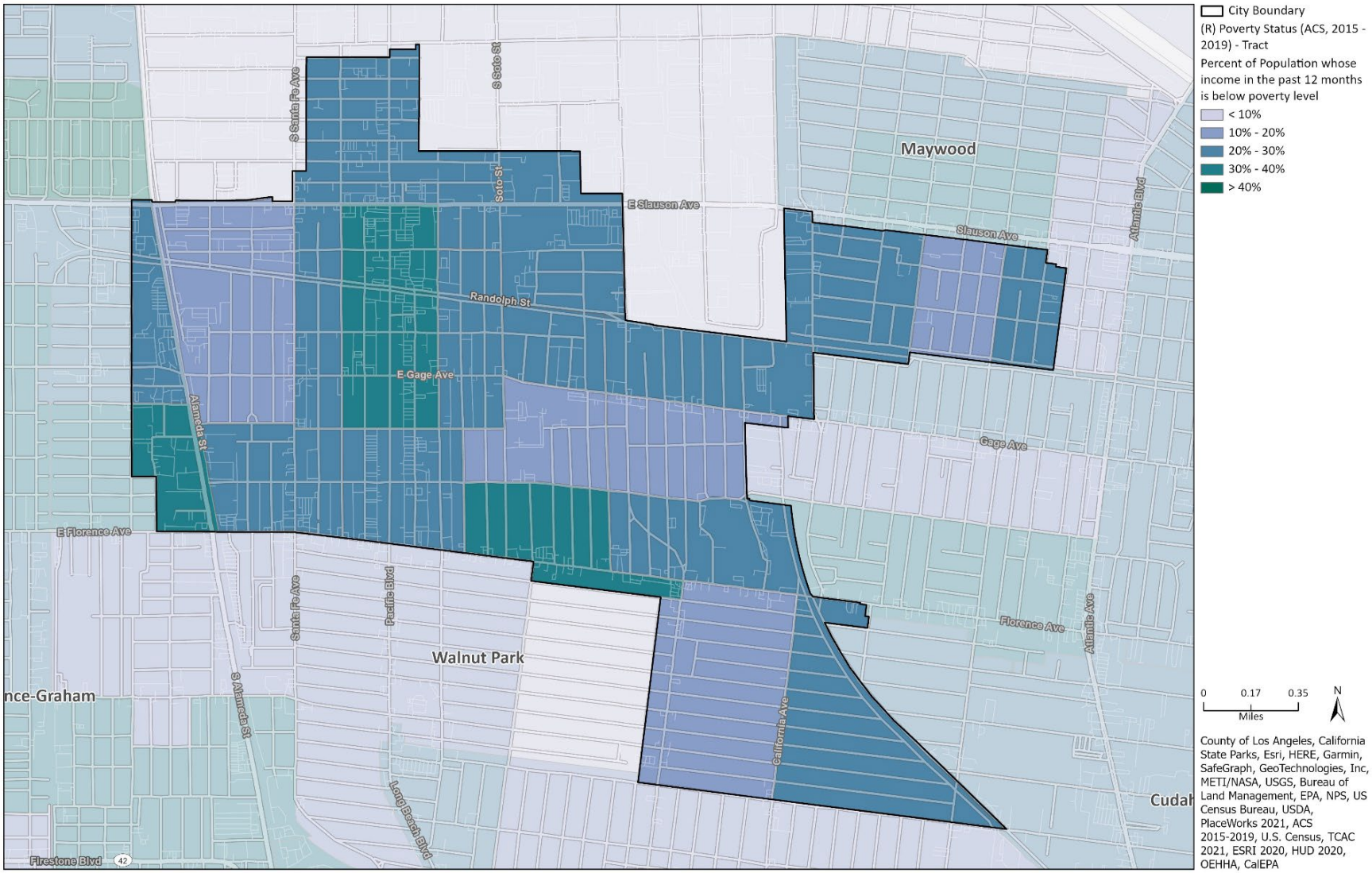


Figure II-21
Low to Moderate Income Population, Los Angeles County

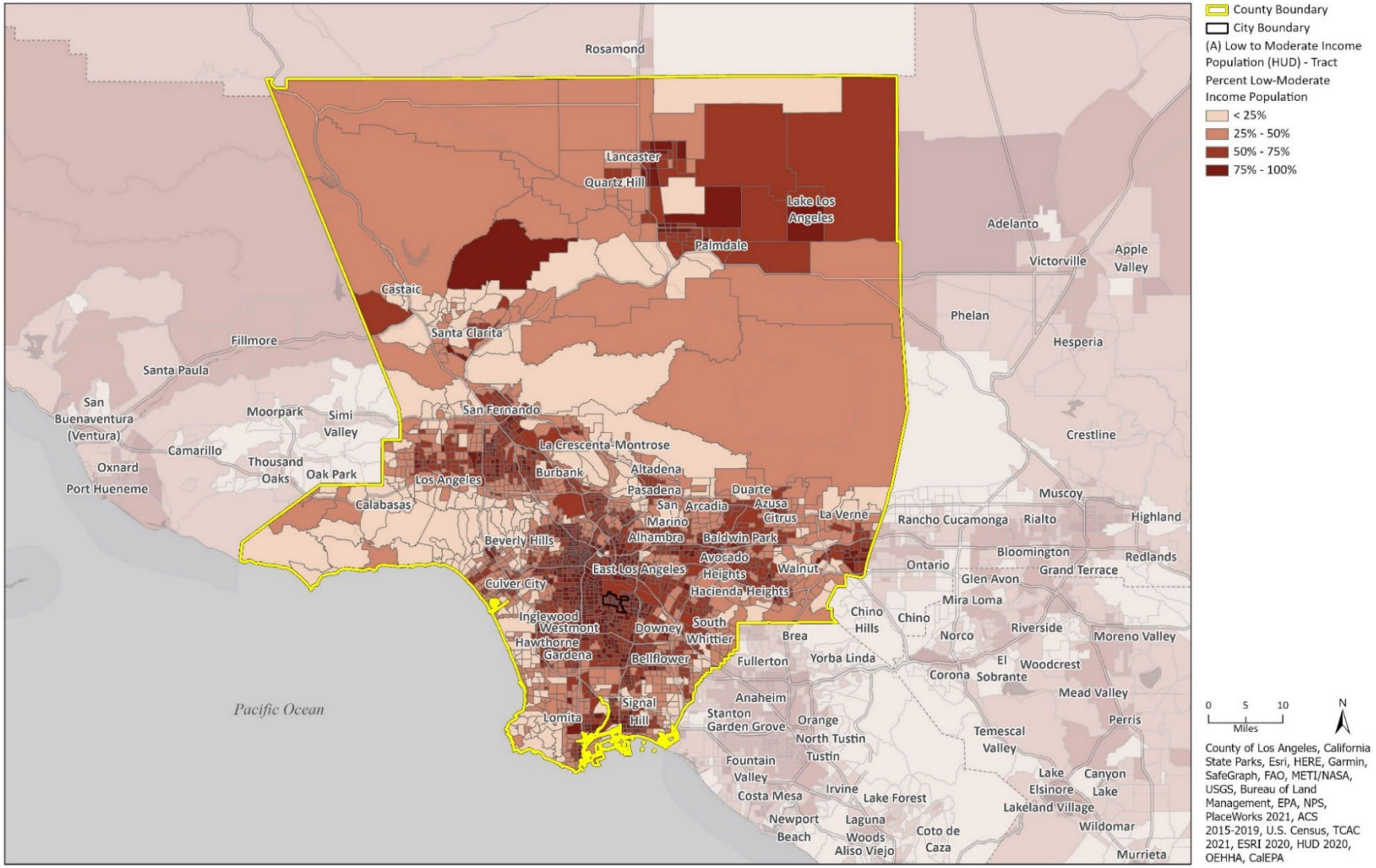


Figure II-22
Median Income (2019), Huntington Park

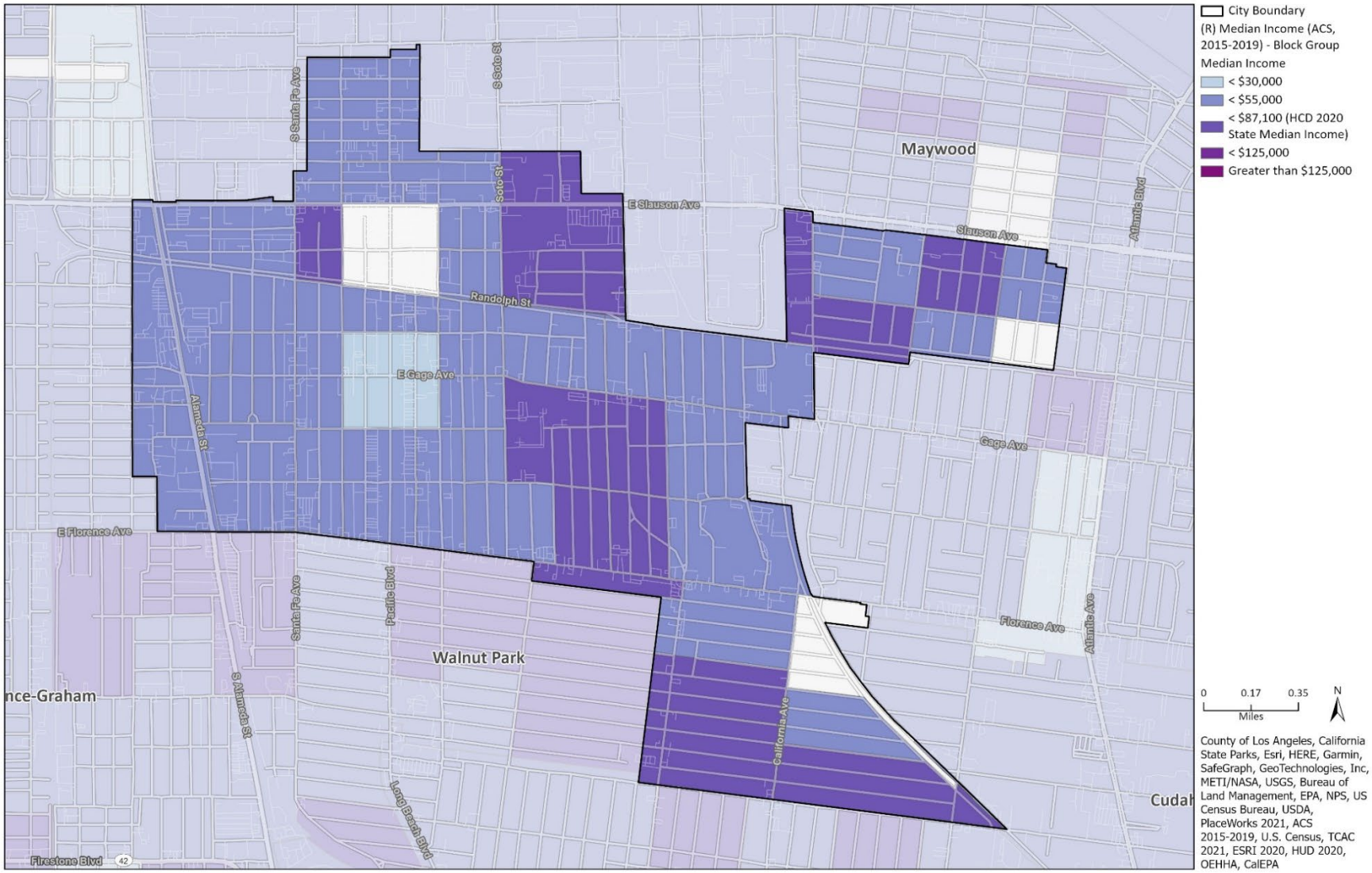
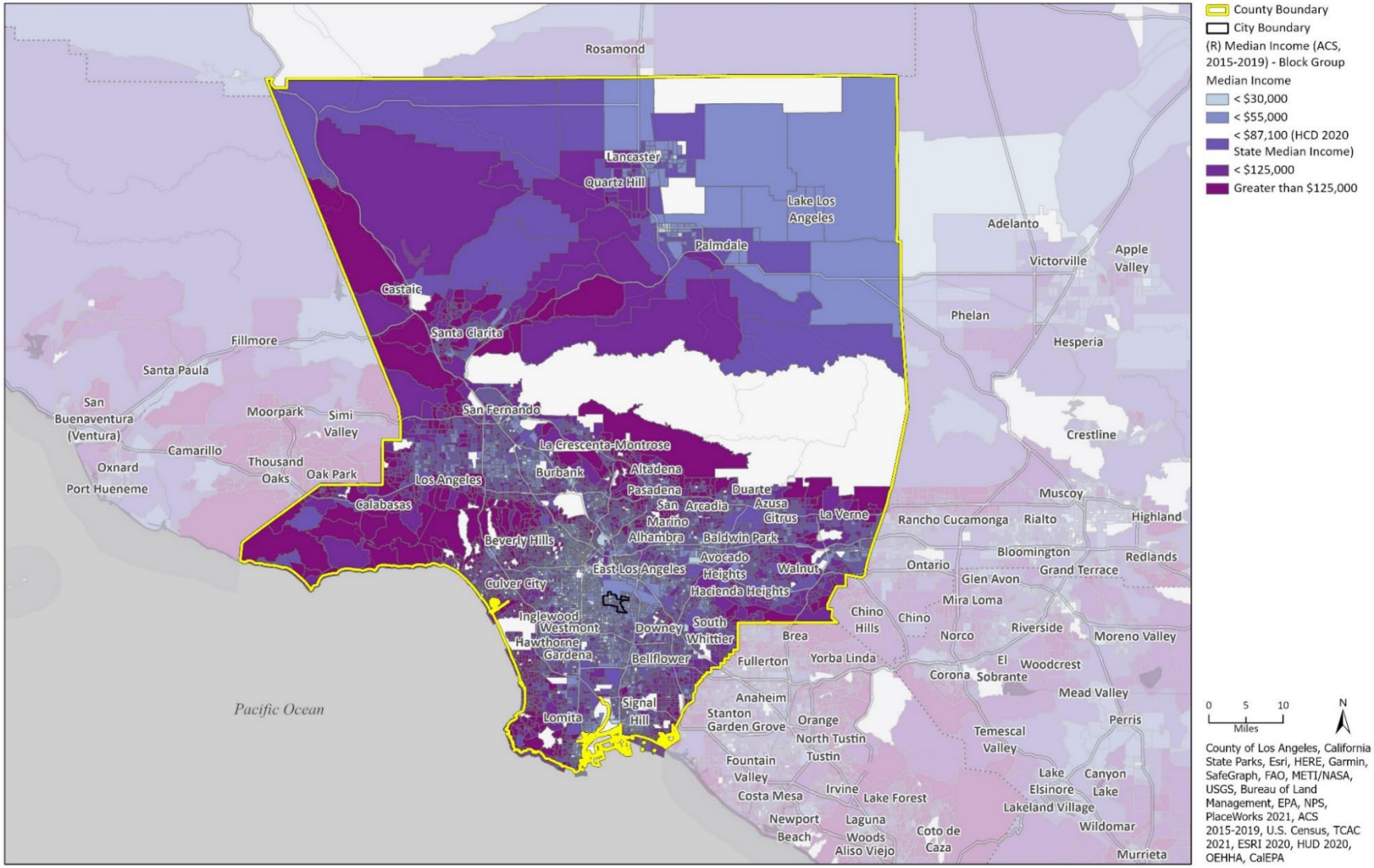


Figure II-23
Median Income (2019), Los Angeles Region



Racially and Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) are neighborhoods in which there are both racial concentrations and high poverty rates. HUD's definition of R/ECAP is:

- A census tract that has a non-white population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, as well as a poverty rate of 40 percent or more; OR
- A census tract that has a non-white population of 50 percent or more (majority-minority) and the poverty rate is three times the average tract poverty rate for the county, whichever is lower.

A southwestern portion of the city meets HUD's definition of a R/ECAP (Figure II-24). This portion of the city is on the border of unincorporated Los Angeles County and borders E. Florence Avenue to the south, S. Alameda Street to the east, Zoe Avenue to the north, and Stafford Avenue to the east. Like the rest of the city, this area is predominantly Hispanic/Latino.

Regional Context

Countywide, poverty and segregation may work to exasperate existing impediments such as concentrations of lower- and moderate-income populations, lending discrimination, and overcrowded conditions. Figure II-25 shows areas of high segregation and concentrated poverty throughout Los Angeles County. The most prominent RECAP areas are in the south-central region of the City of Los Angeles. According to the Urban Displacement Project, these RECAP areas contain Neighborhood Segregation tracts that are predominantly Black-Latinx, Mostly Latinx, and 3 Group Mix (Black-Latinx-White). RECAP areas are also present in the cities of Long Beach, Huntington Park, Bell, Bell Gardens, Compton, Palmdale, Lancaster, and Pomona. A large portion of these RECAP areas predominantly Hispanic/Latino. A smaller portion of these areas have a sizeable gap for predominant Hispanic/Latino Majority. Only a few isolated tracts of African American Majority and Asian Majority occur in Long Beach, Compton, and the south-central region of the City of Los Angeles. In addition, most of these tracts also contain LMI concentrations, specifically in the Los Angeles, Compton, and Long Beach (Figure II-25).

Most neighboring communities also contain R/ECAPs, including Bell, the City of Los Angeles, South Gate, Lynwood, Westmont, and Willowbrook.

Racially/Ethnically Concentrated Areas of High Segregation and Poverty

Some neighborhoods may not meet the definition of a R/ECAP, but nevertheless are areas of high segregation and poverty. In Huntington Park, these are the central areas in the downtown area and the southern portion of the city along E. Florence Avenue, which borders portions of unincorporated areas of Los Angeles County (Figure II-26).

Regional Context

Regionally, much of Los Angeles to the west of Huntington Park is an area of high segregation and poverty, as well as portions of Bell, Bell Gardens, and Cudahy (Figure II-26 and Figure II-27).

Figure II-24
Racially or Ethnically Concentrated Areas of Poverty (2009-2013), Huntington Park



Figure II-25
Racially or Ethnically Concentrated Areas of Poverty (2009-2013), Los Angeles Region

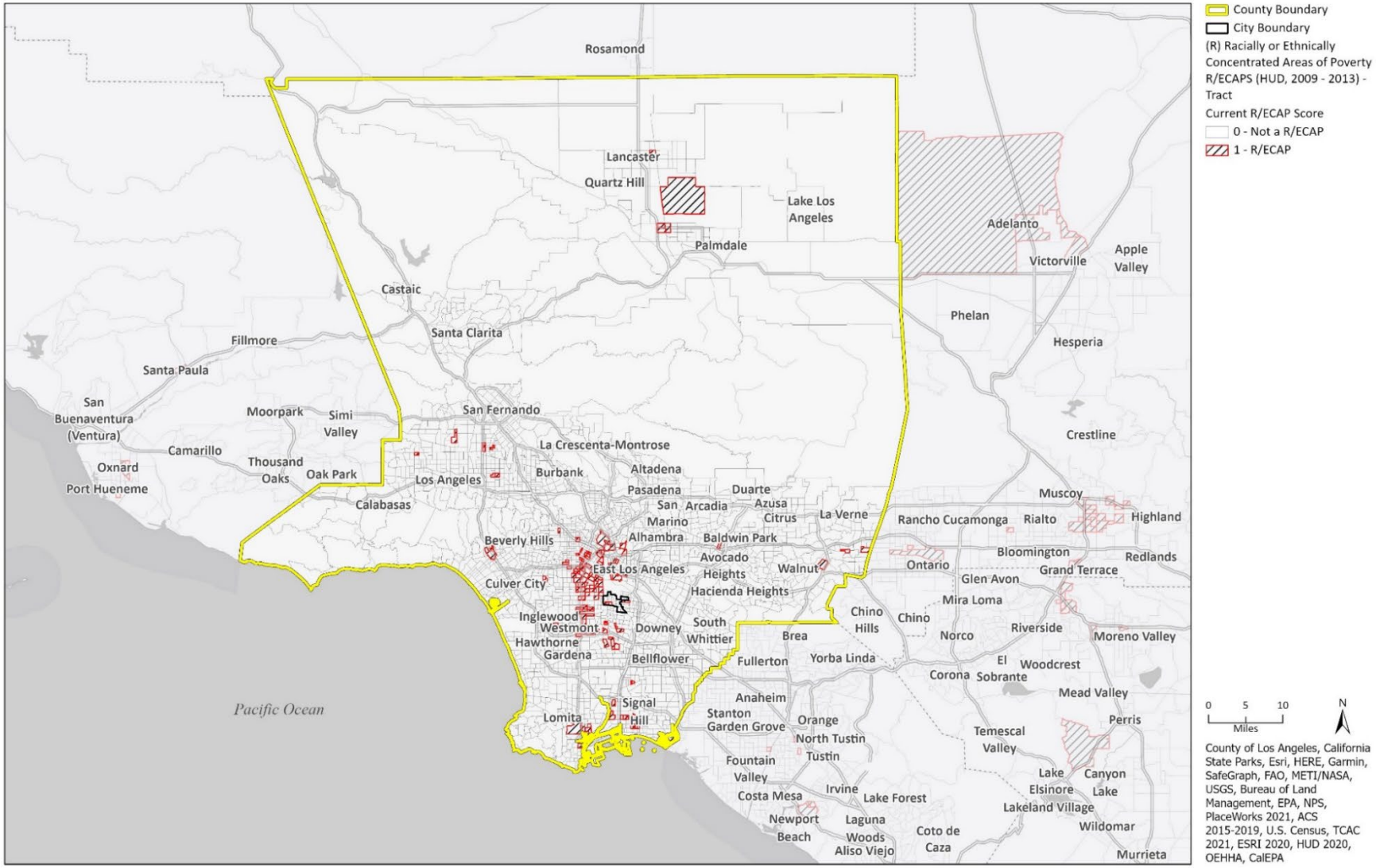


Figure II-26
TCAC Area of High Segregation and Poverty (2021), Huntington Park

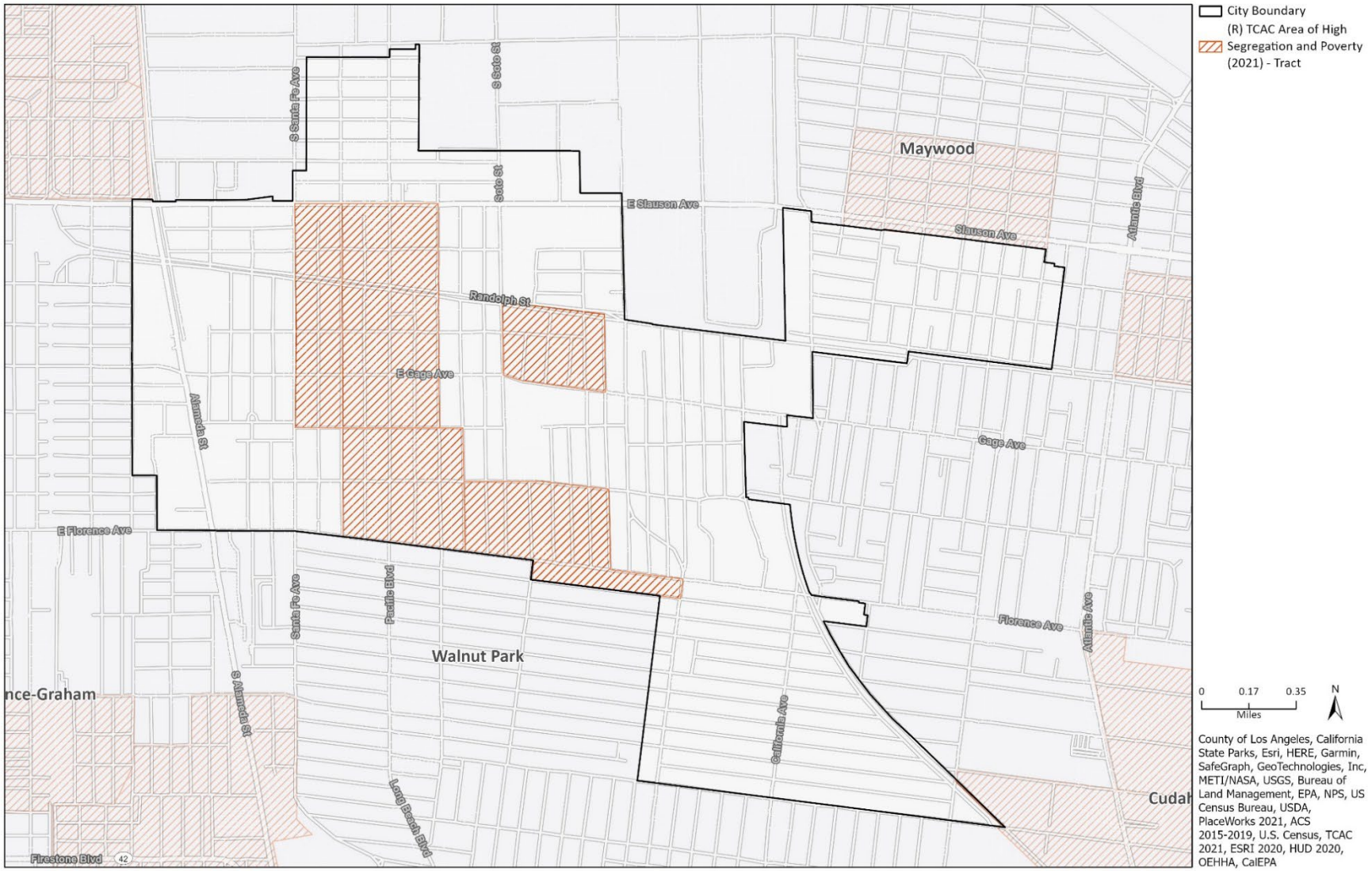
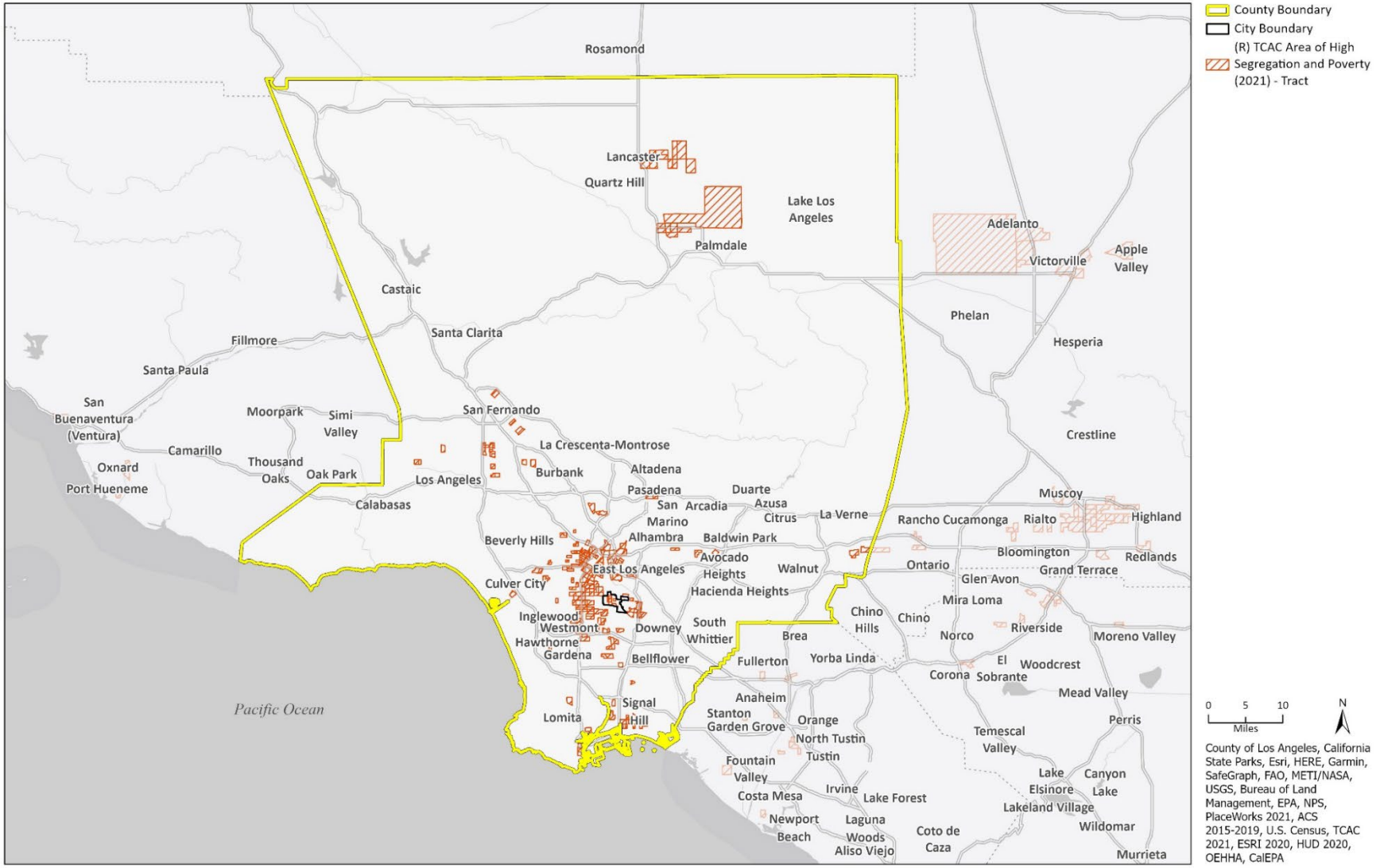


Figure II-27
TCAC Areas of High Segregation and Poverty (2021), Los Angeles Region



Concentrated Areas of Affluence

While RECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. HCD defines an RCAA as a census tract in which 80 percent or more of the population is white and has a median income of at least $125,000.[24] There are no RCAAs in Huntington Park.

Regional Context

Many coastal cities, including Malibu, Santa Monica, Redondo Beach, and Rancho Palos Verdes, reflect a white majority (Figure II-23). Areas of white majority that correspond to areas that have low concentration of low- and moderate-income populations include the Palos Verdes Peninsula, Hollywood Hills, Santa Monica Mountains, and La Cañada/Flintridge (Figure II-23). Pasadena ($83,068), South Pasadena ($104,308), and San Marino ($166,607) have higher median household incomes than Huntington Park ($46,738) and Los Angeles County ($71,358). Census data reflect white majorities within these census tracts.

Access to Opportunity

An area's access to opportunity is defined by HUD as its potential to support positive economic, educational, and health outcomes for low-income families, particularly in terms of long-term outcomes for children. The Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) analyzed poverty rates, school proficiency, unemployment rates, jobs proximity, transit metrics, and CalEnviroScreen 4.0 scores to assess access to opportunity throughout the City of Huntington Park. The 2021 TCAC/HCD Opportunity Maps are comprised of composite index scores, including education, economic, and environmental. The higher composite scores mean more access to resources that offer residents a better chance at economic advancement, positive educational outcomes, and better physical and mental health.

The majority of the city is categorized as low resource (Figure II-28); these areas are concentrated around the borders of the city, which neighbor the City of Vernon and the City of Bell. There are also areas of high segregation and poverty in the central regions of the city (discussed further in *Racially and Ethnically Concentrated Areas of Poverty*, above).

Educational Score

Educational outcome scores are based on the following indicators:

- Math proficiency (the percentage of 4th graders who meet or exceed math proficiency standards)
- Reading proficiency (the percentage of 4th graders who meet or exceed literacy standards)
- High school graduation rates (the percentage of high school cohort that graduated on time)
- Student poverty rate (the percent of students not receiving free or reduced-price lunch)

Most of the city has low educational outcome scores (less than 0.5 on a scale of 1). Areas with a higher outcome score are south of the downtown area (Figure II-30).

[24] https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

Regional Context

Surrounding communities have similar educational outcome scores. Much of Walnut Park, in unincorporated Los Angeles County, adjacent to the area of higher educational outcome score in Huntington Park, has a similarly high score. Vernon and the City of Los Angeles to the north and west, Bell to the east, and South Gate and Cudahy to the south have low scores (lower than 0.5 with many areas lower than 0.25). See Figure II-29 for regional scores.

Economic Score

The educational outcome scoring methodology is based on the following indicators:

- Poverty (the percent of the population with income above 200 percent of the federal poverty line)
- Adult education (the percent of adults with a bachelor's degree or above)
- Employment (the percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces)
- Job proximity (the number of jobs filled by workers with less than a bachelor's degree that fall within a given radius (determined by the typical commute distance of low-wage workers in each region)
- Median home value (value of owner-occupied units)

The majority of Huntington Park has low economic scores. A small concentration of Census tracts located in the northern portion of the city received a high Economic Opportunity Score (0.5 to 0.75). These Census tracts contain portions of downtown and Huntington Park High School and are adjacent to Vernon and that city's manufacturing and warehousing job opportunities (Figure II-32).

Neighboring communities have similarly low economic scores, with isolated census tracts in Cudahy, Southgate, Vernon, and Los Angeles scoring higher (Figure II-33).

Environmental Score

The environmental outcome score is based on the CalEnviroScreen Environmental Effect Indicator Tool, which measures the extent to which toxic compounds and hazardous sites are present in a community. The northern part of the city, adjacent to Vernon and the city of Los Angeles, has the lowest scores (less than 0.25). The central parts of the city, south and east of downtown, have the highest scores (0.75 to 1). The remainder of the city has scores in the range of 0.25 to 0.75 (Figure II-34). CalEnviroScreen exposure indicators for Huntington Park are discussed in more detail in the Environmental Justice Technical Report.

Regional Context

Surrounding communities have a mix of scores. The majority of Walnut Park, adjacent to the high scoring areas of Huntington Park, has similarly high scores, as does the central part of South Gate. In all communities, areas near freeways, rail lines, and heavy industry all score less than 0.25 (Figure II-37).

Local Context

The CalEnviroScreen data identified the highest scores north of the city, which borders the City of Vernon. The City of Vernon is exclusively industrial with a population estimate of 110 residents

according to the 2019 United States Census. The air pollution disperses to surrounding areas, causing an impact on air quality in Huntington Park. However, according to the Environmental Score, the DTSP is .50 – 1, which concludes a more positive environmental outcome within the DTSP. The skewed data may be due to the residential nature of Walnut Park to the south of Huntington Park and the available resources surrounding the area.

Due to the nature of the surrounding cities, the development sites may pose environmental issues which should be captured within the CEQA analyses for any "project." Mitigation measures to provide more trees to encapsulate particulate matter from industrial properties and other solutions would have to be included on a project-to-project basis. In addition, any identification of contaminated sites, groundwater contamination, and hazardous waste would have to be reviewed and potentially mitigated through a thorough CEQA analysis of each site. Unless the project is administered through a Minor Development Permit (i.e., single-family, ADU, subject to SB 9), all projects will be subject to CEQA or require an Initial Study to review any potential contaminants.

Transportation

Huntington Park is served by two different transit providers: the city of Huntington Park and the Los Angeles County Metropolitan Transportation Authority (LA Metro). The city operates two local bus lines and a dial-a-ride service for Huntington Park residents through the HP Express local transit bus. These services provide cost efficient transportation needs for members of the community including those in protected classes.

LA Metro operates the regional bus lines that pass through the city across 11 bus lines and an extensive network of bus stops.

LA Metro operates the following bus lines in the city of Huntington Park:

- **60.** Pacific Street
- **102.** Florence Avenue
- **108/358.** Slauson Avenue
- 110. Gage
- 111/311. Florence
- **251.** Slauson, Pacific, Florence
- **254.** Gage, Santa Fe
- **611.** Florence
- **612.** Florence
- **751.** Slauson, Pacific
- **760.** Pacific

The City of Huntington Park transit service details are described below based on transit type:

- **Dial-A-Ride.** The city operates a budget-friendly taxicab service that offers door-to-door transportation for eligible Huntington Park residents.
- **HP Express.** HP Express operates Monday through Friday between 6:00 a.m. and 6:30 p.m. and Saturdays between 8:00 a.m. and 5:30 p.m.

The existing public transportation system in Huntington Park is intended to provide local and regional accessibility for those residents that cannot rely on automobile transportation. There are 43 existing HP Express bus stops across the city, with bus stop locations in a majority of city census tracts. The access to affordable mass transit systems is especially critical given the needs of the members of the protected classes and the low-income populace of the city. Furthermore, free ridership on the HP Express is offered to seniors (62+), persons with disabilities, Medicare cardholders, and children four years old and younger. Major transit stops are available along Pacific Avenue, going north and south. Slauson Avenue runs east and west, Gage Avenue runs east and west, and Holmes Avenue runs east and west. Huntington Park will also have the new West Santa Ana Branch Transit Corridor running north of Huntington Park with transit stops at Pacific/Randolph and Slauson/A Line (Blue).

Figure II-28
TCAC Opportunity Areas – Composite (2021)
Huntington Park

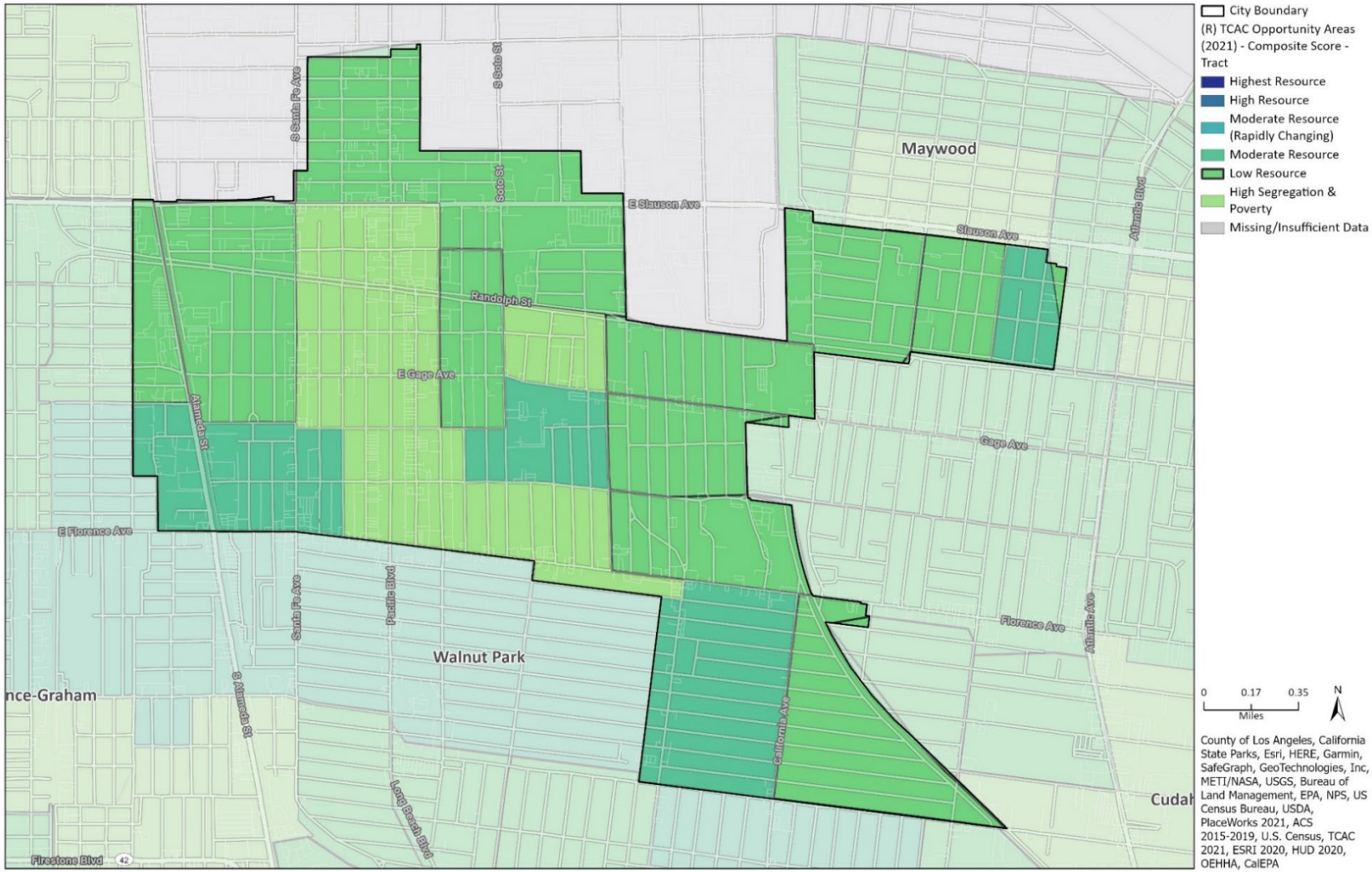


Figure II-29
TCAC Opportunity Areas – Composite (2021), Los Angeles Region

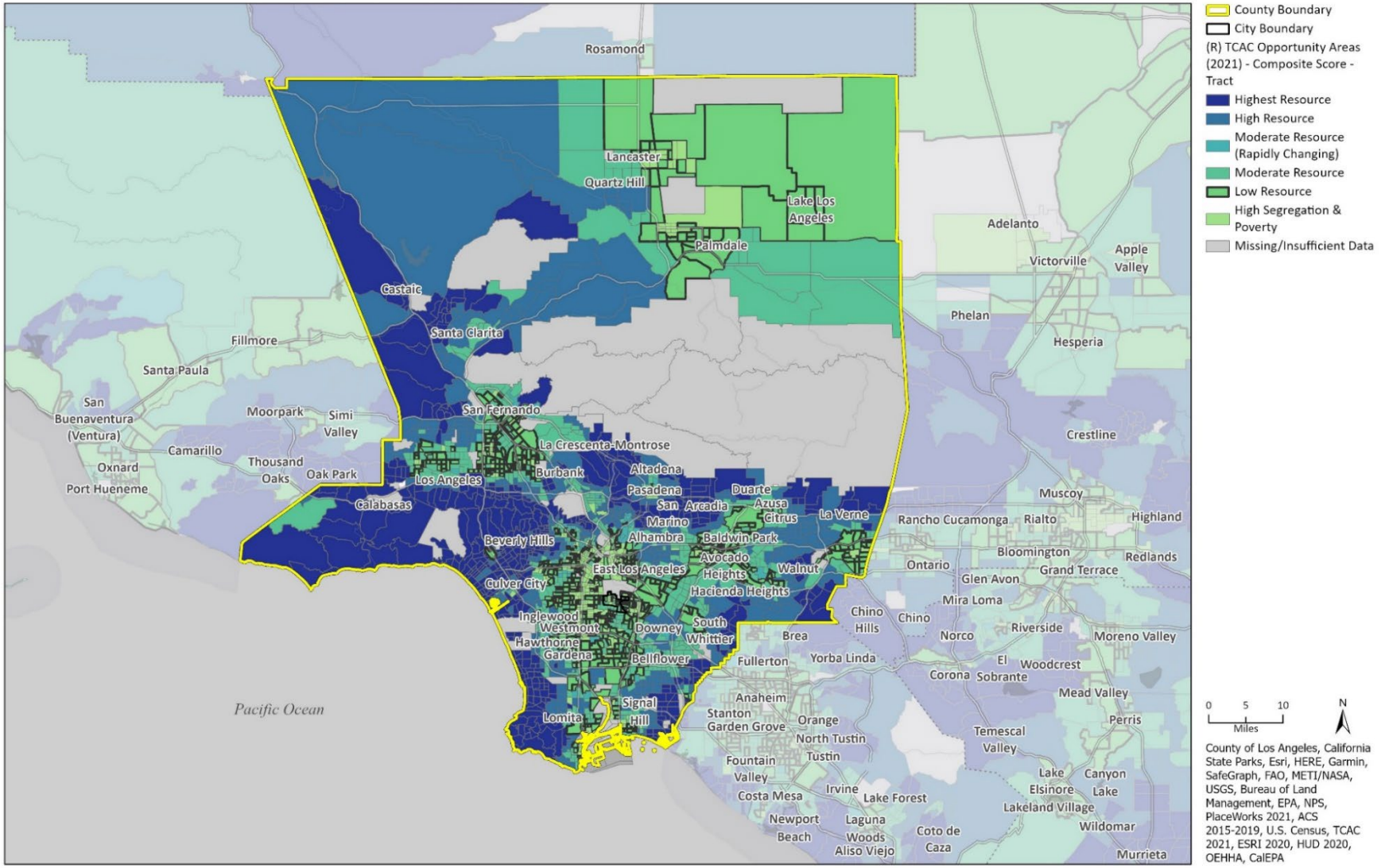


Figure II-30
TCAC Opportunity Areas – Educational Opportunity (2021), Huntington Park

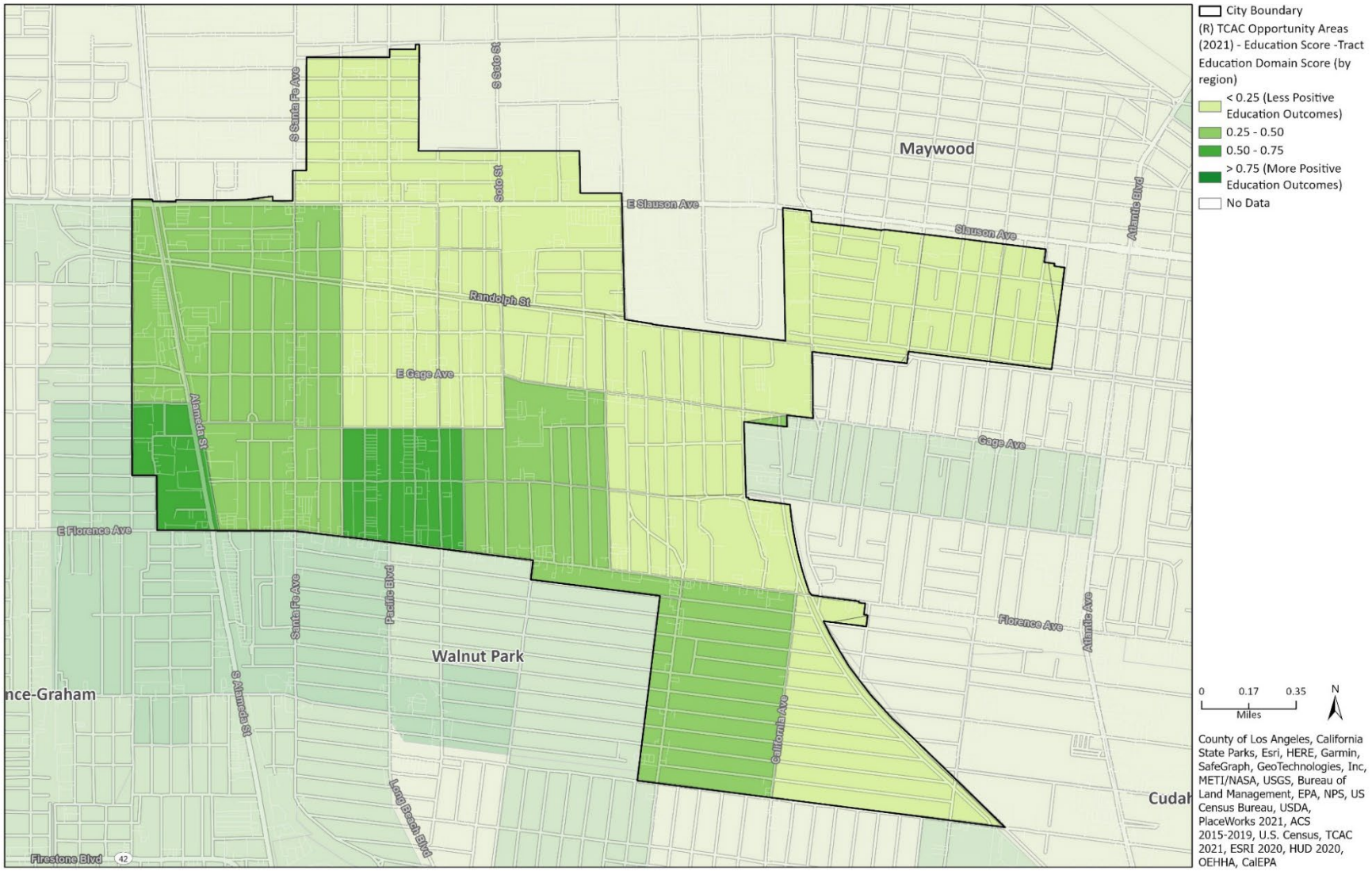


Figure II-31
TCAC Opportunity Areas – Educational Opportunity (2021), Los Angeles Region

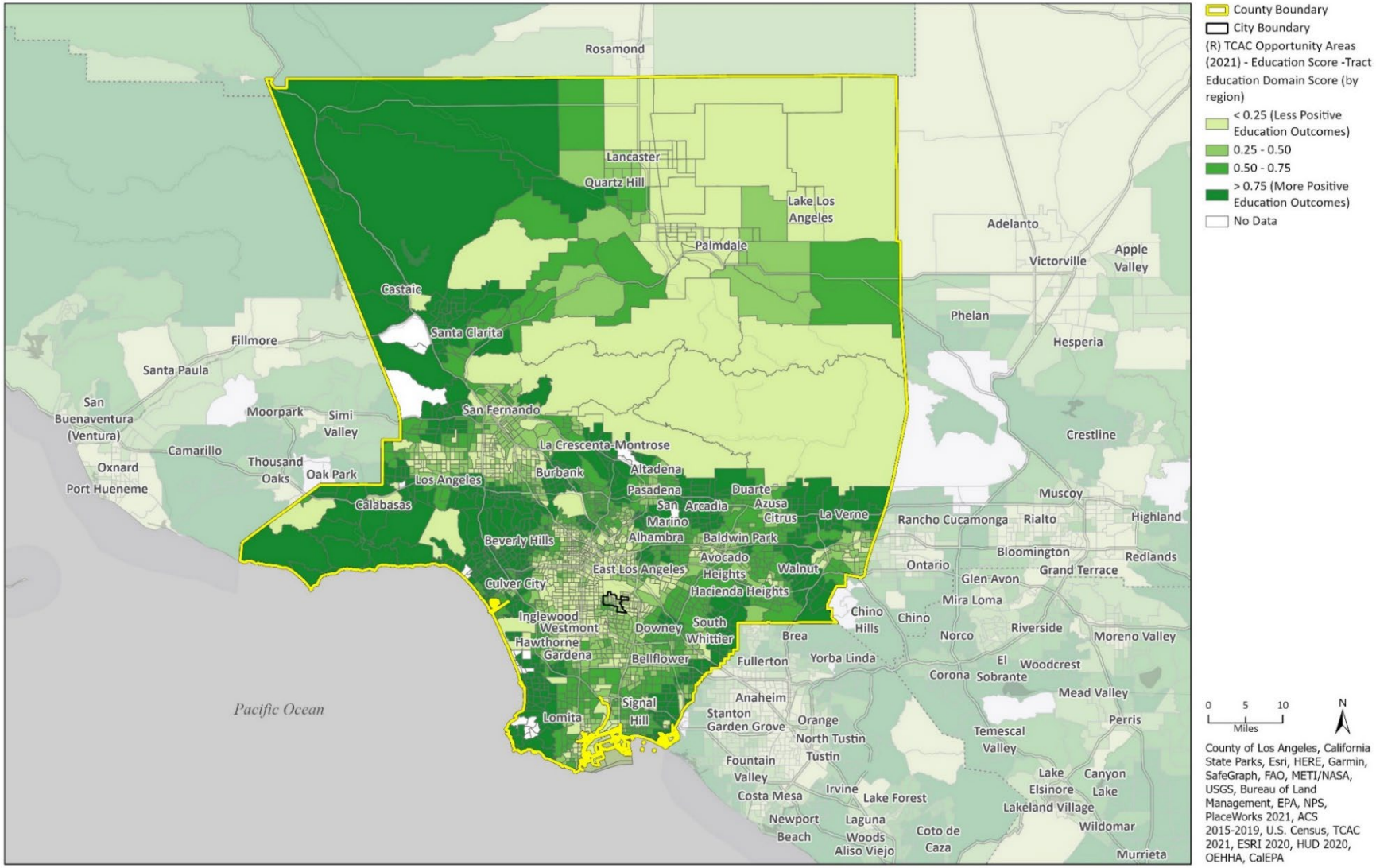


Figure II-32
TCAC Opportunity Areas – Economic Score (2021), Huntington Park

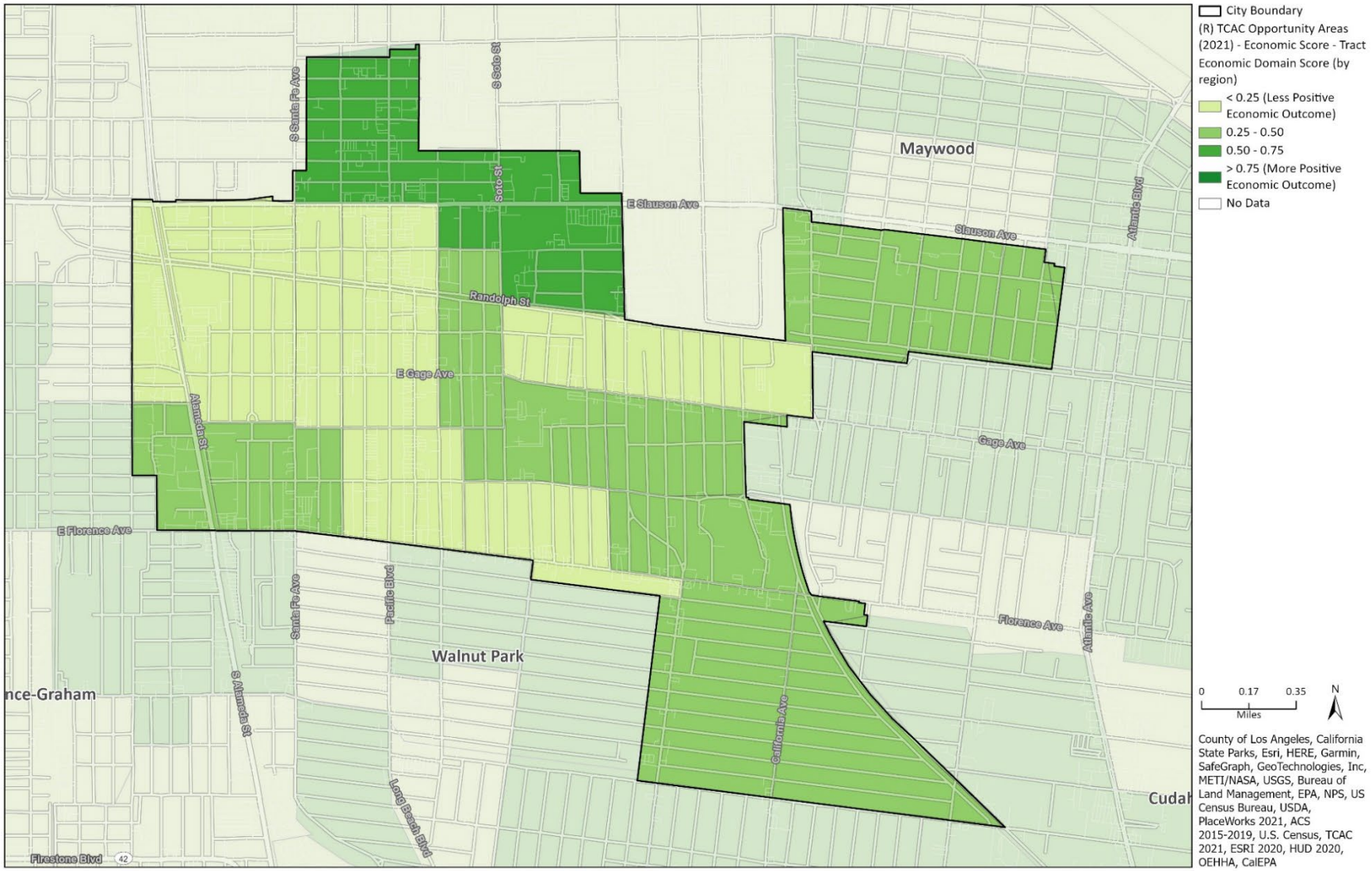


Figure II-33
TCAC Opportunity Areas – Economic Score (2021), Los Angeles Region

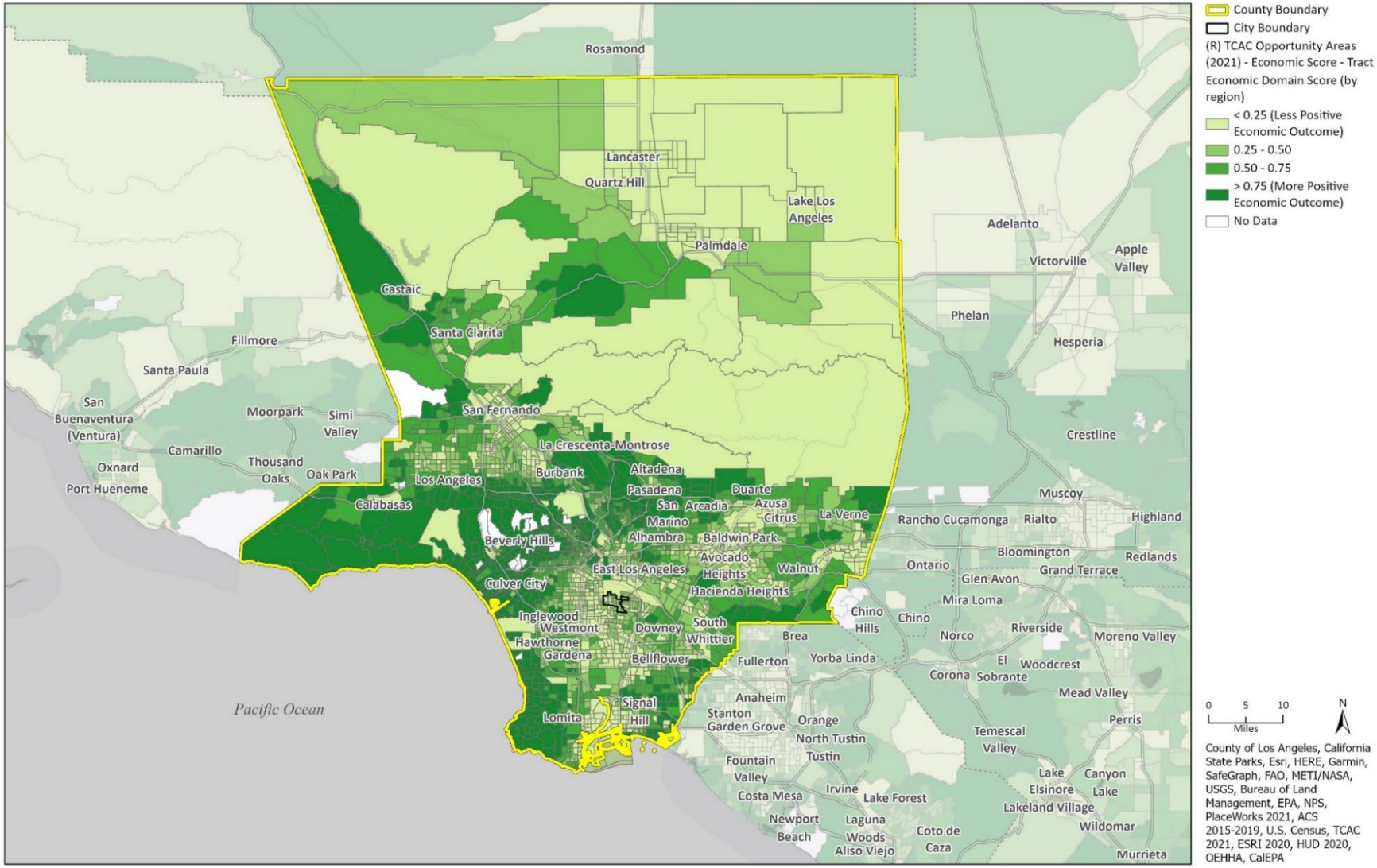


Figure II-34
TCAC Opportunity Areas – Environmental Score (2021), Huntington Park

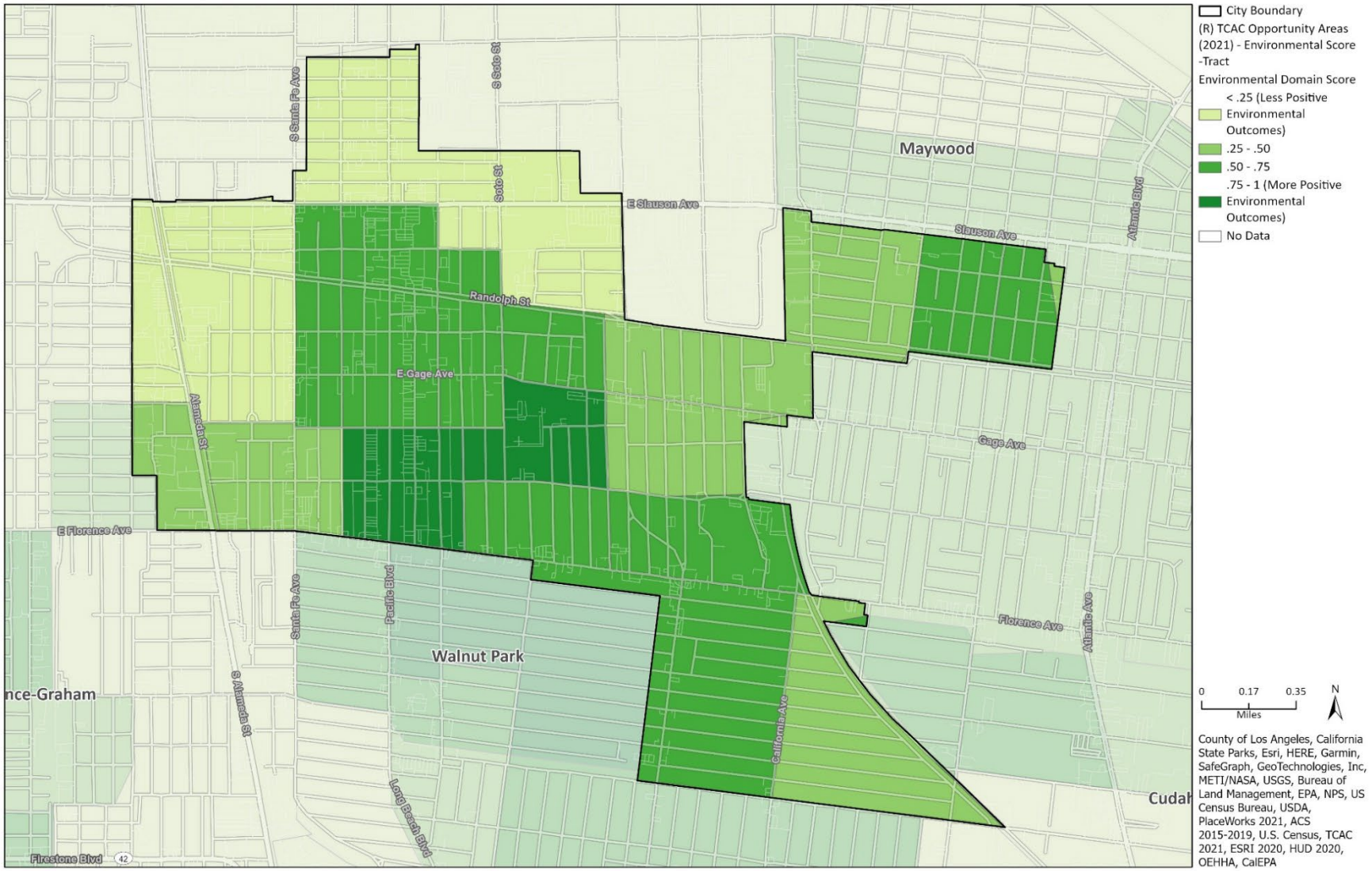


Figure II-35
TCAC Opportunity Areas – Environmental Score (2021), Los Angeles Region

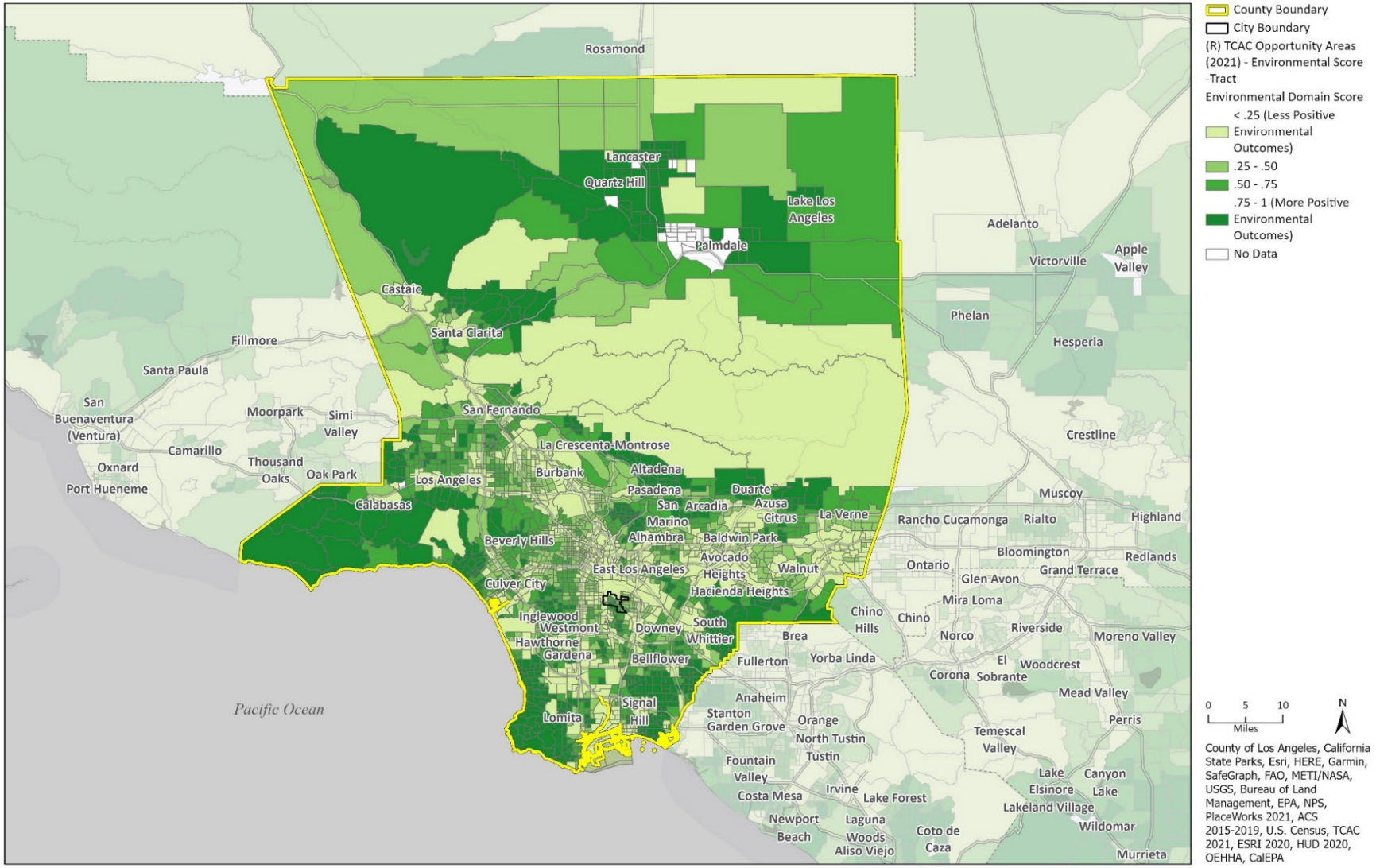


Figure II-36
CalEnviroScreen 4.0 (2021), Huntington Park

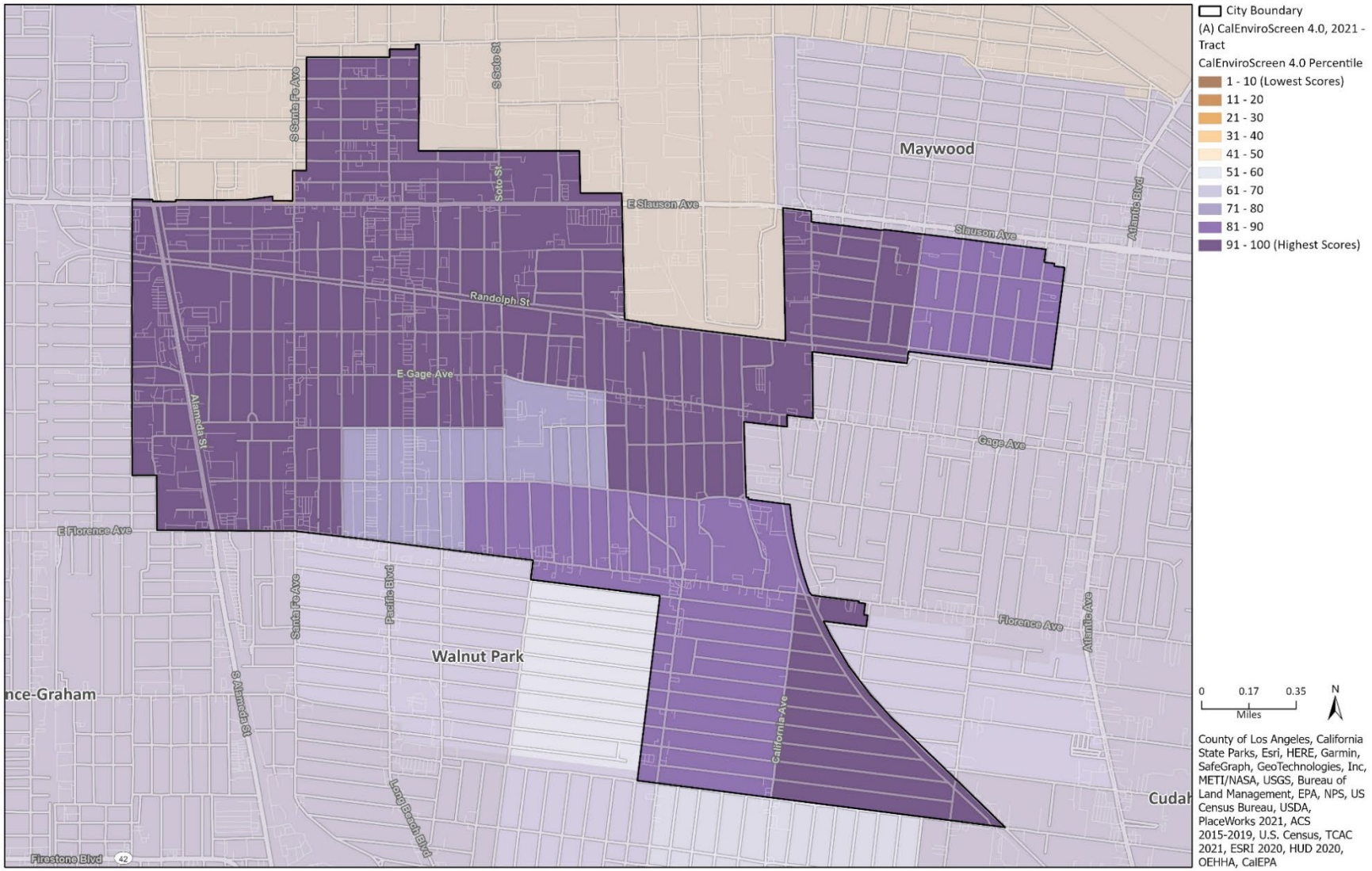
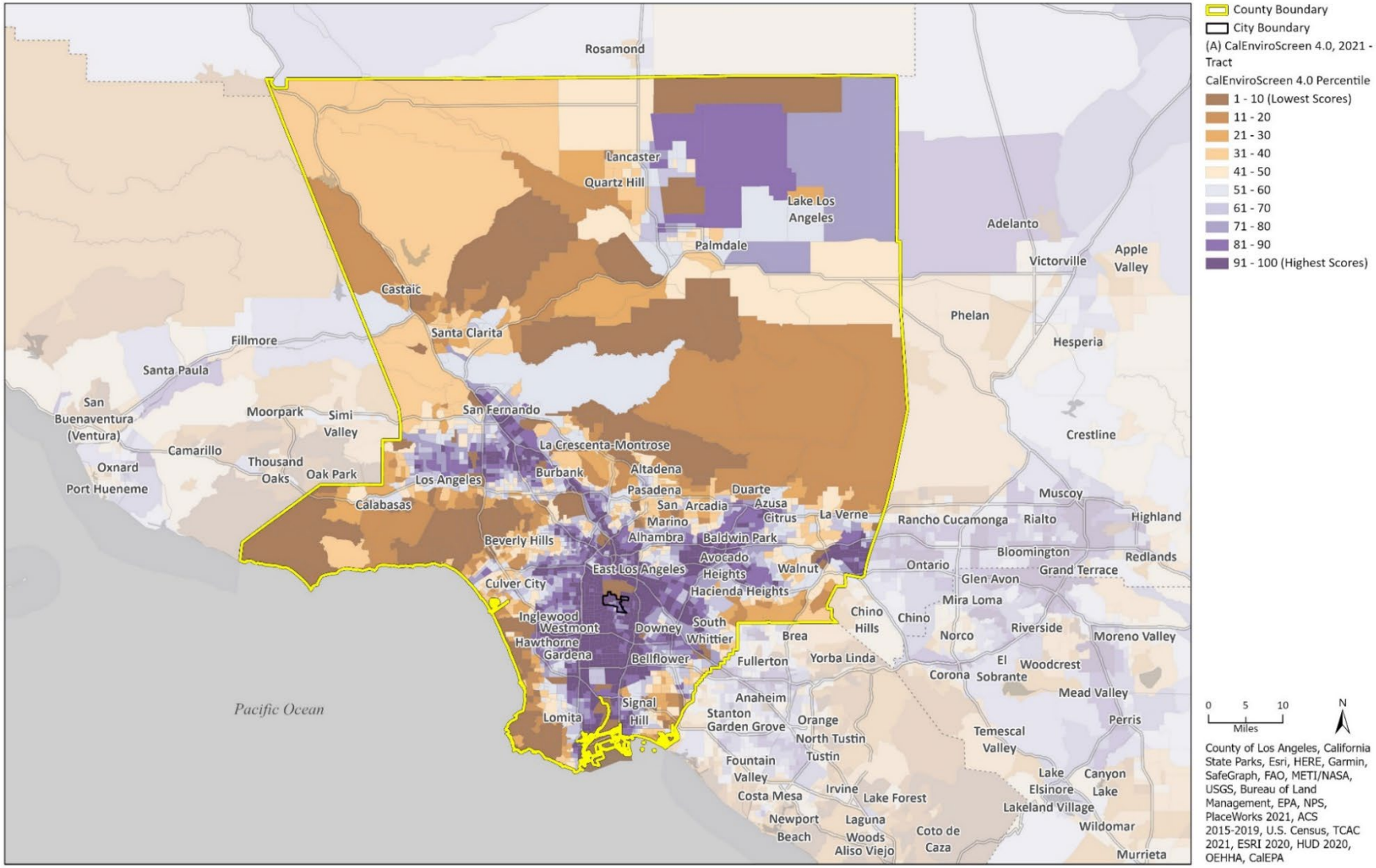


Figure II-37
CalEnviroScreen 4.0 (2021), Los Angeles Region



Disproportionate Housing Needs

According to HUD's 2015 Final Rule, "disproportionate housing needs" generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, and substandard housing conditions.[25] Collectively, these are referred to as "housing problems." Other disproportionate needs discussed in this analysis include homelessness and displacement.

Cost Burden

Low-income households and persons in protected classes disproportionately experience housing cost burden. Cost burden is defined by the Code of Federal Regulations as "[t]he extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data available from the U.S. Census Bureau."[26] Households spending a minimum of 30 percent of their total gross income on housing costs are considered cost burdened, whereas households spending over 50 percent on housing costs are considered severely cost burdened.[27]

- A greater share of renters than owners in Huntington Park spend more than 50 percent of their income on housing costs. Thirty percent of renters are cost burdened, and 31 percent are severely cost burdened. The share of owners who are cost burdened is less than renters at 24 percent, and 17 percent are severely cost burdened. [28]
- Cost burden has stayed relatively stable since 2017. (Table II-32)
- Cost-burdened renter households are dispersed throughout the City (Figure II-38), but cost-burdened owner-occupied households are more heavily concentrated in the downtown area (Figure II-40).
- The highest levels of cost burden are in the downtown area and southern part of the city, where at least 60 percent of renters are cost burdened (Figure II-38).

Table II-32
Cost-Burdened Households by Tenure, Huntington Park, 2015 and 2018

	OWNER (% OF TOTAL HOUSEHOLDS, 2015)	RENTER HOUSEHOLDS (% OF TOTAL HOUSEHOLDS, 2015)	OWNER HOUSEHOLDS (% OF TOTAL HOUSEHOLDS, 2018)	RENTER HOUSEHOLDS (% OF TOTAL HOUSEHOLDS, 2018)
Cost Burdened	24%	31%	24%	30%
Severely Cost Burdened	25%	34%	17%	31%

Source: HUD CHAS Data, Huntington Park city, 2014-2018 ACS and 2011-2015 ACS

[25] *See* 80 FR 42271, p. 42354 (2015).
[26] 24 C.F.R. § 91.5.
[27] HUD USER, Rental Burdens: Rethinking Affordability Measures. https://www.huduser.gov/portal/pdredge/pdr_edge_featd_article_092214.html
[28] HUD CHAS Data, Huntington Park city, California, 2014-2018 ACS

Regional Context

A smaller share of households in Los Angeles County are cost burdened, and the data follows a similar pattern between renters and owners. Among renters, 25 percent are cost burdened, and 29 percent are severely cost burdened. Among homeowners, 18 percent are cost burdened, and 16 percent are severely cost burdened. Cost burden among owner and renter households has also not changed significantly since 2015. About 25 percent of renters and 20 percent of owners were cost burdened in 2015.[29]

Neighborhoods in the south-central region of the City of Los Angeles contain concentrations of census tracts where at least 60 percent of renter households are cost burdened. In contrast, renter households located in coastal areas, where median incomes tend to be higher, generally experience less housing cost burden. (See Figure II-39 and Figure II-41.)

[29] HUD CHAS Data, Los Angeles County, California, 2014-2018 ACS and 2011-2015 ACS

Figure II-38
Overpayment by Renters (2019), Huntington Park

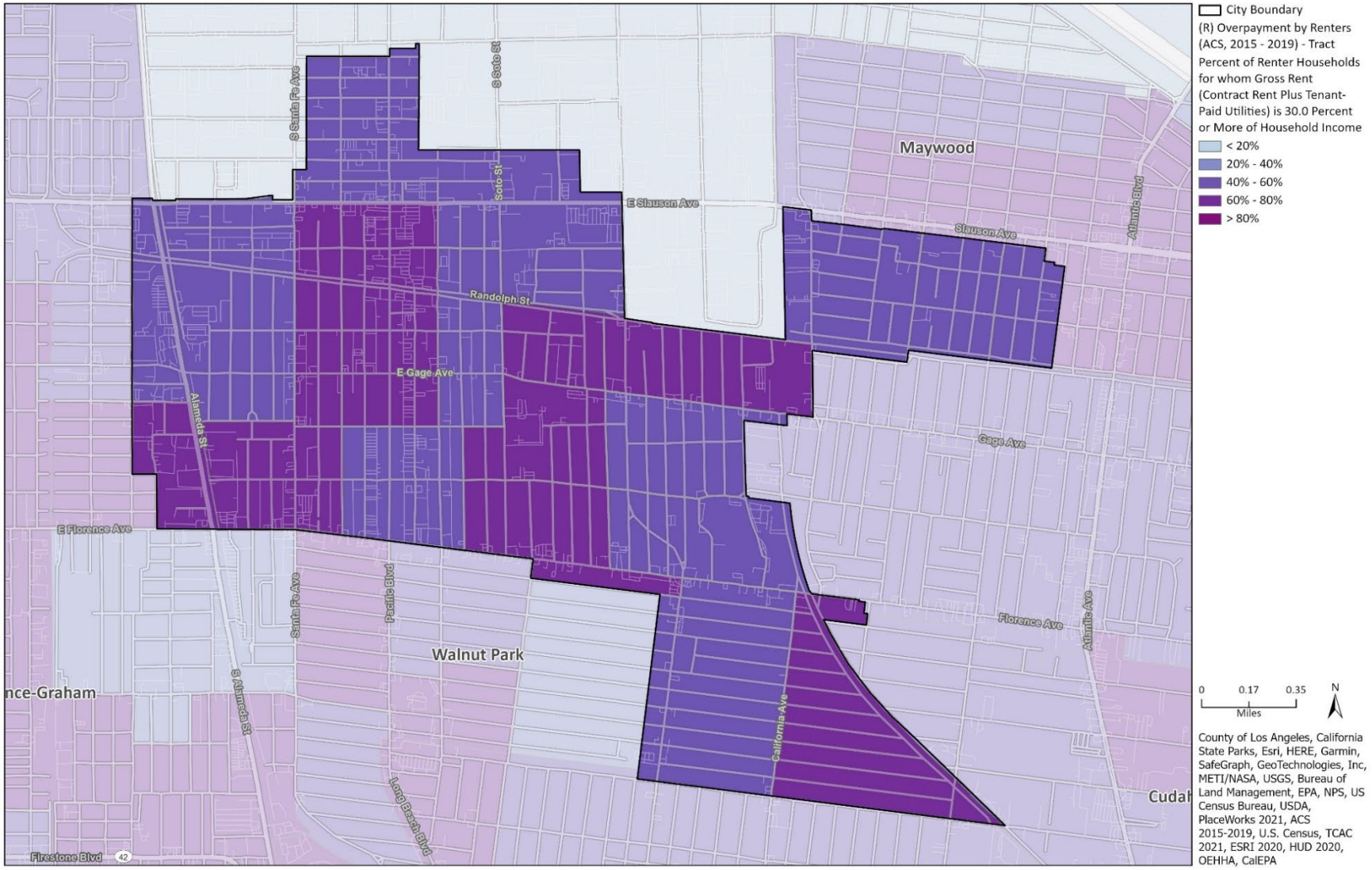


Figure II-39
Overpayment by Renters (2014), Los Angeles Region

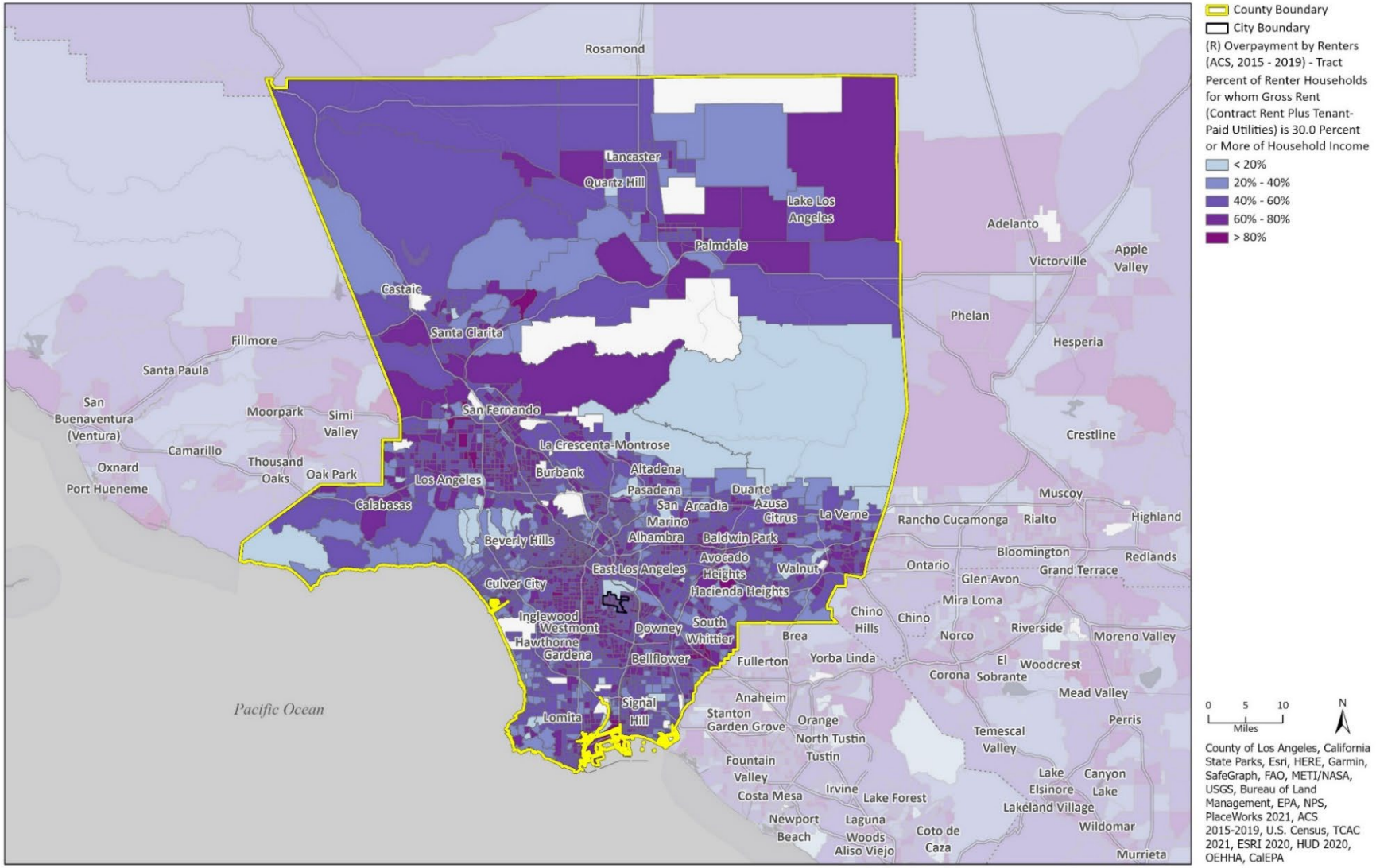


Figure II-40
Overpayment by Homeowners (2019), Huntington Park

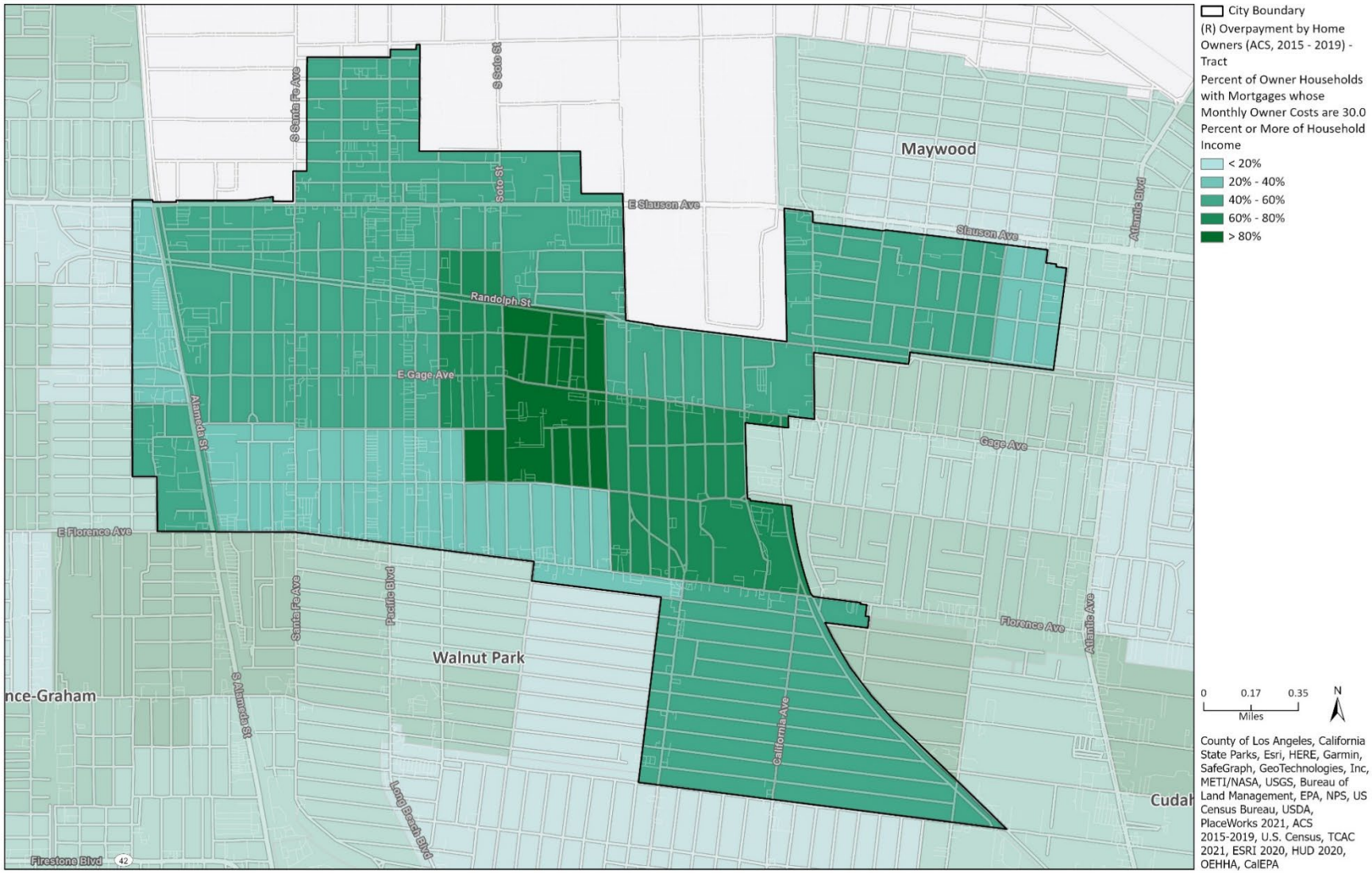
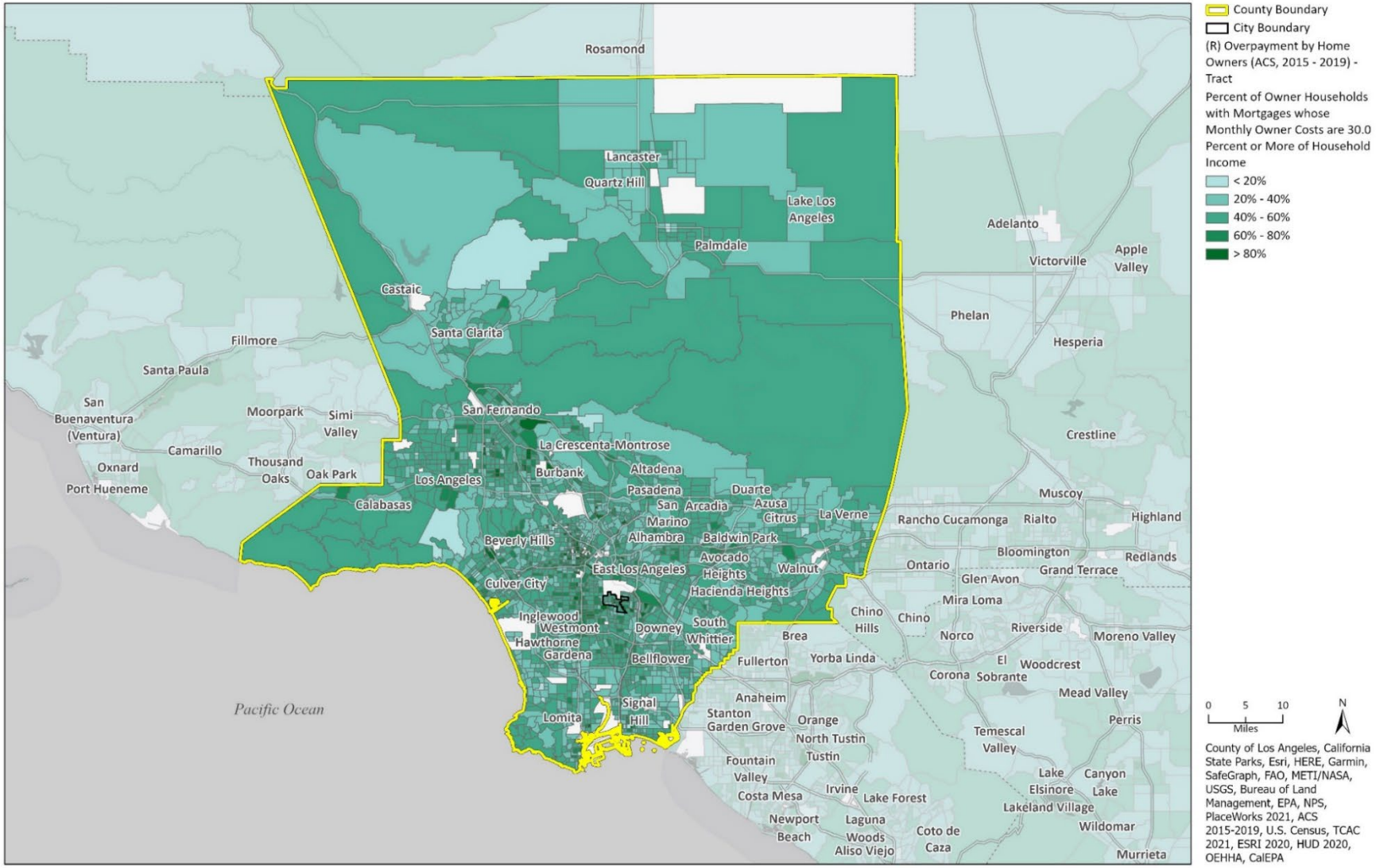


Figure II-41
Overpayment by Homeowners (2014), Los Angeles Region



Substandard Housing

Substandard housing is defined as a housing unit lacking complete plumbing or kitchen facilities.

As discussed in Housing Stock Characteristics, above, most of the housing stock in Huntington Park was built before 1980. According to 2015-2019 ACS estimates, about 78.5 percent of the housing units were built over 40 years ago. Approximately 81 percent of the owner-occupied housing stock in the County was constructed over 40 years ago, compared to 78 percent of renter-occupied units. A slightly higher proportion of renters occupy new housing than owners. For housing units constructed since 2010, 0.2 percent are owner-occupied while 0.7 percent are renter-occupied housing units. A small percentage of Huntington Park's occupied housing units lack complete kitchen (1.9 percent) or plumbing (0.8 percent) facilities, but those percentages have increased since 2015, and are slightly higher than Los Angeles County (Table II-33).

Table II-33
Substandard Units

CONDITION	NUMBER (HUNTINGTON PARK, 2020)	PERCENTAGE (HUNTINGTON PARK, 2020)	PERCENTAGE (HUNTINGTON PARK, 2015)	PERCENTAGE (LOS ANGELES COUNTY, 2015)	PERCENTAGE (LOS ANGELES COUNTY, 2020)
Lacking complete plumbing facilities	115	0.8%	0.7%	0.5%	0.5%
Lacking complete kitchen facilities	278	1.9%	1.1%	1.6%	1.6%

Source: Census Bureau, ACS 5-Year Estimates 2015 and 2020, Table S2504, Physical Housing Characteristics for Occupied Housing Units

All of the city's census tracts contain more than 50 percent of households experiencing any of the four severe housing problems, as shown in Figure II-42. Almost 70 percent (10,045 households) of all households in the city experience at least one of four housing problems (Table II 34).

Table II 34
Housing Problems by Tenure

	OWNER	RENTER	TOTAL
Household has at least 1 of 4 Housing Problems	2,105	7,940	10,045
Household has none of 4 Housing Problems OR cost burden not available, no other problems	1,875	2,695	4,570
Total	3,980	10,635	14,620

Source: HUD CHAS Data, Huntington Park city, 2015-2019 ACS

Regional Context

Regionally, there are a total of 3,559,790 housing units in Los Angeles County.[30] Approximately 74 percent of the housing units were built over 40 years ago. Approximately 76 percent of the owner-occupied housing stock in the County was constructed over 40 years ago, compared to 73 percent of renter-occupied units. These older units potentially require repairs and modernization improvements, and the need for rehabilitation is slightly higher among homeowners than renters. A slightly higher proportion of renters occupy new housing than owners. For housing units constructed since 2010, 1.6 percent are owner-occupied while 2.7 percent are renter-occupied housing units.

There has been no significant change in the percentage of substandard units in Los Angeles County since 2015 (Table II-33).

[30] ACS 5-year Estimates (2020), Los Angeles County. Table DP04, Selected Housing Characteristics. https://data.census.gov/cedsci/table?g=0400000US06_0500000US06037&tid=ACSDP5Y2019.DP04&hidePreview=true

Figure II-42
Percent of All Households with Any of the 4 Severe Housing Problems, Huntington Park

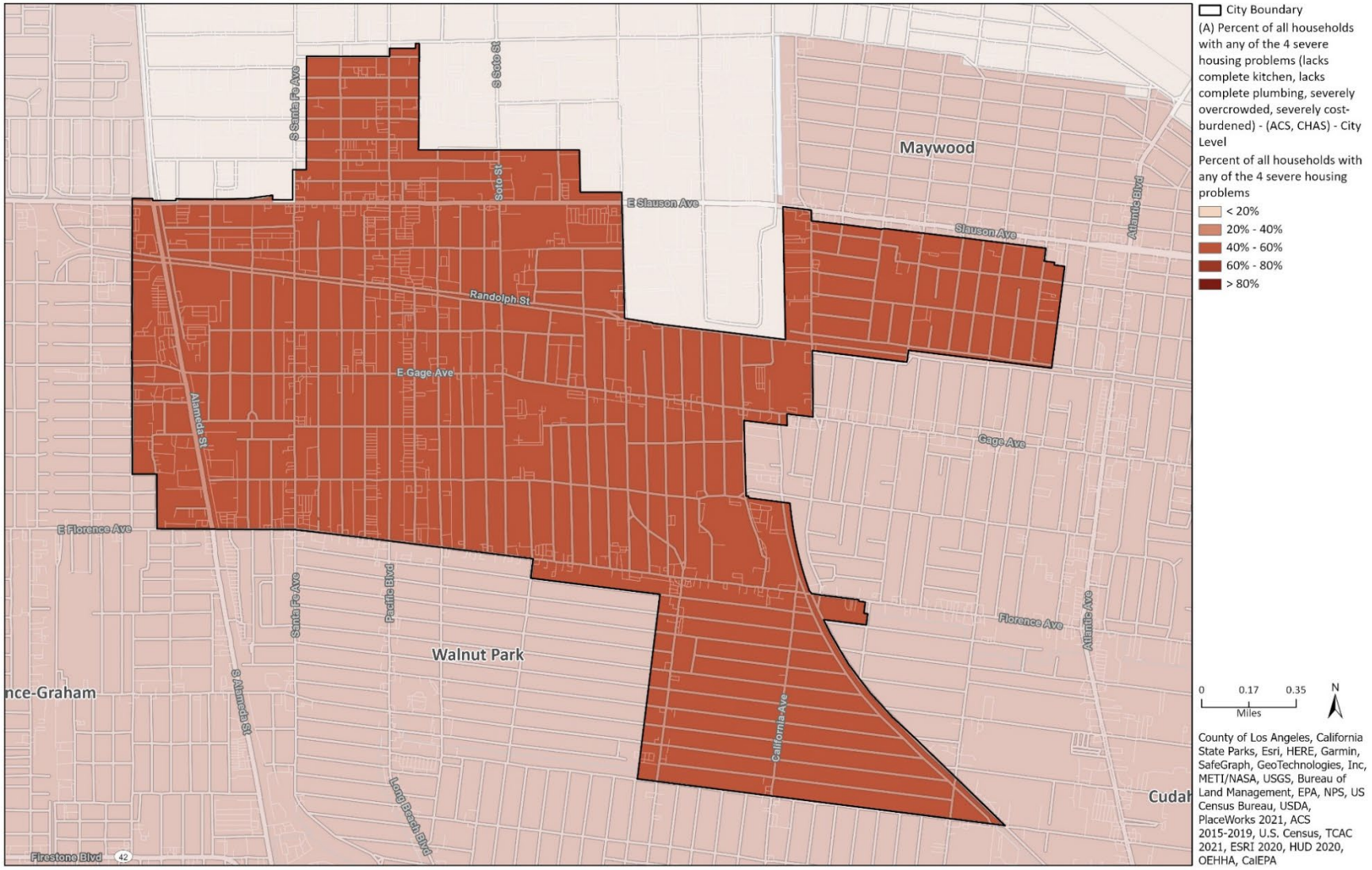
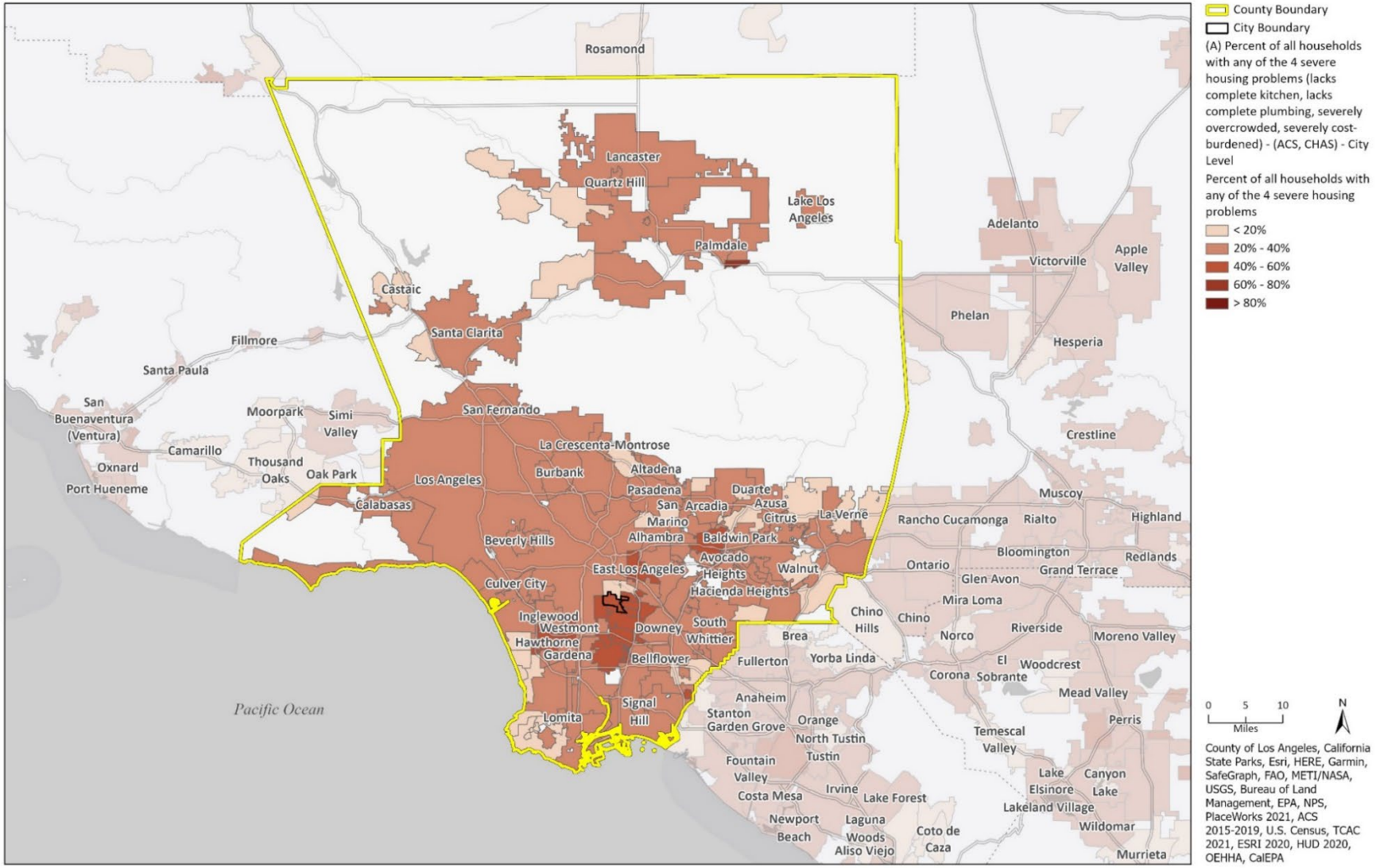


Figure II-43
Percent of All Households with Any of the 4 Severe Housing Problems, Los Angeles Region



Homelessness

Homelessness is a continuing and growing crisis throughout California and urban areas nationwide. Individuals and families experiencing homelessness are without permanent housing largely due to a lack of affordable housing. Homelessness is often compounded by a lack of job training and supportive services to treat mental illness, substance abuse, or domestic violence.

For homeless individuals or those at risk of becoming homeless, the most significant problem is the lack of affordable rental housing. For chronically homeless persons and transitional-age youth, who often struggle with physical and mental health problems and substance abuse issues, there is an insufficient inventory of transitional housing and permanent housing with supportive services designed to meet the specific needs of these populations.

Homelessness and resources available to people experiencing homelessness are discussed further in *People Experiencing Homelessness*, in *Housing Needs Assessment*.

Regional Context

There are an estimated 56,078 homeless persons in Los Angeles County, according to the 2022 Homeless Count conducted by the Los Angeles Homeless Services Authority (LAHSA). This represents an increase of three percent countywide.

Homelessness is more common among black residents countywide. Black residents are nearly nine percent of the County's population but make up 34 percent of the homeless population. Asian and Hispanic/Latino residents are underrepresented in the homeless population. Asian residents make up about 14 percent of the County's population and are less than two percent of the homeless population, and Hispanic residents are nearly 50 percent of the population and make up about 36 percent of the homeless population. Other racial/ethnic groups are similarly represented in the population broadly and the homeless population.[31]

Local Context

The 2022 Homeless Count estimated the homeless population of the City of Huntington Park to be 86. LAHSA staff cautions that more specific demographic data is not available on a citywide basis due to limitations in the methodology. Demographic information is surveyed and sampled and applied only to the aggregate Point-In-Time population.[32]

Certain characteristics are available by Service Planning Area (SPA), which is a geographic area within Los Angeles County used by LAHSA and other Los Angeles County agencies. Huntington Park is in SPA 7.[33]

In SPA 7, the vast majority of persons experiencing homelessness are individuals (defined as adults in households with no children under 18).[34] Very few unaccompanied minors are in SPA7 and 16

[31] Los Angeles Homeless Services Authority, Homeless Count by Race & Ethnicity. https://www.lahsa.org/data-refresh
[32] Correspondence with Los Angeles Homeless Services Authority staff, December 12, 2022.
[33] County of Los Angeles Public Health, Service Planning Area 7. http://publichealth.lacounty.gov/chs/SPA7/
[34] Los Angeles Homeless Services Authority, 2022 Point-In-Time Count, 2022. https://www.lahsa.org/data?id=54-homeless-count-by-city-community and https://www.lahsa.org/data?id=51-homeless-count-by-service-planning-area-2015-2022

percent of the area's homeless population are family members (households with at least one child under 18 and one adult over a18).[35]

Overcrowding

The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens. A household is severely overcrowded when there are more than 1.5 persons per room. Overcrowding is also discussed in Household Characteristics.

High housing costs may cause families to accept housing that is too small for the family size, or to house extended family members or unrelated people to share the cost among more people. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding. Overcrowding can also strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes. As a result, some property owners may be more hesitant to rent to larger families, thus making access to adequate housing even more difficult. Addressing the issue of large households is complex as there is no set guidance for determining the maximum capacity for a unit, and policies aimed to limit overcrowding often have a disparate impact on lower-income households and racial or ethnic groups experiencing higher rates of overcrowding.

In Huntington Park, overcrowding is more common among renters than homeowners. (Household Characteristics) Overcrowding is present throughout the city (Figure II-44), with slightly less overcrowding present in the southeast corner of the city. Severely overcrowded households are more common in the central parts of the city, including the Downtown Specific Plan Area.

Regional Context

Los Angeles County households experience overcrowding at significantly lower levels than Huntington Park. Renters are still more likely to live in overcrowded conditions, at 16 percent (seven percent severely overcrowded). Six percent of owner-occupant households are overcrowded (two percent severely overcrowded).[36] The percentage of overcrowding has not changed since 2015, with six percent of owner-occupied households considered overcrowded, and 17 percent of renter occupied households overcrowded.[37]

Overcrowded households are concentrated in central Los Angeles and cities to the southeast, as well as portions of the San Fernando Valley to the northwest of Los Angeles. There is considerable correlation between areas of high poverty (Figure II-20) and areas with concentrations of overcrowded households (Figure II-44).

[35] Los Angeles Homeless Services Authority, 2022 Point-In-Time Count, 2022. https://www.lahsa.org/data?id=54-homeless-count-by-city-community and https://www.lahsa.org/data?id=51-homeless-count-by-service-planning-area-2015-2022

[36] ACS 5-year Estimates (2020), Los Angeles County, Table B25014, Tenure by Occupants per Room. https://data.census.gov/cedsci/table?q=Occupants%20Per%20Room&g=0500000US06037

[37] ACS 5-year Estimates (2015), Los Angeles County, Table B25014, Tenure by Occupants per Room. https://data.census.gov/cedsci/table?q=Occupants%20Per%20Room&g=0500000US06037_1600000US0636056&tid=ACSDT5Y2015.B25014

Figure II-44
Overcrowded Households, Huntington Park

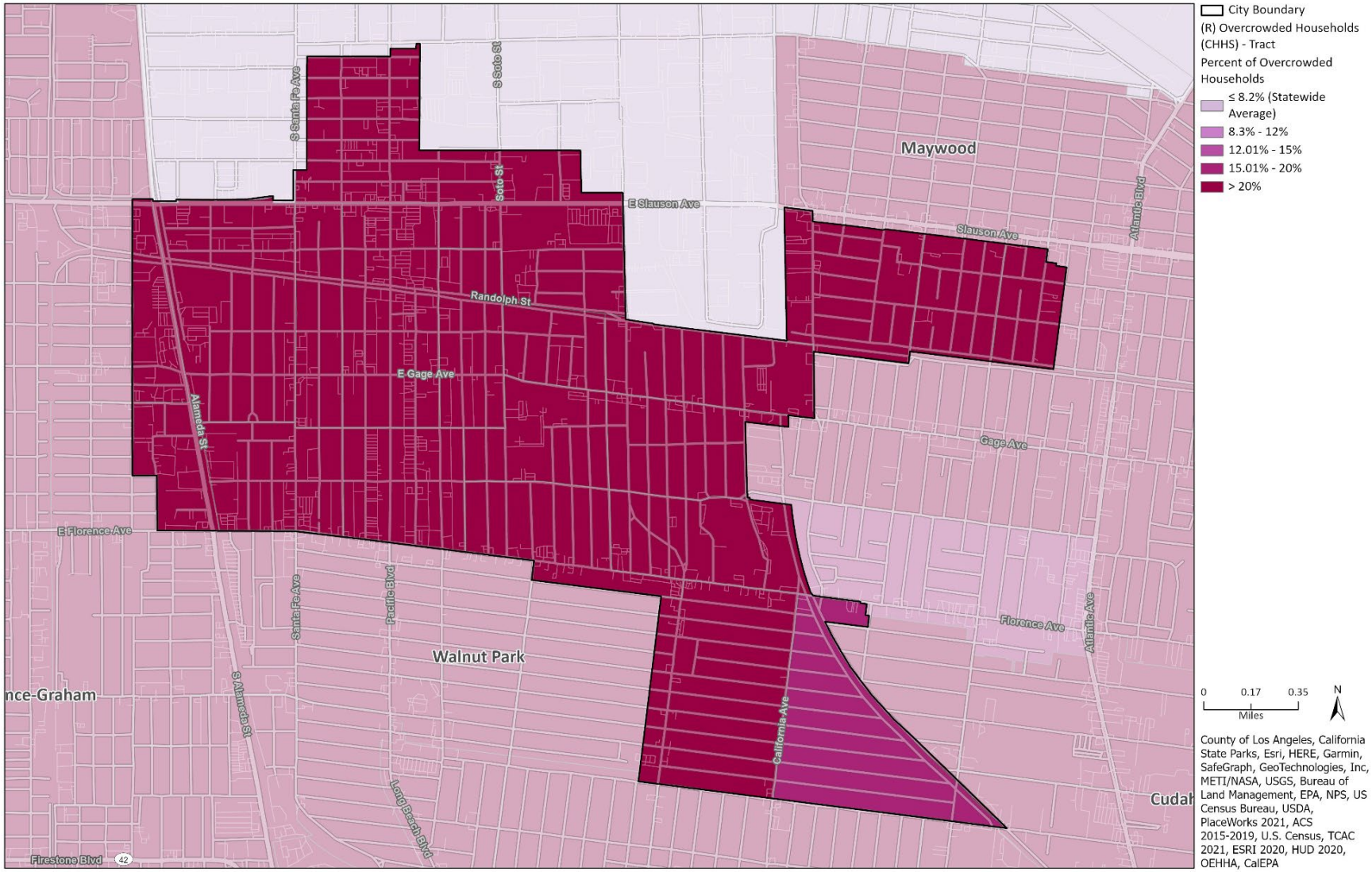


Figure II-45
Overcrowded Households, Los Angeles Region

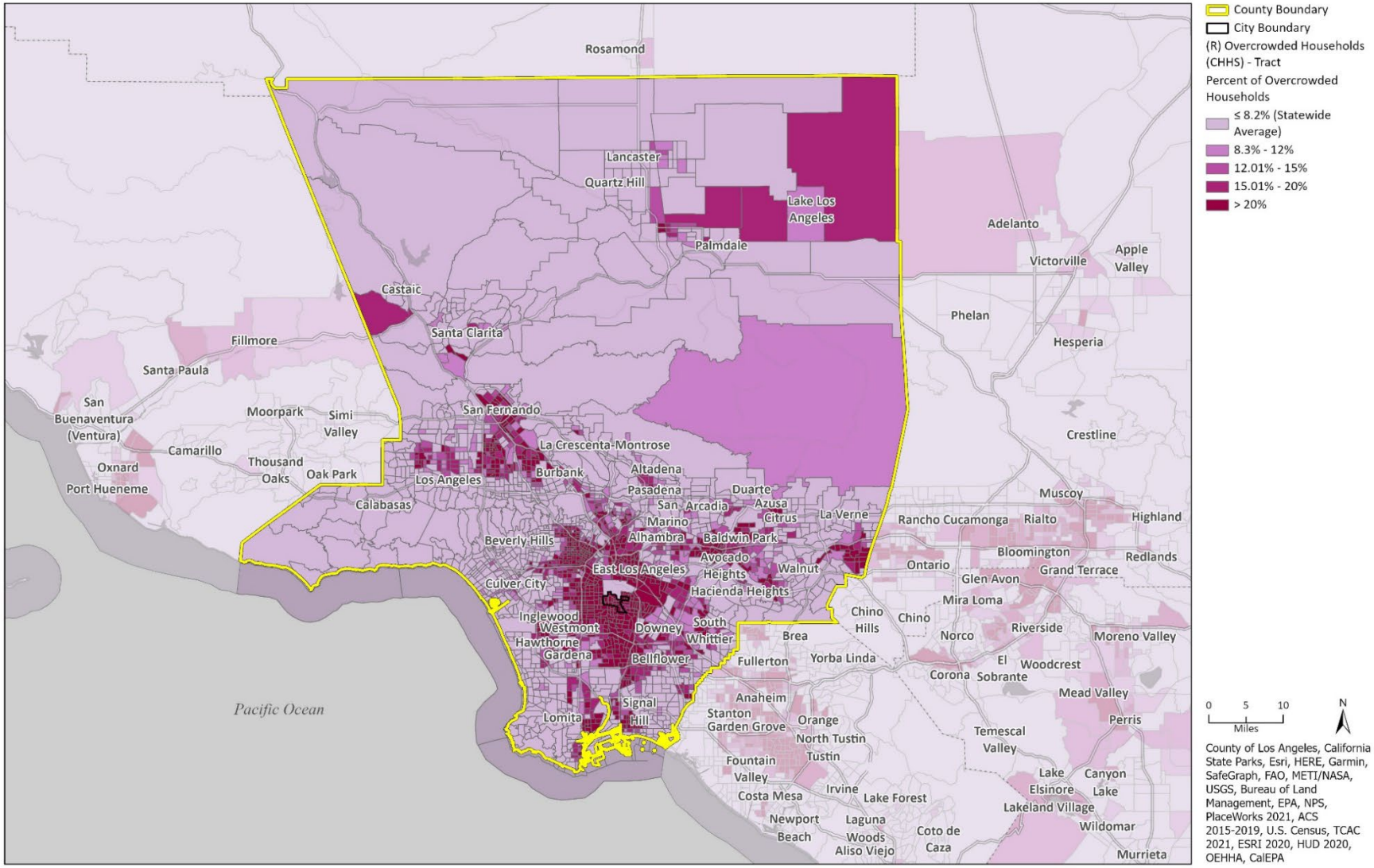


Figure II-46
Severely Overcrowded Households
Huntington Park

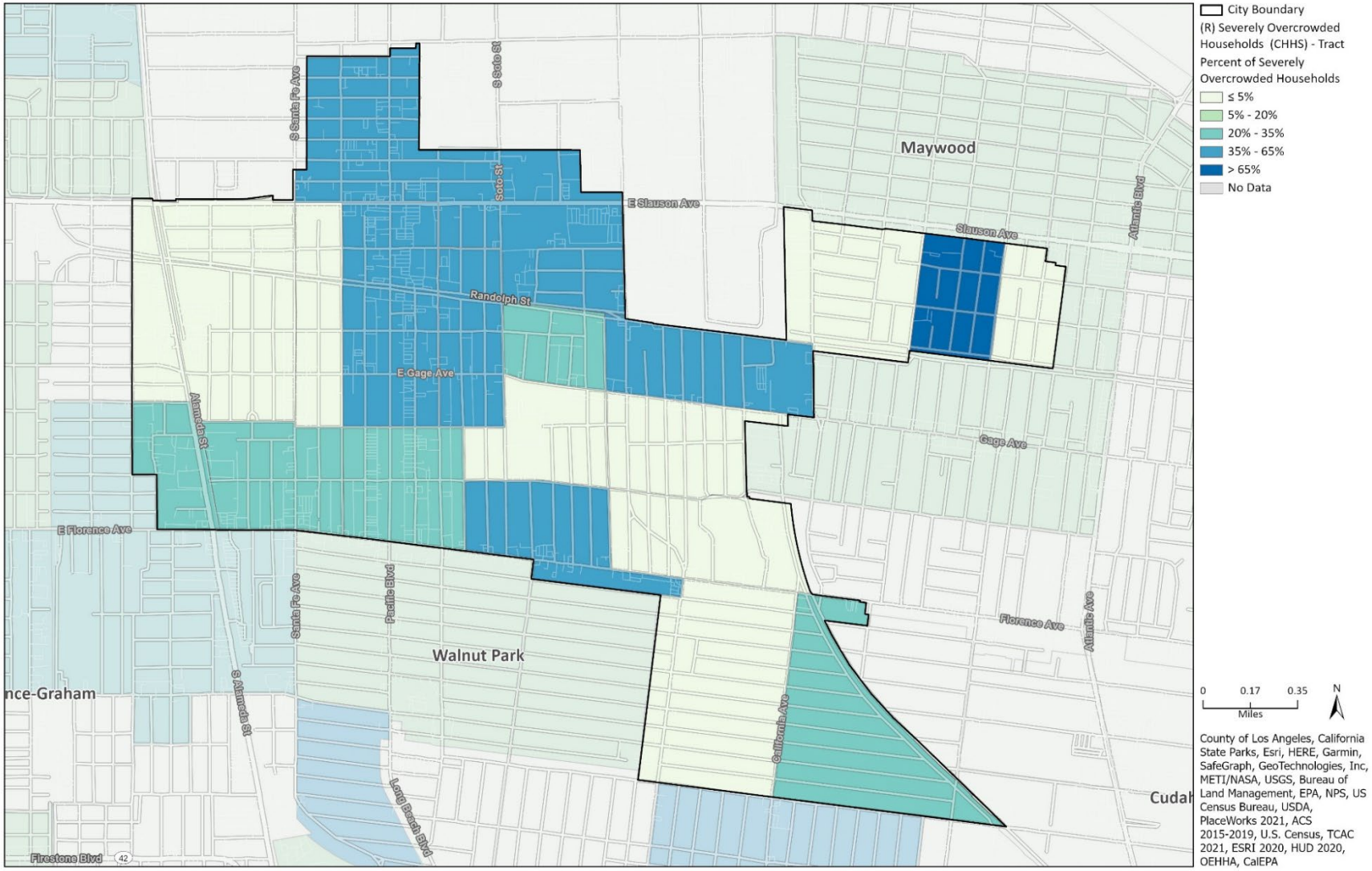
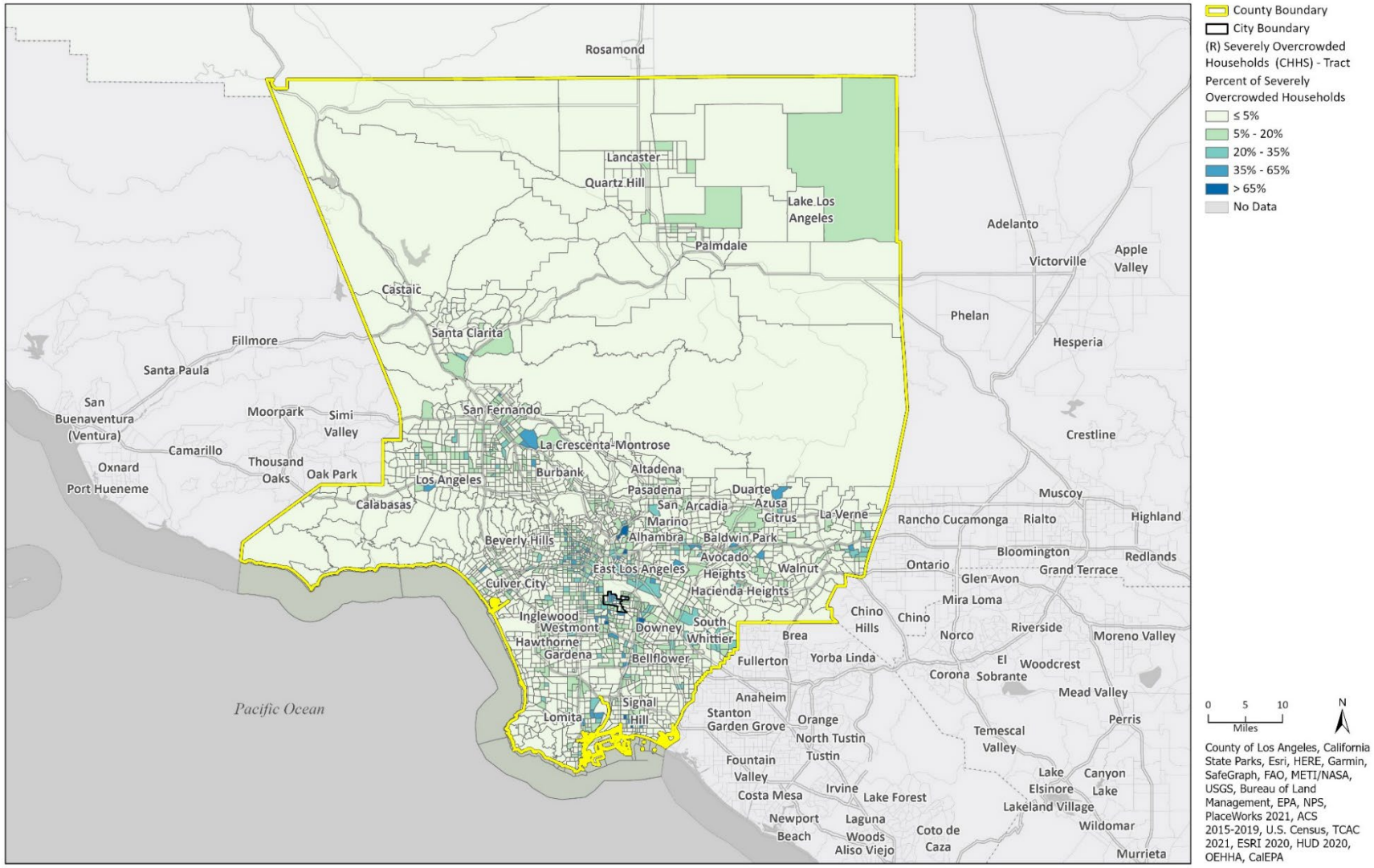


Figure II-47
Severely Overcrowded Households
Los Angeles Region



Displacement

For the purpose of AFFH analysis, "displacement is used to describe any involuntary household move caused by landlord action or market changes."[38] Contributing factors to displacement include rising housing costs, rising income inequality and stagnant wages, and insufficient market-rate housing production.[39] Neighborhoods can experience displacement for a variety of reasons:

- Disinvestment-driven displacement occurs when lower-income communities which receive less public sector investment deteriorate. Evaluating access to opportunity, including access to transit, high performing schools, parks, and other services/amenities can identify areas that lack investment in infrastructure improvements and are considered low resource. According to the TCAC Opportunity Maps, most of the city is considered low resource, with low resource areas concentrated around the borders of the city, neighboring the Cities of Vernon and Bell.
- Investment-driven displacement generally occurs after a period of disinvestment, when the market encourages a flood of public and private investment lead to real estate speculation and infrastructure improvements. There are two major infrastructure improvements scheduled to be completed in 2014, after the Housing Element planning period. The Los Angeles Metro West Santa Ana Branch Transit Corridor project will locate three new stations in and near Huntington Park: one at Florence Avenue and Salt Lake Avenue, and one at Pacific Avenue and Randolph Street.[40]
- Disaster-driven displacement occurs when housing is destroyed or compromised by disasters and the result is that the housing is not rebuilt. Lower-income households who tend to rent (and therefore lack control over whether their homes are rebuilt) or lower-income homeowners have fewer financial resources to rebuild their homes are most at risk of this type of displacement. Huntington Park has some risk due to seismic activity, which could cause substantial or disproportionate displacement risk.[41] However, all census tracts achieve high Social Vulnerability Index (SVI) scores in both 2018 (Figure II-48) and 2014. The SVI was developed by the CDC and uses multiple Census data points (e.g., poverty and employment status, income, education, age, disability status, language isolation, housing type, and access to transportation) to determine communities that are likely to need additional support as a result of natural disasters.[42]

There are a number of indicators that can be associated with displacement risk.[43] Those that correlate with Huntington Park's demographic and housing characteristics include:

- High share of renter-occupied housing
- High rates of overcrowding

[38] California Department of Housing & Community Development, Affirmatively Furthering Fair Housing for All Public Entities and for Housing Elements, 2021, 40.
[39] Been, V., Ingrid, E., & O'Regan, K. 2019. Supply Skepticism: Housing Supply and Affordability. Housing Policy Debate, 29(1), 25-40
[40] Los Angeles Metro, West Santa Ana Branch Transit Corridor. https://www.metro.net/projects/west-santa-ana/
[41] Huntington Park General Plan, Safety Element, 1991.
[42] U.S. Department of Health & Human Services, At A Glance: CDC/ATSDR Social Vulnerability Index, 2021. https://www.atsdr.cdc.gov/placeandhealth/svi/at-a-glance_svi.html
[43] California Department of Housing & Community Development, Affirmatively Furthering Fair Housing for All Public Entities and for Housing Elements, 2021, 44.

- High rates of cost-burdened renter households

The Urban Displacement Project has identified communities at greatest risk of displacement, based on characteristics like share of renters, share of very low-income rent-burdened residents, and other demographic and housing market characteristics.[44] All of Huntington Park is a sensitive community (Figure II-50).

The City encourages and supports efforts to assist small businesses and prevent displacement of those businesses due to conversion of land uses from commercial to mixed-use or residential. The City coordinates with the Chamber of Commerce to conduct outreach to local businesses and provide small business loans. The City also contracts with the Hub Cities Career Center to operate the Huntington Park Business Assistance program. The program provides businesses with technical assistance for obtaining access to capital, using new technologies, developing marketing plans, and hiring and training workers.

Program 13 (Affirmatively Furthering Fair Housing and Increasing Access to Opportunity) contains actions to protect small business owners, renters, and lower-income homeowners from the types of displacement described above.

Regional Context

Regionally, much of the greater Los Angeles region is considered vulnerable to displacement due to increases in housing costs combined with disparities in income and access to opportunity. West of Huntington Park, throughout the City of Los Angeles, most neighborhoods within the areas of South-Central and East Los Angeles exhibit concentrations of sensitive communities (Figure II-51). East of Huntington Park, in the San Gabriel Valley, nearby cities such as Alhambra, San Gabriel, El Monte, and Montebello have large segments of vulnerable communities. In contrast, regional cities such as Arcadia, South Pasadena, Pasadena, Monrovia and coastal cities contain relatively fewer vulnerable communities. Sensitive communities tend to correspond to areas of high poverty. In 2018, Los Angeles County had an overall SVI score of 0.7862,[45] decreased slightly from a score of 0.7997 in 2014.[46]

[44] Urban Displacement Project, Sensitive Communities In California: Mapping Vulnerability And Displacement Pressure, 2020. https://www.urbandisplacement.org/blog/sensitive-communities-in-california-mapping-vulnerability-and-displacement-pressure/

[45] Possible scores range from 0 (lowest vulnerability) to 1 (highest vulnerability).

[46] U.S. Department of Health & Human Services, Center for Disease Control, Agency for Toxic Substances and Disease Registry, 2022. https://svi.cdc.gov/map.html

Figure II-48
Social Vulnerability Index (2018), Huntington Park

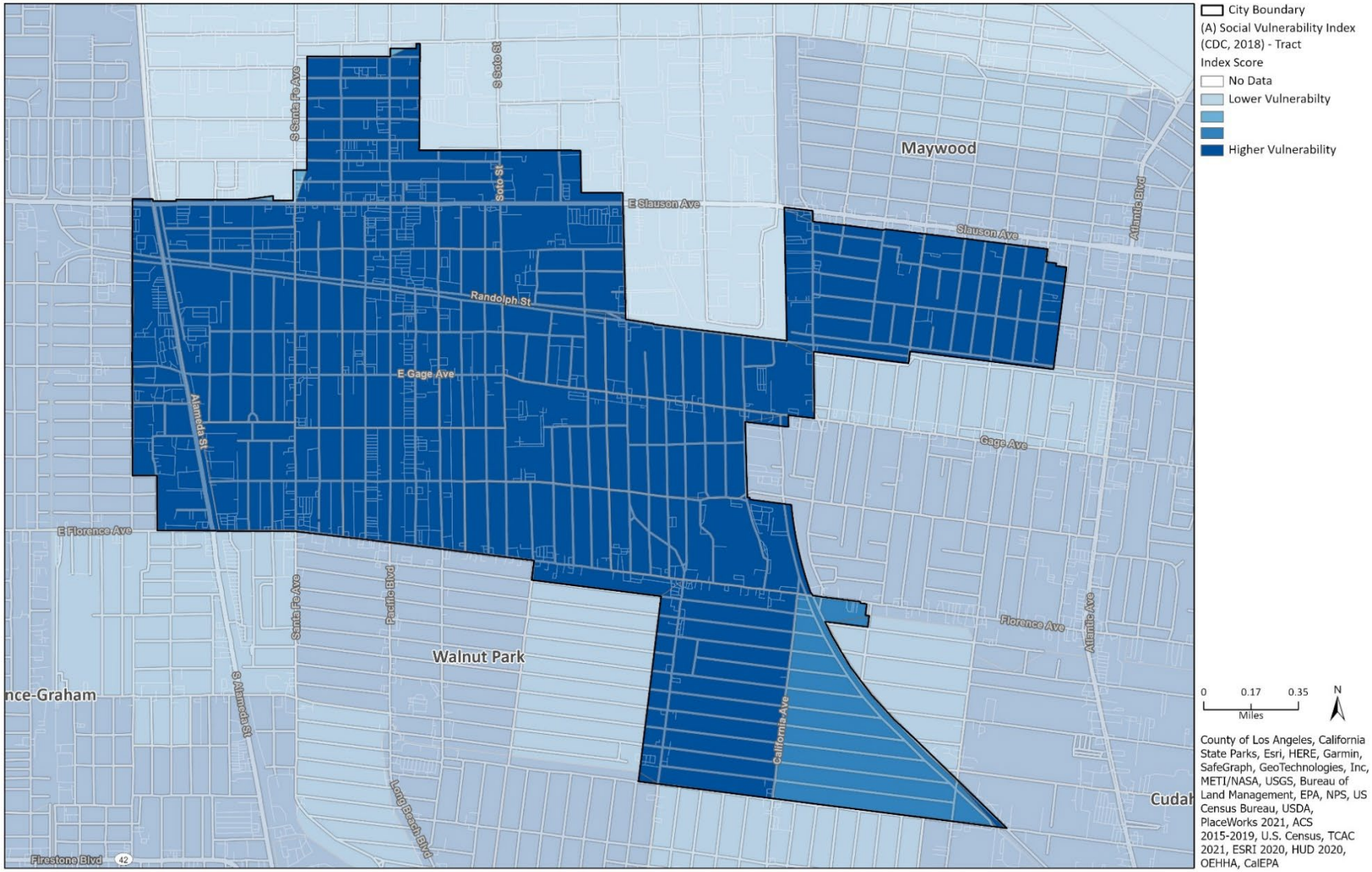


Figure II-49
Social Vulnerability Index (CDC, 2018), Los Angeles Region

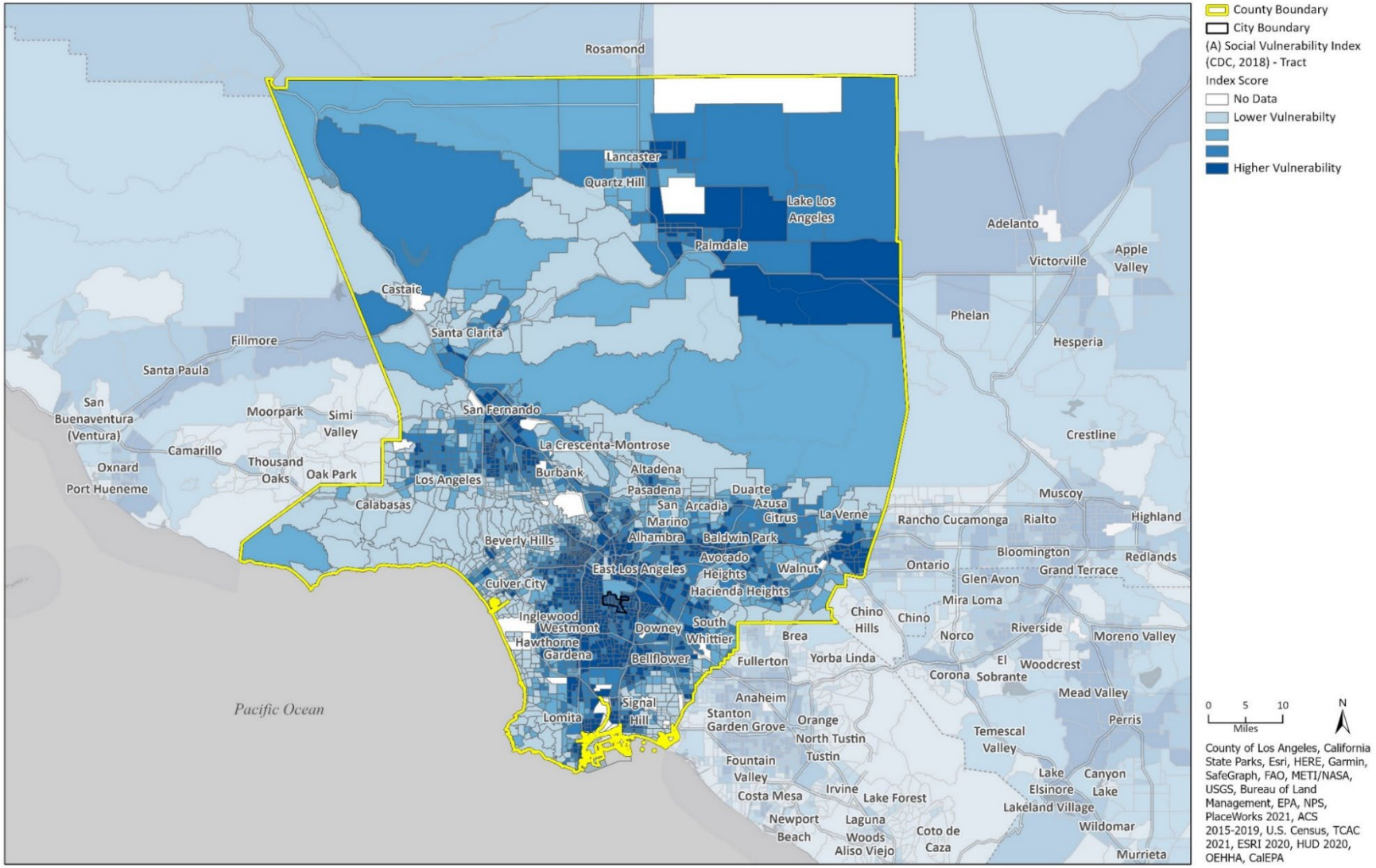


Figure II-50
Sensitive Communities, Huntington Park

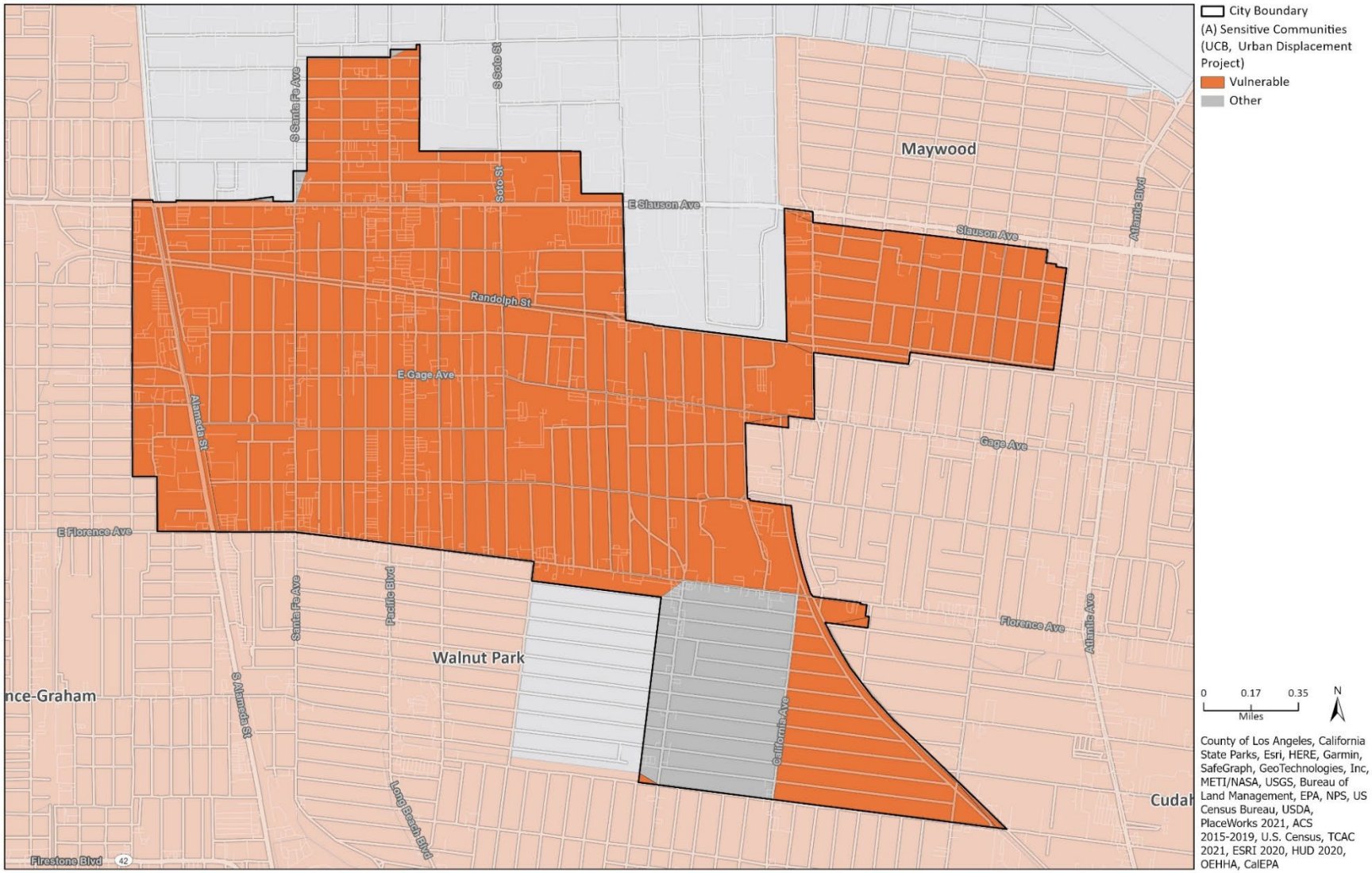
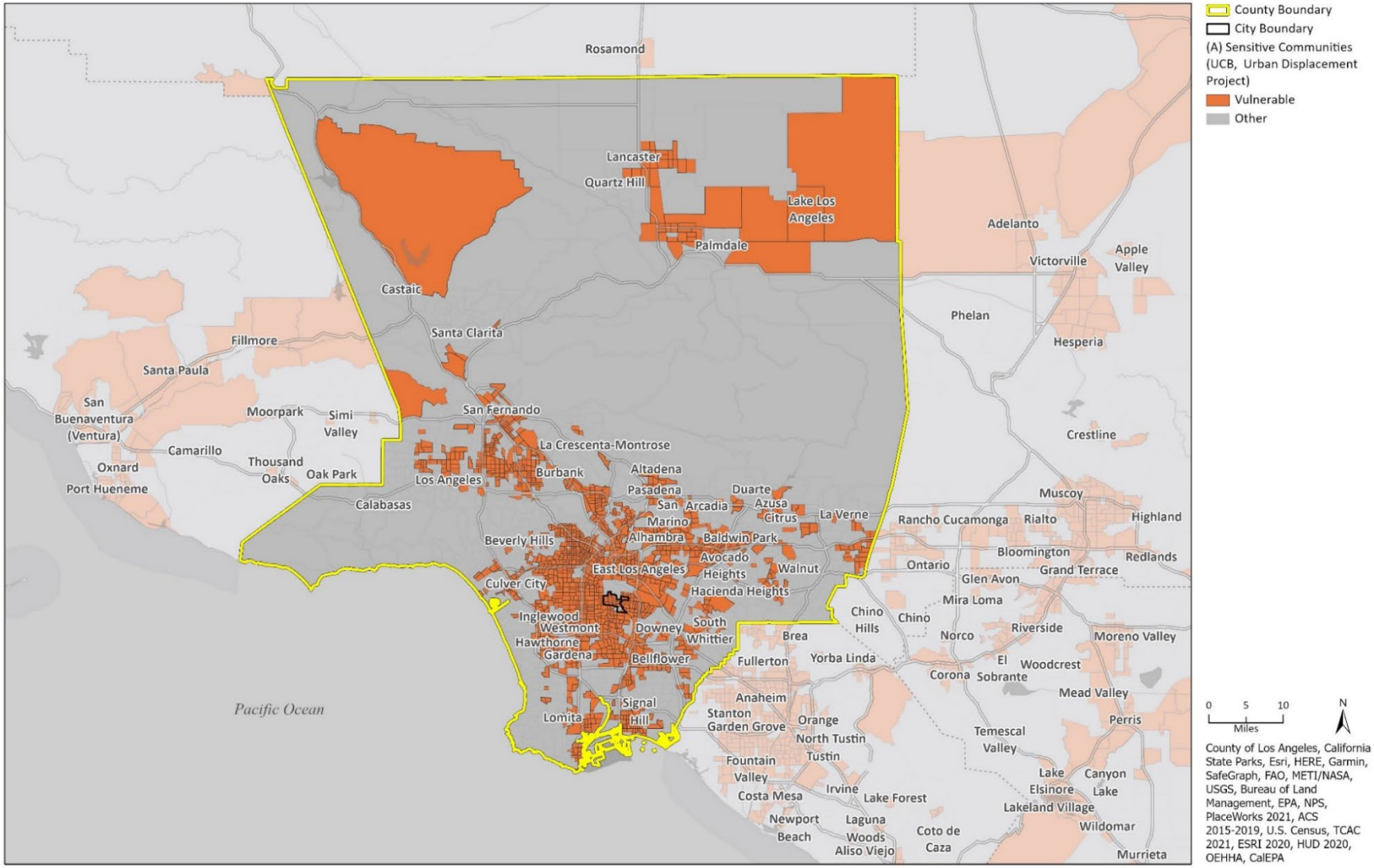


Figure II-51
Sensitive Communities, Los Angeles Region



Analysis of Sites Inventory

The housing element must demonstrate that there are adequate sites zoned to accommodate the number of new housing units needed at each income level as identified in the Regional Housing Needs Allocation (RHNA). In the context of AFFH, the process of sites identification involves an analysis of site capacity to accommodate the RHNA, and whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

The Sites Inventory includes parcels within seven discrete census tracts which vary with regards to the fair housing factors considered. Two of the census tracts (532605 and 533104) encompass the DTSP area with sites with capacity to accommodate 1,033 new units including 144 very low-income, 139 low-income, 135 moderate-income, and 615 above moderate-income units. The remaining sites identified in the inventory are in five census tracts and within one-half mile of planned transit stations. These sites have capacity for 1,635 units including 261 very low-income, 229 low-income, 327 moderate-income, and 818 above moderate-income units.

Access to Opportunity

HCD/TCAC opportunity maps identify areas throughout the state that support positive economic (low poverty, high employment, high median household income), educational (reading and math proficiency, high school graduation rates, low student poverty rates), and environmental outcomes (low exposure to pollution) for residents. The HCD/TCAC opportunity areas maps rank census tracts from Highest Resource to Low Resource based on these characteristics. A census tract with a designation of High Resource indicates that the census tract has strong educational and economic opportunities for current and future residents.

Pollution exposure is highest in the northwest and southeast part of the city,[47] likely due to the presence of industrial uses. As many opportunity sites are along the West Santa Ana Branch Transit Corridor in the northern part of the city, the new residences in those areas may experience higher pollution exposure. Pollution exposure for existing and new residents will be mitigated through policies and programs in the City's General Plan Environmental Justice Element, including:

> **Policy 1.1:** Reduce Particulate Matter (Diesel PM and PM 2.5) pollution for sensitive land uses by establishing roadway-adjacent pollution mitigation strategies (green walls, vegetative barriers, etc.) in locations where a major local roadway interfaces with a sensitive land use by the year 2024.
>
> **Policy 1.2:** Reduce the impacts of particulate matter and toxic release air pollution on sensitive receptors in the city by establishing an Air Filtration Support program that provides funding and support for low-income and disabled residents to install indoor air filtration improvements.
>
> **Policy 1.3:** Protect residents from air pollution impacts by raising awareness and providing information to residents about the health consequences of poor air quality and potential strategies for personal adaptation.

[47] City of Huntington Park, General Plan Environmental Justice Element, Appendix EJ, adopted November 15, 2022, page 14.

Policy 1.9: Protect the communities in the northern and western peripheries of the city from hazardous waste and solid waste facility impacts by developing a targeted task force focused on limiting industrial pollution exposure.

Policy 1.10: Reduce air pollution exposure as a result of commercial vehicles and truck routes across the city by designating Truck Prohibited Streets and enforcing truck idling requirements.

Policy 1.11: Reduce cumulative air pollution exposure across the city by implementing the policies and programs outlined within the Southeast Los Angeles Community Emissions Reduction Plan adopted on 12/4/2020.

Policy 1.18: Encourage the use of ecologically based landscape design principles to support improved air quality by absorbing CO2, producing oxygen, and providing shade that reduces energy required for cooling.

In addition, Program 10 of this Housing Element includes actions to clean up polluted sites, and Policy 4.7 will require environmental assessments for development of all sites with on-site or adjacent to known or potential contamination.

The location of housing opportunity sites for each income category were chosen to facilitate the development of mixed-income neighborhoods and to increase the availability of affordable housing in proximity to transit, retail, and other services. Reliable public transit access and the option to walk or bike are imperative for low-income residents and/or persons with disabilities to connect to employment opportunities. While the majority of low- and very low-income units projected in the sites inventory lie within low-resource tracts, these tracts have the highest access to goods and services and will soon have the greatest access to high-quality public transportation in the form of the West Santa Ana Branch Light Rail corridor. Sites with capacity to accommodate 598 low- and very low-income units lie within tracts classified by TCAC as “Low Resource” or “High Segregation & Poverty.” In addition to the lower-income housing capacity, sites within these census tracts have capacity to facilitate the development of 1,435 moderate- and above moderate-income units. Additional investment in both affordable and market-rate housing in mixed-use projects will serve to improve access to opportunity in these census tracts (Program 11, Density Bonus/Affordable Housing Incentives).

The Sites Inventory identifies capacity in three Moderate Resource census tracts which can accommodate 175 lower-income units as well as 460 moderate- and above moderate-income units. While these census tracts contain fewer parcels which meet HCD’s requirements for the development of lower-income housing, Table II-35 shows that units in each income level are represented in roughly the same proportion in census tracts of each opportunity category. Furthermore, it is important to note that Senate Bill (SB) 9, signed into law on September 16, 2021, allows property owners within single-family residential zones to build two units and/ or to subdivide a lot into two parcels, adding a total of four units. The passage of this law in combination with the relaxed regulations for Accessory Dwelling Units (ADUs) on all single and multi-family properties will allow infill development throughout the city including in moderate resource census tracts which include existing single-family neighborhoods. Program 2 contains provisions to encourage the construction and legalization of ADUs and would establish a process for SB 9 applications.

The distribution of sites across income categories listed in the Sites Inventory does not exacerbate fair housing conditions with regard to access to opportunity.

Table II-35
TCAC Scores by Census Tract

CENSUS TRACT	TCAC ECONOMIC	TCAC EDUCATION	TCAC ENVIRONMENTAL	OPPORTUNITY CATEGORY
532500	0.57	0.25	0.04	Low Resource
532603	0.36	0.28	0.06	Low Resource
532604	0.32	0.27	0.60	Moderate Resource
532605	0.08	0.16	0.69	High Segregation & Poverty
532700	0.12	0.38	0.03	Low Resource
533104	0.17	0.60	0.80	Moderate Resource
534501	0.39	0.28	0.71	Moderate Resource

Table II-36
Number of Units by TCAC Opportunity Category

OPPORTUNITY CATEGORY	VERY LOW-INCOME UNITS (%)	LOW INCOME UNITS (%)	MODERATE INCOME UNITS (%)	ABOVE MODERATE-INCOME UNITS (%)	TOTAL UNITS (%)
High Segregation & Poverty	80 (14.2)	76 (13.5)	115 (20.4)	292 (52.0)	563 (100.0)
Low Resource	234 (15.9)	208 (14.1)	294 (20.0)	734 (49.9)	1,470 (100.0)
Moderate Resource	91 (14.3)	84 (13.2)	53 (8.3)	407 (64.1)	635 (100.0)

Integration and Segregation: Income

All census tracts in Huntington Park have a median household income which is lower than the 2020 statewide median household income of $78,672. Furthermore, in all census tracts, low- and moderate-income (LMI) households make up between 62 and 86 percent of all households in each tract. The inventory allocates roughly the same proportion and number across census tracts with different proportions of LMI census tracts. The development of new housing units affordable to LMI households may increase housing mobility and reduce displacement in these neighborhoods. To reduce the likelihood of displacement of long-term residents as a result of the Sites Inventory strategy, Program 13 (Affirmatively Furthering Fair Housing and Increasing Access to Opportunity) will commit the City to implement anti-displacement actions, and utilize annual CDBG and HOME funds to improve conditions within low-income and displacement-vulnerable census tracts.

The distribution of sites across income categories listed in the Sites Inventory does not exacerbate fair housing conditions with regard to income segregation, and it does not cause an undue concentration of sites dedicated to the development of lower-income housing.

Table II-37
Number of Units by Percentage of Lower and Moderate Income Households in Census Tract

PERCENTAGE OF LMI HOUSEHOLDS IN CENSUS TRACT	VERY LOW-INCOME UNITS	LOW INCOME UNITS	MODERATE INCOME UNITS	ABOVE MODERATE-INCOME UNITS	TOTAL UNITS
Over 75%	204 (14.6%)	188 (13.4%)	209 (14.9%)	798 (57.0%)	1399 (100%)
50% - 75%	201 (15.8%)	180 (14.2%)	253 (19.9%)	635 (50.0%)	1269 (100%)

*LMI: Low and Moderate Income

Table II-38
Number of Units by Median Household Income of Census Tract

CENSUS TRACT	MEDIAN HOUSEHOLD INCOME	PERCENT OF LMI* HOUSEHOLDS	VERY LOW-INCOME UNITS	LOW-INCOME UNITS	MODERATE-INCOME UNITS	ABOVE MODERATE-INCOME UNITS	TOTAL UNITS
532500	$52,639	77.74	39 (16.5%)	33 (13.9%)	48 (20.3%)	117 (49.4%)	237 (100%)
532603	$48,692	64.39	68 (16.2%)	58 (13.8%)	84 (20.0%)	211 (50.1%)	421 (100%)
532604	$48,692	79.13	21 (16.3%)	16 (12.4%)	26 (20.2%)	66 (51.2%)	129 (100%)
532605	$39,063	81.43	80 (14.2%)	76 (13.5%)	115 (20.4%)	292 (51.9%)	563 (100%)
532700	$48,692	73.18	127 (15.6%)	117 (14.4%)	162 (20.0%)	406 (50.0%)	812 (100%)
533104	$44,213	86.11	64 (13.6%)	63 (13.4%)	20 (4.3%)	323 (68.7%)	470 (100%)
534501	$47,405	62.75	6 (16.7%)	5 (13.9%)	7 (19.4%)	18 (50.0%)	36 (100%)

*LMI: Low and Moderate Income

Integration and Segregation: Race and Ethnicity

All census tracts in Huntington Park are predominantly Hispanic/Latino and greater than 80 percent non-white. Two census tracts in the city (533104 and 533103) are classified by HUD as R/ECAPs. The Sites Inventory identifies sites to accommodate 64 very low income, 63 low income, 20 moderate income, and 323 above moderate-income units in a census tract 533104 which is classified by HUD as a R/ECAP. The development of new market rate units in this census tract may increase the likelihood of displacement as a result of rising rents and property values. Alternatively, new development of units across the affordability spectrum in these areas may allow for the opportunity to increase housing mobility and reduce segregation in these neighborhoods. To reduce the likelihood of displacement of long-term residents as a result of the Sites Inventory strategy, Program 13 (Affirmatively Furthering Fair Housing and Increasing Access to Opportunity) will commit the City to implement anti-displacement actions, and utilize annual CDBG and HOME funds to improve conditions in displacement-vulnerable census tracts.

The distribution of sites across income categories listed in the Sites Inventory does not exacerbate fair housing conditions with regard to racial or ethnic segregation. Furthermore, it does not cause an undue concentration of sites appropriate for the development of lower-income housing in predominantly low-income or racially segregated neighborhoods.

Table II-39
Number of Units by Median Household Income of Census Tract

CENSUS TRACT	PERCENT NON-WHITE	R/ECAP	VERY LOW-INCOME UNITS	LOW-INCOME UNITS	MODERATE INCOME UNITS	ABOVE MODERATE-INCOME UNITS	TOTAL UNITS
532500	> 81%	No	39 (16.5%)	33 (13.9%)	48 (20.3%)	117 (49.4%)	237 (100%)
532603	> 81%	No	68 (16.2%)	58 (13.8%)	84 (20.0%)	211 (50.1%)	421 (100%)
532604	> 81%	No	21 (16.3%)	16 (12.4%)	26 (20.2%)	66 (51.2%)	129 (100%)
532605	> 81%	No	80 (14.2%)	76 (13.5%)	115 (20.4%)	292 (51.9%)	563 (100%)
532700	> 81%	No	127 (15.6%)	117 (14.4%)	162 (20.0%)	406 (50.0%)	812 (100%)
533104	> 81%	Yes	64 (13.6%)	63 (13.4%)	20 (4.3%)	323 (68.7%)	470 (100%)
534501	> 81%	No	6 (16.7%)	5 (13.9%)	7 (19.4%)	18 (50.0%)	36 (100%)

Disproportionate Housing Needs

Greater than 20 percent of households in all census tracts except one (tract 534502) in Huntington Park are classified as overcrowded by the U.S. Census. Similarly, all census tracts except one (tract 534501) are classified as "vulnerable" to displacement by the UC Berkeley Urban Displacement Project. Table II-40 shows the number of units allocated to each census tract with respect to the percentage of renter households experiencing cost burden, the percent of households which are overcrowded, and the displacement vulnerability of households in a given census tract. To reduce the likelihood of displacement of long-term residents as a result of the Sites Inventory strategy, sites are not located in primarily residential areas, but in under-developed commercial and mixed-use areas, and no sites with existing residential units have been included in the inventory. Furthermore, Program 13 (Affirmatively Furthering Fair Housing and Increasing Access to Opportunity) will commit the City to implement anti-displacement actions for residents and locally owned businesses, and utilize annual CDBG and HOME funds to improve conditions within low-income and displacement-vulnerable census tracts. The development of new high-quality, low-income, and very low-income housing units on the sites identified within the sites inventory area would decrease the proportion of households that are cost burdened and overcrowded.

The distribution of sites across income categories listed in the Sites Inventory does not exacerbate fair housing conditions with regard to disproportionate housing needs. Furthermore, it may improve conditions related to overcrowding and cost burden through the provision of new residential units affordable to lower-income households.

Table II-40
Number of Units by Housing Need Factors of Census Tract

CENSUS TRACT	PERCENT OVER-PAYMENT BY RENTERS	PERCENT OVER-CROWDED	DIS-PLACEMENT SENSITIVITY	VERY LOW-INCOME UNITS	LOW-INCOME UNITS	MODERATE-INCOME UNITS	ABOVE MODERATE-INCOME UNITS	TOTAL UNITS
532500	40% - 60%	> 20%	Vulnerable	39 (16.5%)	33 (13.9%)	48 (20.3%)	117 (49.4%)	237
532603	40% - 60%	> 20%	Vulnerable	68 (16.2%)	58 (13.8%)	84 (20.0%)	211 (50.1%)	421
532604	60% - 80%	> 20%	Vulnerable	21 (16.3%)	16 (12.4%)	26 (20.2%)	66 (51.2%)	129
532605	60% - 80%	> 20%	Vulnerable	80 (14.2%)	76 (13.5%)	115 (20.4%)	292 (51.9%)	563
532700	40% - 60%	> 20%	Vulnerable	127 (15.6%)	117 (14.4%)	162 (20.0%)	406 (50.0%)	812
533104	40% - 60%	> 20%	Vulnerable	64 (13.6%)	63 (13.4%)	20 (4.3%)	323 (68.7%)	470
534501	40% - 60%	> 20%	Other	6 (16.7%)	5 (13.9%)	7 (19.4%)	18 (50.0%)	36

Fair Housing Summary of Sites Inventory by Census Tract

Table II-41 summarizes the fair housing considerations of the sites inventory by census tract.

Table II-41
Sites Inventory by Census Tract Characteristics

		INVENTORY CAPACITY (UNITS PER INCOME CATEGORY)				FAIR HOUSING FACTORS							
CENSUS TRACT	EXISTING HOUSE-HOLDS	VERY LOW	LOW	MOD	ABOVE MOD	PERCENT NON-WHITE	TCAC OPPORTUNITY CATEGORY	PERCENT OVERPAYMENT BY RENTERS	PERCENT OVER-CROWDED	DISPLACEMENT SENSITIVITY	CES POLLUTION BURDEN	R/ECAP	R/ECAA
532500	1,123	39	33	48	117	> 81%	Low Resource	40% - 60%	> 20%	Vulnerable	98.62	No	No
532603	750	68	58	84	211	> 81%	Low Resource	40% - 60%	> 20%	Vulnerable	94.06	No	No
532604	673	21	16	26	66	> 81%	Moderate Resource	60% - 80%	> 20%	Vulnerable	85.05	No	No
532605	1129	80	76	115	292	> 81%	High Segregation & Poverty	60% - 80%	> 20%	Vulnerable	78.22	No	No
532700	666	127	117	162	406	> 81%	Low Resource	40% - 60%	> 20%	Vulnerable	95.36	No	No
533104	1,248	64	63	20	323	> 81%	Moderate Resource	40% - 60%	> 20%	Vulnerable	60.87	Yes	No
534501	1,176	6	5	7	18	> 81%	Moderate Resource	40% - 60%	> 20%	Other	70.28	No	No
Total		405	368	462	1,433								

Source: California Tax Credit Allocation Committee (TCAC)/California Housing and Community Development (HCD), Opportunity Maps (2020); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019).

Local Data and Knowledge

In addition to the data presented above, the Assessment of Fair Housing must also use local data and knowledge to analyze local fair housing issues. Through public outreach conducted for this Housing Element update, residents of Huntington Park and service providers working in the city gave context to the data.

Huntington Park and the Southeast Los Angeles area is home to a large population of undocumented immigrants. In a 2019 survey conducted by the Pat Brown Institute for Public Affairs, 25 percent of respondents in Southeast Los Angeles asked about their immigration status reported that they did not have legal residency or citizenship status. The City of Los Angeles estimates the undocumented population to be 10 percent of the City's total population.[48] Census responses from undocumented residents are known to be low, and therefore much of the data collected about the city's residents may not be accurate and may undercount the city's Hispanic/Latino and Spanish-speaking population.

A family member's undocumented status can lead to fear and isolation and prevent the household from accessing opportunities. Undocumented people are ineligible for certain federal housing programs, including the Housing Choice Voucher program. Service providers explained that while starting businesses was within reach for some undocumented immigrants, the nature of homebuying proves to be too large a barrier. The amount of information required seems invasive and intimidating, and residents have been victims of fraud. The Southeast Community Development Corporation provides resources and education to potential first-time homebuyer through workshops.

Overcrowding is a widespread issue in the city. Many service providers reported that it is likely an even bigger problem than census data shows because the undocumented population is not fully accounted for. The reasons for a home to be overcrowded are varied: multigenerational living, large families, and growing families unable to find or afford a larger home and instead remaining in a too-small home for the family size.

Residents without stable housing have trouble accessing resources and opportunities. Service providers reported that their clients may not meet the definition of homeless, but may be staying with family and move frequently, changing addresses or phone numbers. That mobility makes it difficult for them to stay in touch with service providers or potential employers.

Digital access is a barrier to finding employment and housing. Many rental applications are available and must be submitted online and residents struggle with access to computers and internet and digital literacy. Some of this need is met by the Southeast Community Development Corporation, which provides computer labs and education for residents of Southeast Los Angeles.

Parking and transportation are issues that affect not only the development patterns of the city but also residents' access to opportunity. Parking standards are discussed in depth in the Constraints section, and transit access was discussed in many stakeholder interviews. While the planned West Santa Ana Branch Metro line is expected to improve transit access for nearby residents, it is difficult to get around the city without a car and would be difficult to access transit stations unless by car. Residents report that bike access is unsafe and/or limited but would otherwise be a viable option.

[48] City of Los Angeles 2021-2029 Housing Element, Housing Needs Assessment, 51.

Identification of Contributing Factors

IDENTIFIED FAIR HOUSING ISSUE	CONTRIBUTING FACTOR	MEANINGFUL ACTION
Difficulty accessing housing and other resources	Lack of language access	Environmental Justice Element policies 6.1 and 6.2, language access
Difficulty accessing housing and other resources	The availability, type, frequency, and reliability of public transportation	Program 7: Zoning Code Updates (Action 7-4, Zoning Changes to Address Affirmatively Furthering Fair Housing Issues): Provide incentives for developments including active transportation improvements Program 10 (Action 10-5, Transit-Oriented Development Overlay District): Establish a Transit-Oriented Development Overlay District to increase residential densities near planned transit stations Program 13 Affirmatively Furthering Fair Housing (Action 13-3) Active Transportation Planning: Explore adopting a bicycle and pedestrian master plan or other planning documents to improve active transportation throughout the city
Racially/Ethnically Concentrated Areas of Poverty	Displacement of residents due to economic pressures	Program 13 (Action 13-3, Protecting Existing Residents from Displacement): Explore adopting programs to expand tenants' rights Program 10, Identify Adequate Sites and Assist in the Development of Adequate Housing: Increase housing supply consistent with the City's share of the regional housing need
Substandard housing	Lower-income homeowners struggle to maintain aging housing stock	Program 3, Safe and Sanitary Homes (Action 3-1, Code Enforcement): Link actions with rehabilitation assistance Program 4, Home Rehabilitation: Provide grants and loans to homeowners for repairs
Substandard housing	Rental housing is not maintained	Program 3, Safe and Sanitary Homes (Action 3-2, Rental Inspections): Establish a rental inspection program Program 5: Monitoring and Preserving Affordable Housing: Action 5-4 (Rental Housing Rehabilitation): Seek and devote funding to rental housing rehabilitation Program 3, Safe and Sanitary Homes (Action 3-3, Rent Escrow Account Program): Explore feasibility of establishing a rent escrow program to provide a financial incentive for landlords to address repairs
Overcrowding	The availability of affordable units in a range of sizes	Program 7, Zoning Ordinance Updates (Action 7-4, Zoning Changes to Address Affirmatively Furthering Fair Housing Issues): Incentives for new housing projects to include family-size units Program 10, Identify Adequate Sites and Assist in the Development of Adequate Housing: Increase housing supply consistent with the City's share of the regional housing need

IDENTIFIED FAIR HOUSING ISSUE	CONTRIBUTING FACTOR	MEANINGFUL ACTION
Disparities in access to opportunity	Low opportunity scores throughout the city	Program 2, Accessory Dwelling Units and Missing Middle Housing: Encourage new units in established single-family, higher opportunity neighborhoods, while also creating opportunities for lower-income homeowners to build wealth Program 10, Identify Adequate Sites and Assist in the Development of Adequate Housing: Increase housing supply consistent with the City's share of the regional housing need, especially in well-resourced areas Program 10 (Action 10-5, Transit-Oriented Development Overlay District): Establish a Transit-Oriented Development Overlay District to increase residential densities near planned transit stations and increase access to opportunity Program 13, Affirmatively Furthering Fair Housing: Increase access to green space and active transportation throughout the city
Disproportionate Housing need: Increasing homelessness	Lack of emergency shelters, transitional, or supportive housing	Program 7, Zoning Ordinance Updates (Action 7-1, Zoning Changes to Achieve Consistency with State Law): Zoning changes to facilitate the development of emergency shelters, transitional, and supportive housing Program 10, Identify Adequate Sites and Assist in the Development of Adequate Housing: Increase housing supply consistent with the City's share of the regional housing need Program 13, Affirmatively Furthering Fair Housing (Action 13-6, Funding and Services for Special Needs Populations): Funding and provision of resources to assist people experiencing homelessness
Racially/Ethnically Concentrated Areas of Poverty	Location and type of affordable housing	Program 7, Zoning Ordinance Updates: Incentives for new housing projects to include youth services and family-size units
Disproportionate housing need for people with disabilities	Disproportionate population with a disability in downtown area	Program 11, Density Bonus/Affordable Housing Incentives: Incentives for incorporating universal design in new housing Program 13, Affirmatively Furthering Fair Housing (Action 13-6, Funding and Services for Special Needs Populations): Funding and provision of resources to assist people with disabilities
Disproportionate housing and services need for female-headed households with children	High percentage of female-headed households in downtown area	Program 7, Zoning Ordinance Updates (Action 7-4, Zoning Changes to Address Affirmatively Furthering Fair Housing Issues): Incentives for new housing projects to include family housing and services and family-size units Program 13, Affirmatively Furthering Fair Housing (Action 13-6, Funding and Services for Special Needs Populations): Funding and provision of resources to assist female-headed households
Overpayment	Lack of affordable housing in a range of unit sizes	Program 11, Density Bonus/Affordable Housing Incentives: Multiple incentives for new affordable housing Program 10, Identify Adequate Sites and Assist in the Development of Adequate Housing: Increase housing supply consistent with the City's share of the regional housing need

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III. RESOURCES AND OPPORTUNITIES

A variety of resources are available for the development, rehabilitation, and preservation of housing in the City of Huntington Park. This section provides a description of the land resources and adequate sites to address the City's regional housing need allocation and discusses the financial and administrative resources available to support the provision of affordable housing. Additionally, this section discusses the availability of infrastructure to support new housing development as well as opportunities for energy conservation that can lower utility costs and increase housing affordability are addressed.

Land Resources

Section 65583(a)(3) of the *Government Code* requires Housing Elements to include an "inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." A detailed analysis of vacant land and potential redevelopment opportunities is provided in Chapter V, which discusses the City's land inventory, including approved projects, the potential development of vacant and underutilized parcels, and implementation of a Transit Oriented Development (TOD) overlay is sufficient to accommodate the RHNA for this planning period in all income categories.

Further discussion of public facilities and infrastructure needed to serve future development is contained in Section IV, Non-Governmental Constraints. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

Financial and Administrative Resources

State and Federal Resources

Community Development Block Grant Program (CDBG)

Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). Huntington Park participates in the Community Development Block Grant (CDBG) program and receives its allocation of CDBG funds through the Los Angeles County Development Authority (LACDA). The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate property, public facilities and improvements, relocation, rehabilitation and construction of housing, homeownership assistance, and clearance activities. The City provides grants to low- and moderate-income homeowners through programs such as the Housing Rehabilitation Program, Minor Home Repair Program, and the Lead Hazard Control Program (LHCP). The single-family residential homeowners who qualify can receive a maximum of $15,000 for eligible improvements and mobile homeowners may be granted a maximum of $8,000. This program offers homeowners the opportunity to make repairs and improvements. The City's CDBG allocation for the 2020-21 Program Year was $1,112,249 in 2022. According to the City's 2022 Draft Annual Action Plan, $2,224,498 is expected to be available for the remainder of the Consolidated

Plan period (2020 through 2024), based on the same funding level for future years. The City actively promotes these programs through the City's website, social media platforms and through the City's Code Enforcement Program.

Home Investment Partnerships (HOME)

Provides grants to states and units of general local government to implement local housing strategies designed to increase homeownership and affordable housing opportunities for low- and very low-income Americans. Participating jurisdictions may use HOME funds for a variety of housing activities, according to local housing needs. Eligible uses of funds include tenant-based rental assistance, housing rehabilitation, assistance to homebuyers, and new construction of housing. HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing. Funds may not be used for public housing development, public housing operating costs, or for Section 8 tenant-based assistance, nor may they be used to provide non-federal matching contributions for other federal programs, for operating subsidies for rental housing, or for activities under the Low-Income Housing Preservation Act.

The City's HOME allocation for the 2020-21 Program Year was $601,519. The 2022 Annual Action Plan estimates $1,281,868 for the remainder of the Consolidated Plan period (2020 through 2024), based on the same funding level for future years. The City also received an additional $2.2 million in HOME funds authorized by the American Rescue Plan

Section 8 Rental Assistance

The City of Huntington Park cooperates with the LACDA, which administers the Section 8 Voucher Program. The Section 8 program provides rental assistance to low-income persons in need of affordable housing. There are two types of subsidies under Section 8: certificates and vouchers. A certificate pays the difference between the fair market rent and 30% of the tenant's monthly income, while a voucher allows a tenant to choose housing that may cost above the fair-market figure, with the tenant paying the extra cost. The voucher also allows the tenant to rent a unit below the fair-market rent figure with the tenant keeping the savings.

Low-Income Housing Tax Credit Program

The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income, for a term of 15 years.

Local Resources

Housing (Density Bonus) Agreements

The City can assist in the development of new affordable housing units by entering into Density Bonus Agreements (DBA) and/or Declaration of Restrictive Covenants with developers. These agreements may also provide for development assistance, usually in the form of a density bonus,

incentives, or the payment of specified development fees or other development costs that cannot be supported by the proposed development.

City of Huntington Park Planning Division

The Planning Division of the Community Development Department provides and coordinates development information and services to the public. Specifically, the Planning Division provides staff support to the City Council and Planning Commission in formulating and administering plans, programs, design guidelines and legislation for guiding the city's development in a manner consistent with the community's social, economic, and environmental goals.

The Planning Division is tasked with ensuring that land uses and new development in Huntington Park comply with City codes, the General Plan, City Council and Planning Commission policies, and California law. Approval of projects through the planning process is required before the City issues grading or building permits. Advanced planning programs provided by the division include a comprehensive General Plan update (including periodic update of the Housing Element), preparing and amending specific plans and design guidelines, and conducting special land use studies as directed by the City Council.

Energy Conservation Opportunities

As residential energy costs rise, the subsequent increasing utility costs reduce the affordability of housing. Although the City is mostly developed, new infill development and rehabilitation activities could occur, allowing the City to directly affect energy use within its jurisdiction.

State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Code of Regulations and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The most recent update to State Building Energy Efficiency Standards were adopted in 2019. Building Energy Efficiency Standards have saved Californians billions of dollars in reduced electricity bills. They conserve nonrenewable resources, such as natural gas, and ensure renewable resources are extended as far as possible so power plants do not need to be built.[1]

Title 24 sets forth mandatory energy standards and requires the adoption of an "energy budget" for all new residential buildings and additions to residential buildings. Separate requirements are adopted for "low-rise" residential construction (i.e., no more than three stories) and nonresidential buildings, which includes hotels, motels, and multi-family residential buildings with four or more habitable stories. The standards specify energy-saving design for lighting, walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards, and the use of non-depleting energy sources, such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations through the plan check and building inspection processes.

The draft Environmental Justice Element of the City's General Plan contains policies and programs to increase tree planting in the city; trees can shade buildings and reduce residential energy use.

[1] California Energy Commission (https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards)

The City is also demonstrating its commitment to mixed-use development through its sites inventory. All sites included in the inventory will allow higher density mixed-use development in proximity to high-frequency transit. This type of development facilitates energy efficiency by increasing public transit ridership, reducing vehicle miles traveled (VMT), and promoting water conservation through drought-tolerant landscaping and high-efficiency plumbing fixtures.

Availability of Infrastructure and Services

Wastewater System

The City of Huntington Park Public Works Department maintains the City's sewer system. Sewage generated by the city is conveyed to regional sewage treatment facilities maintained and operated by the Los Angeles County Sanitation District (LACSD). Wastewater collected by the LACSD is conveyed to the Joint Water Pollution Control Plant located at 24501 Figueroa Street in Carson. This treatment plant provides primary and secondary treatment for approximately 280 million gallons per day (mgd) and has a total permitted capacity of 400 mgd. Thus, a remaining capacity of 120 mgd is available for future development in the region including housing development in Huntington Park. Additional sewage flow resulting from regional growth beyond the capacity of the Joint Water Pollution Plant will require the expansion of the regional wastewater system.

The City does not have a current sewer master plan. The General Plan Public Facilities Element was adopted in 1991 and is based on outdated population projections. Program 13 (Comprehensive Planning Updates) requires the City to update the Public Facilities Element of its General Plan which will establish a comprehensive plan for ensuring adequate wastewater treatment capacity for the 2,500 units planned for in this Housing Element.

Potable Water System

The City of Huntington Park is served by four retail water companies, which obtain their supply of water from local groundwater wells and water deliveries from the Metropolitan Water District. The four water companies are listed below.

- **Maywood Mutual Water Company**. The Maywood Mutual Water Company serves the northeast portion of the city. The service boundaries extend east to west from Maywood Avenue to the City's border with Maywood, and north to south from Slauson Avenue to Randolph Avenue. Approximately 70% of the Maywood Mutual Water Company's customers reside in Huntington Park.
- Walnut Park Mutual Water Company. Walnut Park Mutual Water Company serves the odd side of Walnut Street (addresses 2901-3501 Walnut Street).
- Golden State Water Company. The City of Huntington Park is located within the Central Basin West service area of the Golden State Water Company. Golden State Water Company serves the western portion of the city. The service boundaries extend from Slauson Avenue to the north to Florence Avenue to the south, and from the City's western border with Florence Graham to west to Alameda Street to the east.
- Severn Trent Services. Severn Trent is the City's main provider of water and operates multiple wells in the city, including Wells Number 12, 14, and 17.

The 2020 City of Huntington Park Urban Water Management Plan (UWMP) found that additional capacity (100 to 120 acre feet per year) is required to meet the population growth anticipated by

the UWMP. The UWMP anticipates population growth of 2,500 individuals, which is less than the 2,500 additional units anticipated in this Housing Element.[2] A number of regional and local projects are described in the UWMP to increase conservation efforts or supply of water. The City will update the General Plan Public Facilities element to create a comprehensive plan for ensuring adequate water supply for the additional units not contemplated in the UWMP (Program 14, Comprehensive Planning Updates).

The City does not own any water treatment facilities, so opportunities for increasing the use of recycled water for irrigation and other industrial uses is somewhat limited.[3] One opportunity for water conservation is the expansion of recycled water use at City facilities (e.g., Salt Lake Park), which is currently limited by lack of infrastructure. Following the update to the General Plan Public Facilities Element, the City will seek funding to expand infrastructure at Salt Lake Park to allow more of the park's water to be recycled (Program 14).

Storm Water and Drainage

The Los Angeles County Flood Control District provides and maintains flood control infrastructure in the city. Future development on all sites identified in the Sites Inventory would be considered urban infill and would therefore be unlikely to significantly increase the extent of impermeable cover in the city. While new housing development is not expected to significantly increase impermeable surfaces, large development proposals are assessed for drainage impacts and facilities to manage potential increases in stormwater runoff would be required.

Circulation System

The Circulation Element of the Huntington Park General Plan outlines the long-term plan for roadways, including numbers of lanes, right-of-way, and general operating conditions. It also provides guidance relating to the transit system, goods movement system, and nonmotorized travel, including bicycle and pedestrian travel and serves as a comprehensive transportation management strategy to ensure adequate transportation infrastructure is in place to meet population growth.

The planned West Santa Ana Branch Light Rail Project will add high-frequency light rail transit stops to two locations within city limits at the intersection of Florence and Salt Lake Avenues and the intersection of Pacific Boulevard and Randolph Street. These new transit stops will enable the development of higher density housing in the vicinity, while reducing car dependence and increasing access to employment centers throughout Greater Los Angeles.

[2] City of Huntington Park, 2020 Urban Water Management Plan, page 7-25. https://wuedata.water.ca.gov/public/uwmp_attachments/2740338981/City%20of%20Huntington%20Park%20Final%202020%20UWMP%20-%2006.23.2021.pdf

[3] City of City of Huntington Park, 2020 Urban Water Management Plan, page 4-7. https://wuedata.water.ca.gov/public/uwmp_attachments/2740338981/City%20of%20Huntington%20Park%20Final%202020%20UWMP%20-%2006.23.2021.pdf

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V. SITES INVENTORY

This chapter documents the methodology and results of the housing sites inventory analysis conducted to demonstrate the City of Huntington Park's ability to satisfy its share of the region's future housing need.

Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is a key requirement for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 6th Housing Element cycle extending from July 2021 to October 2029. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

This update of the City's Housing Element covers the planning period of January 2021 through January 2029 (called the 6th Cycle Housing Element update). Huntington Park's share of the regional housing need is allocated by the Southern California Association of Governments (SCAG) and based on recent growth trends, income distribution, and capacity for future growth. The City must identify adequate land with appropriate zoning and development standards to accommodate its assigned share of the region's housing needs.

The City must also accommodate any unmet need from the previous Housing Element cycle. Pursuant to Government Code Section 65584.09, if a jurisdiction failed to make adequate sites available to accommodate the regional housing need in the prior planning period, the jurisdiction must zone or rezone sites to accommodate any unaccommodated need. In addition to the City's 6th Cycle RHNA, Huntington Park's total unaccommodated need from the 5th cycle (895 units) must be planned for in the 6th Cycle.

Huntington Park is obligated to demonstrate a total available capacity of 2,500 units. The units are distributed among four income categories, as shown in Table V-1.

Table V-1
Huntington Park Housing Needs for 2021 - 2029

	INCOME CATEGORY				
	VL	LOW	MOD	ABOVE MOD	TOTAL
5th Cycle RHNA	216	128	149	402	895
6th Cycle RHNA	264	196	243	902	1,605
Total RHNA to be met during this planning period	480	324	392	1,304	2,500

Source: Final Regional Housing Needs Allocation, SCAG, 2020

Each income category is based on a percentage of the Area Median Income (AMI) as defined by HCD. The Los Angeles County AMI was $91,000 in 2022. Table V-2 shows the maximum rent that would be affordable to households in each income category.

Table V-2
Los Angeles County
Maximum Rent by RHNA Income Category

CATEGORY	INCOME RANGE	ONE PERSON HOUSEHOLD		TWO PERSON HOUSEHOLD	
		INCOME	MAX RENT	INCOME	MAX RENT
Extremely Low	Below 30% of area median income	$21,950	$549	$25,050	$626
Very Low	30%-50% of area median income	$36,550	$914	$41,800	$1,045
Low	50%-80% of area median income	$58,450	$1,461	$66,800	$1,670
Moderate	80%-120% of area median income	$61,400	$1,535	$70,150	$1,754
Above Moderate	Over 120% of area median income	No Max	No Max	No Max	No Max

1. Maximum of income range multiplied by household median income average based on 2019 State income limits (http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2019.pdf)
2. Income maximum multiplied by 30% divided by 12 to yield monthly maximum affordable rent.
3. LA County Median Income (2019): $64,251.

RHNA Credits

The City may credit towards fulfillment of its RHNA anticipated production of accessory dwelling units (ADUs) and units in approved and/or permitted residential developments which will be completed within the planning period.

Accessory Dwelling Units

Based on an analysis of ADU production in Huntington Park from 2018 through 2021, the City has prepared a projection of the estimated ADU production in the upcoming eight-year Housing Element cycle.

Table V-3 shows the number of ADU permits issued each year.

Table V-3
Accessory Dwelling Unit Production
City of Huntington Park

APR REPORTING YEAR	ADU BUILDING PERMITS ISSUED
2018	6
2019	10
2020	24
2021	16
Average across 3 years	14

The City issued an average of 14 building permits for ADUs per year over the last four years. Extrapolated over the eight-year Housing Element planning period, the City can safely project the production of approximately 112 ADUs during the 2021-2029 planning period. The City anticipates that this projection adequately accounts for consistent ADU production in the upcoming years. Program 3, Accessory Dwelling Units and Missing Middle Housing, provides incentives and streamlines the ADU process to increase production during the 2021-2029 planning period.

ADU Affordability

In 2020, the Southern California Association of Governments (SCAG) conducted the SCAG Regional Accessory Dwelling Unit Affordability Analysis and provided its findings in a report. The report differentiates between coastal LA County (LA County I) and inland LA County (LA County II) to account for residential cost differentiation between these regions. The City of Huntington Park is located within the LA County II area, as defined by the SCAG report. Table V-4 shows the ADU affordability analysis specific to that region. According to SCAG's findings, the highest percentage of ADUs (45 percent) are affordable to low-income households. The second highest percentage of ADUs (30 percent) are affordable to above moderate-income households.

Table V-4
Affordability Breakdown of Rented ADUs

INCOME LEVEL	% ADUS PER INCOME CATEGORY IN LA COUNTY II
Extremely Low	15%
Very Low	9%
Low	45%
Moderate	2%
Above Moderate	30%

Source: SCAG Regional Accessory Dwelling Unit Affordability Analysis.2020 (https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527

Huntington Park has applied the SCAG-generated percentages by income level accordingly to the ADU projections for the 6th cycle term (Table V-5), to project the distribution of ADUs among all income categories.

Table V-5
Projected ADU Production Between 2021-2029
Affordability Assignment

INCOME CATEGORY	SCAG AFFORDABILITY ASSUMPTION FOR ADUS	# ADUS PRODUCED
Extremely Low	15%	16
Very Low	9%	10
Low	45%	50
Moderate	2%	2
Above Moderate	30%	34
Total	**101%**	**112**

Pending or Approved Projects

Pending or approved ("pipeline") projects that can count toward the City's 6th Cycle RHNA are listed in Table V-6. Pipeline projects are those that have received some form of approval and will be completed and occupied during the planning period. The income levels for these projects are based on agreed-upon sales prices or rent terms outlined in the Density Bonus Agreement for the project.

The proposed affordable housing development project, located at 6101 State Street in Huntington Park, is approximately 0.76 acres and will accommodate a total of 57 affordable units.

Table V-6
Pending or Approved Projects

PROJECT / LOCATION	INCOME CATEGORY				
	VL	LOW	MOD	ABOVE MOD	TOTAL
Huntington Square (6101 State Street)	13	36	7	1	57
Total Units					**57**

Source: City of Huntington Park, 2021

Summary of RHNA Credits

After accounting for projected ADU development and pipeline projects, the City has satisfied approximately seven percent of its total allocation for the 2021-2029 planning period. The City must demonstrate the availability of sites with appropriate zoning and development standards that allow and encourage the development of an additional 2,331 units. This total includes 441 very low-income, 238 low-income, 383 moderate-income, and 1,269 above moderate-income units (Table V-7).

Table V-7
Credits Towards RHNA

	INCOME CATEGORY				
	VL	LOW	MOD	ABOVE MOD	TOTAL
Total RHNA Allocation	**480**	**324**	**392**	**1,304**	**2,500**
Pipeline Projects	13	36	7	1	57
Accessory Dwelling Units	26	50	2	34	112
Remaining RHNA After Subtracting Credits	**441**	**238**	**383**	**1,269**	**2,331**

Source: Final Regional Housing Needs Allocation, SCAG, 2020

Inventory of Opportunity Sites

After evaluating RHNA credits, the City must evaluate sites zoned for housing the remaining RHNA (2,331 total units) by identifying sites zoned for housing. Most existing opportunity sites are in the

Downtown Specific Plan (DTSP) area. The remaining RHNA will be accommodated by rezoning sites within one-half mile of future light rail stations.

Suitable Sites for Affordable Housing

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the regional growth. State law has established "default" density standards in metropolitan jurisdictions like Huntington Park for the purpose of estimating potential units by income range. A density standard of 30 or more units per acre (primarily for higher-density multi-family developments) is adequate to facilitate the development of housing units affordable to low- and very low-income households.

In addition to default density standards, the California Legislature established size requirements for parcels intended to support the development of lower-income units. Government Code Section 65583.2 establishes that sites between 0.5 and 10 acres in size which are zoned for residential development at greater than 30 units per acre are suitable for lower-income projects. Very small parcels, even when zoned for high densities, may not facilitate the scale of development required to access competitive funding resources. Conversely, typically lower-resource affordable housing developers may be unable to finance the scale of project necessitated by very large parcels.

Determining Realistic Capacity

The City assumed that the realistic development capacity of the chosen sites may be significantly less than the full development capacity allowed by the parcel's zoning and land use designation. This conservative assumption is based on site-specific conditions and development standards that may reduce the development potential of a given site. Open space or parking requirements, and irregularly shaped parcels all impact the ability to achieve the maximum density allowed by the zoning code.

To establish realistic development trends, the City compiled data on 21 multifamily residential projects (Table V-8) located throughout the Gateway Cities region. These surrounding cities have comparable market demand to Huntington Park. The City assumes that the residential redevelopment trends of these surrounding cities are also likely to occur on sites identified in Huntington Park's Sites Inventory. The average density achieved across the 21 projects was 52 dwelling units per acre. Based on this finding, the inventory assumes a realistic density of 50 dwelling units per acre on sites zoned to allow a maximum density of 70 dwelling units per acre. This represents a realistic buildout of 70 percent of the maximum allowable density. The Sites Inventory assumes a realistic buildout of 70 percent of all identified sites to align with regional development trends.

These regional residential projects also include deed-restricted affordable units at an average rate of 57 percent, with many of these projects achieving around 100 percent affordability. Based on this trend, it is likely that affordable housing will occur on sites identified on Huntington Park's Sites Inventory. In order to further facilitate the development of affordable housing, the City will implement the following programs as part of the Housing Plan:

- Program 8, Zoning Code Updates
- Program 9, Development Procedures
- Program 11, Identify Adequate Sites and Assist in the Development of Adequate Housing
- Program 12, Density Bonus and Other Affordable Housing Incentives

Table V-8
Typical Densities of Multifamily Residential Projects in the Gateway Cities

Locality	Project	Previous Uses	Zoning	Site Acreage	Total Units	Achieved Density	Percent Affordable
Compton	302 N Tamarind Ave	Vacant	R-H	1.94	75	34	100%
Compton	1117 S Long Beach Blvd	Vacant	MU, CL	1.26	29	29	0%
Long Beach	Anaheim/ Walnut, 1500 E. Anaheim	Vacant	CCN	2.66	88	33	99%
Long Beach	Union Apartments, 1401 LB Blvd	Vacant	SP-1-TN	1.1	160	145	99%
Long Beach	26 Point 2 Apartments, 3590 E. PCH	Mixed-use	CO	1.13	77	68	99%
Lynwood	12021 Atlantic Ave.	Vacant	SCHD	0.88	67	76	99%
Montebello	805-865 N. Garfield Ave.	Golf Course	R-1	15.15	800	52	25%
Montebello	112-132 6th St, 501-525 Whittier Blvd (Cesar Chavez Foundation)	Retail, Vacant, Residential	C-2, R-3	1.56	132	85	50%
Montebello	2000 Flotilla Street	Parking	M-2	0.49	25	51	100%
Norwalk	Mercy Housing – Veterans Housing	Vacant	R-4	1.5	60	40	100%
Norwalk	Florence Homes, 14815 Pioneer Blvd.	Single-Family Residential	R-4	1.5	62	41	10%
Norwalk	Norwalk Entertainment District	Civic Center and City Hall	R3/C1	10	180	18	33%
Signal Hill	Town Center Northwest	Oil field / Operations	SP-21	8.3	267	32	0%
Signal Hill	Walnut Bluff	Oil field / Operations	SP-7	2	90	45	0%
Signal Hill	Orange Bluff	Oil field / Operations	SP-7	8.24	290	35	94%
South Gate	Garfield Apartments, 10920 Garfield Ave.	Commercial retail	HMU-3	4.1	244	55	0%
South Gate	PATH Villas, 5610 Imperial Highway	Service commercial	CDR2	1.27	60	47	98%
South Gate	Housing Authority Site, 13050 Paramount Blvd.	Commercial retail	HMU-2	1.32	64	48	100%
Whittier	16424-16440 Whittier Blvd.	Retail, Residential	N/A	2.1	54	26	0%

Locality	Project	Previous Uses	Zoning	Site Acreage	Total Units	Achieved Density	Percent Affordable
Whittier	12826 Philadelphia St.	Medical Building	N/A	0.82	51	62	0%
Huntington Park	Community of Friends, 6101 State	Vacant	R-M	0.76	57	75	98%
Average Density Achieved							**52 du/ac**

Methodology for Site Selection

To identify potential sites for additional development, geospatial data was used to identify vacant and nonvacant but underutilized properties within the city. Nonvacant parcels were chosen as sites likely to be redeveloped during the planning period based on the following factors:

- **Improvement-to-land value ratio:** A parcel's improvement-to-land value (ILV) ratio can help quickly identify properties that are potentially underutilized. A ratio of less than 1.0 indicates that the real estate market values the land itself more highly than what is currently built on that land. These underutilized parcels represent opportunities for property owners and developers to invest in further improvements that increase the overall value of the property. It should be noted that the improvement-to-land value ratio of a property does not necessarily consider development standards or environmental constraints that may impact the feasibility of redevelopment on the site. All identified sites have an ILV ratio of less than 1.0.
- **Existing use vs. zoned use:** A comparison of a site's current use to the use for which it is zoned can also help identify underutilized properties. For example, a parcel currently occupied by a parking lot or older commercial structures which is zoned for high-density housing or high intensity commercial development represents an opportunity for the property owner to convert the property to a higher-value use. Sites were identified with existing uses consistent with regional redevelopment trends.
- **Age of structure:** The age of a structure is most useful in demonstrating that a site is not likely to redevelop. New construction on the site indicates that a property owner is unlikely to invest in additional improvements or redevelop the site in the near future. All existing structures on identified sites are at least 20 years old and approximately 77 percent of structures are at least 30 years old.
- **Floor area ratio:** Low floor-area ratios (FAR) further indicate underutilization especially in downtown areas or upzoned corridors. Conversely, developed sites with higher floor area ratios are less likely to redevelop as the land acquisition and demolition costs would be high. Sites were predominantly selected that have a FAR less than what is allowed in the zone district.
- **Proximity to transit:** Sites near allow residents to have greater mobility without the use of a personal vehicle. Sites were identified in areas with access to public transportation and main arterials along Pacific Boulevard and Rita Avenue and within one-half mile of the three future light rail stations that will serve Huntington Park.

Potential sites were reviewed based on these criteria to eliminate those unlikely to be redeveloped in the near term.

Existing Opportunity Sites

The Sites Inventory identifies vacant and underutilized sites that have the capacity and zoning to accommodate approximately 37 percent of the City's RHNA (910 new housing units). Vacant and underutilized sites identified in this inventory are in the Downtown Specific Plan area.

Realistic Capacity of Downtown Specific Plan Sites

The Downtown Specific Plan (DTSP) is the economic heart of Huntington Park, containing the largest concentration of commercial shops, entertainment, and services within the city. This area also acts as a concentrated area of employment opportunity in Huntington Park. The DTSP is comprised of approximately 85 acres in the center of the city. The area extends from Randolph Street in the north to Florence Avenue in the south. The western boundary of the DTSP is Rugby Avenue and the eastern boundary is Seville Avenue except for an extension along Zoe Avenue to Miles Avenue. The purpose of the DTSP is to create a unique, economically vibrant, and pedestrian-oriented downtown area. The focus on commercial, office, and mixed residential uses is consistent throughout the specific plan area.

The DTSP area is ideal to accommodate high-density residential uses. Current development standards make higher density (up to 70 dwelling units per acre) residential infill development feasible and desirable. Further, the concentration of vacant, for lease or sale, unoccupied, and underutilized commercial buildings in this area indicates high potential for redevelopment. In addition, the proximity of the planned West Santa Ana Branch Light Rail project and the associated Pacific/Randolph station at the north end of the DTSP has the potential to bring economic revitalization, improved transit access, and increase residential demand in the area. For this reason, all sites identified within the DTSP are located within one mile of the planned Pacific/Randolph station.

City-Owned Sites Within the DTSP

The Sites Inventory identified a total of 12 City-owned parcels. All publicly owned parcels are currently used as public parking along Rita Avenue within the DTSP. The City intends to facilitate the redevelopment of these parcels with mixed-use development. The City acknowledges the importance of retaining available public parking in this area, so the City will work to encourage development on these sites that would retain parking such as wrapped or podium development. Program 11 (Identify Adequate Sites and Assist in the Development of Adequate Housing) will commit the City to encourage the development of these sites. Program 8 (Zoning Ordinance Updates) contains actions to evaluate the City's parking standards and devise solutions to mitigate the potential loss of parking on these sites. City-owned sites that did not meet lower-income site parcel size requirements, so they were not assumed to accommodate any lower-income units for the purposes of this inventory, but the City will follow the Surplus Land Act in disposing of these properties, which would require a minimum affordability requirement on any residential development (Program 10).

Summary of Existing Opportunity Sites

After accounting for vacant and underutilized in the DTSP, there remains a shortfall of 1,412 units including 596 above-moderate income units, 119 moderate income units, and 372 lower income units (see Table V-9). Figure V-1 shows the location of sites identified in the DTSP. The City is

obligated to commit to rezoning adequate sites to allow and encourage the development of at least 1,412 units to address the shortfall of residential capacity.

Table V-9
Residential Capacity of Opportunity Sites and RHNA Shortfall

	INCOME CATEGORY				
	VL	LOW	MOD	ABOVE MOD	TOTAL
Total RHNA	**480**	**324**	**392**	**1,304**	**2,500**
Pipeline Projects	13	36	7	1	57
Accessory Dwelling Units	26	50	2	34	112
Downtown Specific Plan	125	122	101	562	910
Total Units	**164**	**208**	**110**	**597**	**1,088**
Remaining RHNA (Shortfall)	**(316)**	**(116)**	**(282)**	**(707)**	**(1,421)**

Figure V-1
Opportunity Sites in the Downtown Specific Plan Area



Rezoning to Accommodate a Shortfall of Capacity

In order to accommodate the housing need not met by existing zoning, the City has identified approximately 36 acres across 36 parcels to be rezoned to facilitate additional residential development. These sites are to be rezoned to allow a maximum density of 70 dwelling units per acre, minimum density of 30 dwelling units per acre, and a maximum building height of 65 feet through the establishment of a Transit-Oriented Development (TOD) Overlay (Program 11, Identify Adequate Sites and Assist in the Development of Adequate Housing), concurrent with adoption of the Housing Element. This overlay is intended to facilitate the development of a compact mix of high-density residential, commercial, office, and light industrial uses in areas with a high potential for pedestrian activity, generally within one-half mile of existing and planned transit stations. The base zoning of sites proposed for rezoning are MPD (Industrial/Manufacturing Planned Development), C-G (General-Commercial). R-H (High Density Residential), and C-N (Neighborhood-Commercial). MPD and C-G do not allow residential uses, so the minimum density allowed on the sites would be 30 dwelling units per acre (the minimum allowed by the TOD Overlay District. Per Housing Element Law, sites accommodating lower-income housing units must be zoned to allow at least 20 dwelling units per acre (Government Code Section 65583.2 (c)(3)).

The R-H and C-N districts do allow residential densities of up to 20 dwelling units per acre, and those districts do not have minimum densities. Therefore, the two sites zoned R-H and C-N do not meet the minimum density standard of 20 units per acre.

However, the units assumed to be accommodated by those two sites are not required to meet the City's lower-income RHNA. Therefore, those sites are not needed to accommodate the City's share of the lower-income RHNA, and are counted as moderate- and above moderate-income.

Future West Santa Ana Branch Light Rail Station Areas

The City identified sites for rezoning that are within walking distance (one-half mile) of three future light rail transit stations planned under the West Santa Ana Branch Transit Corridor (WSABTC) project: Slauson/Long Beach, Pacific/Randolph, and Florence/Salt Lake. The areas around the transit stations have been identified as having potential for transit-oriented development with a mix of uses and high-density residential buildings. The selected sites and assumed densities are consistent with analysis and recommendations in the WSABTC Area Report as well as two transit-oriented specific plans found in the Gateway Cities region: the Willowbrook TOD Specific Plan and North Paramount Gateway Specific Plan. The City's proposed TOD overlay with a maximum allowable density of 70 dwelling units per acre would be similar to densities allowed in the DTSP and TOD plans in the Gateway Cities region.

Slauson/Long Beach Transit Station

The Slauson/Long Beach Station is located in an area with both industrial and residential uses. The WSABTC Station Area Report outlines a vision for this station area which includes transitioning the predominately industrial uses into a mixed-use residential community. A TOD overlay zone would enable redevelopment of opportunity sites and incentivize development of high-density residential and mixed-use projects. The station's location makes it attractive for those seeking more affordable residential options with transit access to downtown Los Angeles.

The Sites Inventory identifies 18 opportunity sites within one-half mile of the station. These sites would yield 1,069 units. Existing uses on selected opportunity sites include parking lots, auto repair,

manufacturing, and commercial uses. Figure V-2 shows the opportunity sites within one-half mile of the Slauson/Long Beach transit station.

Sites near the Slauson/Long Beach station experience some of the highest pollution burden in the city. Active manufacturing and other industrial land uses and a concentration of toxic release sites as tracked by CalEnviroScreen mean residents in these neighborhoods more likely to be exposed to unhealthy levels of airborne particulate matter, lead, and drinking water contamination. Program 11 (Identify Adequate Sites and Assist in the Development of Adequate Housing) incentivizes the transition of these high-polluting uses to "green" industries or mixed-use projects that would have a lower impact on residential communities. Additionally, the City will actively pursue funding and develop a strategy for environmental remediation and preliminary toxic assessments where necessary (Program 10). The Environmental Justice Element contains policies to mitigate indoor air pollution and use project design elements to reduce the impact of pollution to residents of new developments.

Pacific/Randolph Transit Station

The Pacific/Randolph Station will be located near the intersection of two major arterial boulevards: Pacific Boulevard and Randolph Street. Due to its proximity to downtown Los Angeles, it is anticipated that the station will bring high demand for residential development in the area. The WSABTC Station Area Report outlines a vision for this station area as a vibrant multi-modal transit hub surrounded by residential mixed-use at transit-supportive densities. There are significant opportunities for infill development and adaptive reuse in addition to new development in this area. Redevelopment of existing retail sites into mixed-use projects with residential above retail can help foster an active economic environment. The proposed TOD Overlay zone will allow greater densities and a mix of uses in this area which will enable the development of a vibrant transit-oriented community within walking distance of the proposed station.

The Sites Inventory identifies 17 opportunity sites within one-half mile of the station. These sites would yield 652 units at a variety of income levels. Existing uses on selected opportunity sites include parking lots, restaurants, manufacturing, and commercial uses. Figure V-3 shows the opportunity sites within one-half mile of the Pacific/Randolph transit station.

Pollution in this area is high due to active industrial and manufacturing uses. These environmental concerns are discussed in detail in the Environmental Justice Element. Program 11, Identify Adequate Sites and Assist in the Development of Adequate Housing, incentivizes the transition of these high-polluting uses to "green" industries or light industrial mixed-use projects that will have a lower impact to residential communities. Additionally, the City will actively pursue funding and develop a strategy for environmental remediation and preliminary toxic assessments where necessary (Program 10). The Environmental Justice Element contains policies to mitigate indoor air pollution and use project design elements to reduce the impact of pollution to residents of new developments.

Florence/Salt Lake Transit Station

The Florence/Salt Lake Station sits along the Florence Avenue arterial and in a predominantly single-family residential neighborhood. The WSABTC Station Area Report outlines a vision of this station area that includes a walkable revitalized commercial corridor with high-quality transit connections to other economic centers. The TOD Overlay would permit higher-density mixed-use and expand the market for potential development and incentivize development of residential mixed-use at transit supportive densities. The Sites Inventory identifies one opportunity site within one-

half mile of the station. This site would yield 37 units at a variety of income levels. The site is currently used for commercial purposes. Figure V-4 shows the opportunity sites within one-half mile of the Florence/Salt Lane Transit Station.

Figure V-2
Opportunity Sites Within One-Half Mile of the Slauson/Long Beach Transit Station

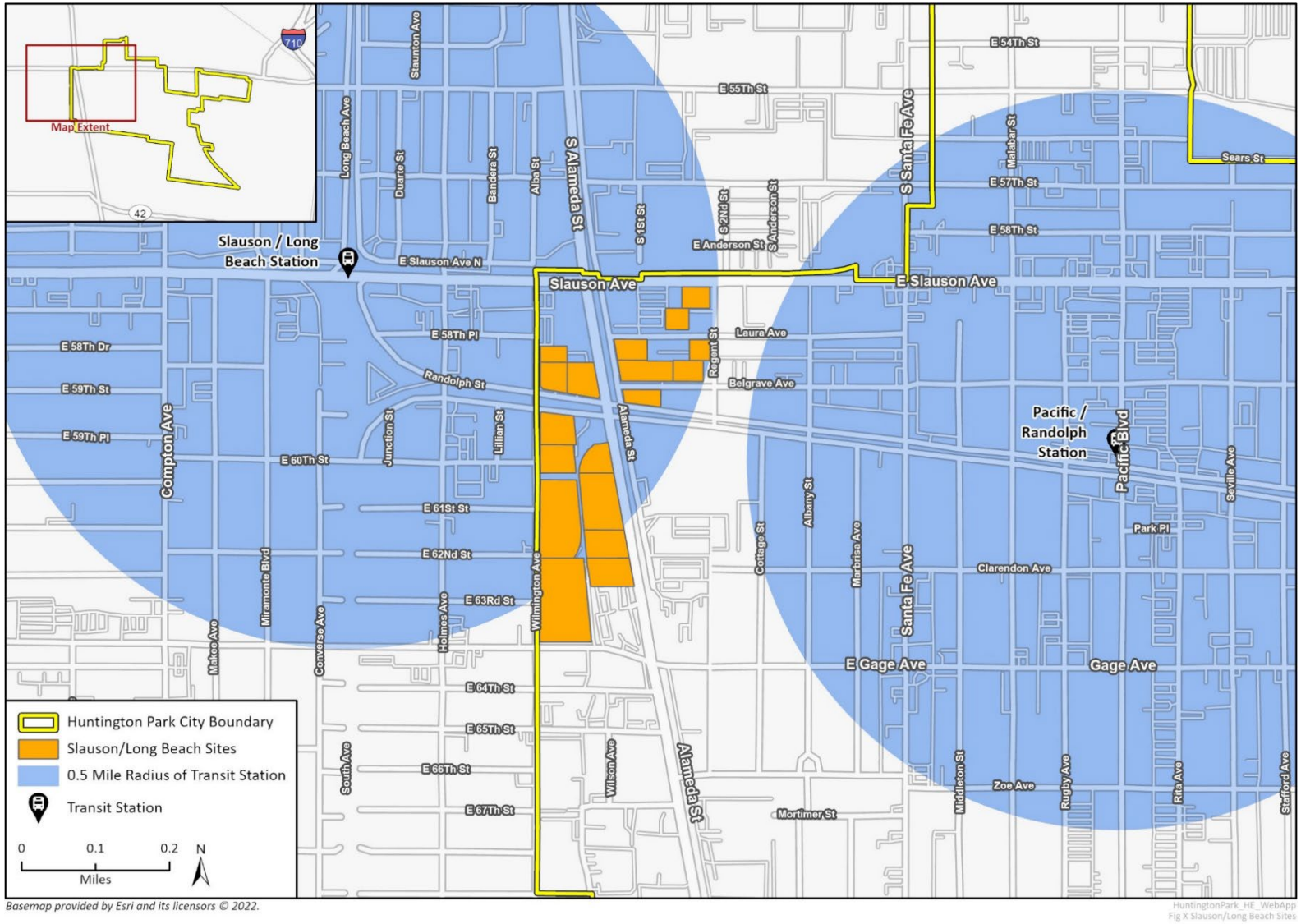


Figure V-3
Opportunity Sites Within One-Half Mile of the Pacific/Randolph Transit Station

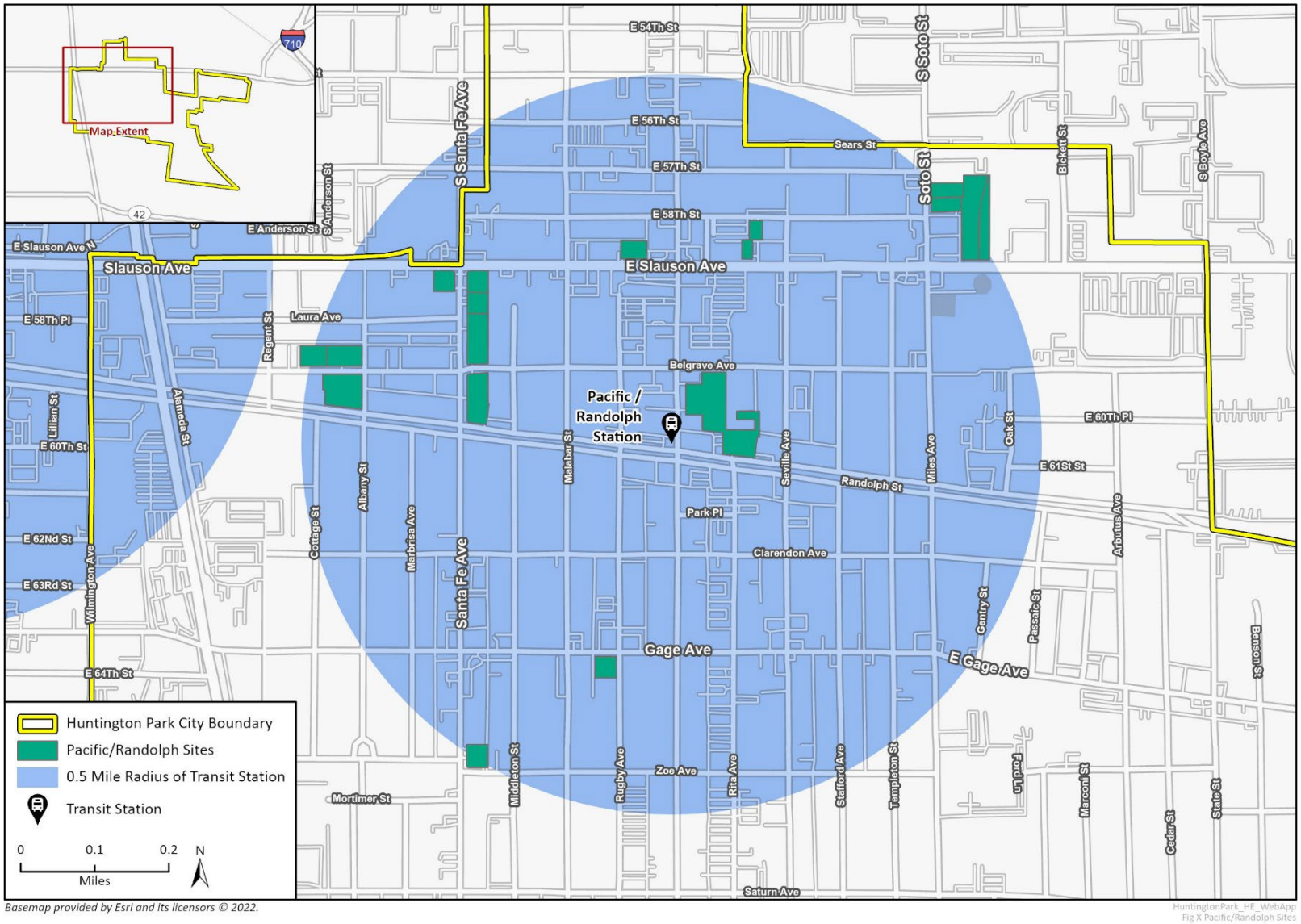
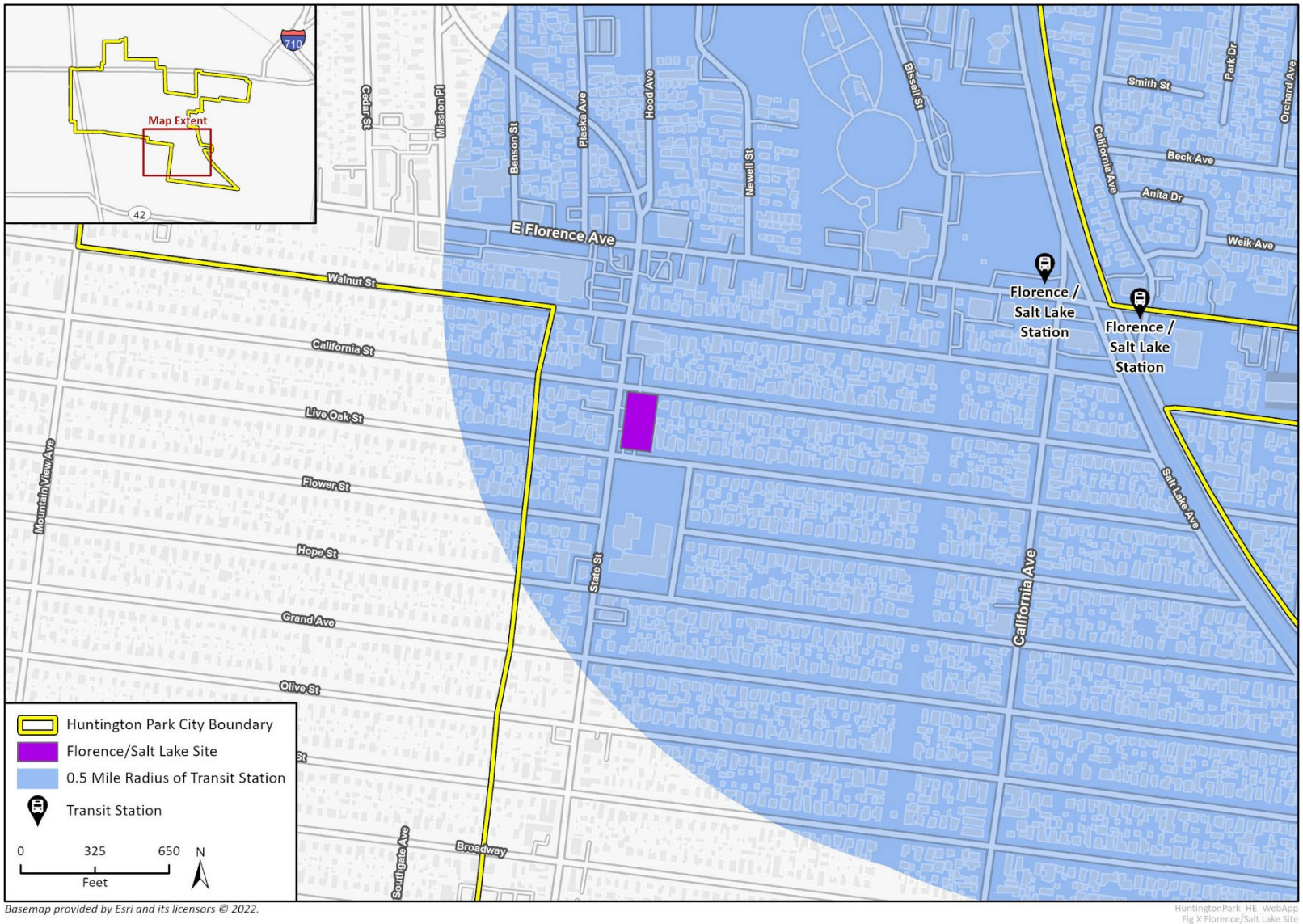


Figure V-4
Opportunity Sites Within One-Half Mile of the Florence/Salt Lake Transit Station



Determining Realistic Capacity of Rezone Sites

The Sites Inventory assumes a realistic density of 50 dwelling units per acre on TOD sites. This represents a realistic buildout of 70 percent of the maximum allowable density (70 units per acre). The regional analysis of multifamily development trends summarized in Table V-10 shows a trend of residential development at 50 dwelling units per acre as feasible and desirable in other Gateway Cities. This density assumption is also consistent with other TOD development standards in the region. It is reasonable to assume that future development on these rezoned sites will be consistent with regional development trends.

To demonstrate the adequacy of this rezoning strategy in meeting the lower- and moderate-income RHNA, sites selected as suitable for the TOD Overlay are assumed to redevelop with mixed-income projects as opposed to all units allocated to one income category. This demonstrates a more realistic development scenario and avoids concentrations of lower-income units and furthers the City's fair housing goals. The following income allocation was used:

- 15 percent of units allocated to the very low-income category;
- 15 percent of units allocated to the low-income category;
- 20 percent of the units allocated to the moderate-income category;
- 50 percent of the units allocated to the above moderate-income category.

All sites identified for rezoning are consistent with the following site selection criteria:

- Site is within one-half mile of a light rail station;
- Site is between one-half and 10 acres in size;
- Site is currently not being used for residential purposes;
- Site has an improvement-to-land value ratio of less than 1.0;
- All existing structures on a site are at least 20 years old.

Table V-10 shows the realistic unit totals for each light rail station area. Opportunity sites were selected that have the highest redevelopment potential. The regional development examples that provide the basis for the assumptions that established the realistic capacity are discussed below.

Table V-10
Total Residential Capacity of Rezoned Parcels in Future Station Areas

	INCOME CATEGORY				
	VERY LOW	LOW	MOD	ABOVE MOD	TOTAL
Slauson / Long Beach Light Rail Station	169	152	214	534	1,069
Pacific/Randolph Light Rail Station	105	89	131	327	652
Florence / Salt Lake Light Rail Station	6	5	7	19	37
Total Units	**280**	**246**	**352**	**880**	**1,758**

Regional Examples of Transit-Oriented Development

The Willowbrook TOD Specific Plan and the North Paramount Specific Plan each offer a regionally specific model for approaching transit-oriented development which parallels the strategy outlined

in this Housing Element for development along the West Santa Ana Light Rail Transit Line. The development standards and realized densities of residential projects in these areas align with the assumptions for Huntington Park's inventory through implementation of the proposed TOD Overlay.

Willowbrook TOD Specific Plan

Located approximately four miles southwest of Huntington Park in unincorporated Los Angeles County, the Willowbrook TOD Specific Plan is intended to facilitate the development of housing and employment-generating uses in proximity to the Willowbrook/Rosa Parks Light Rail Station. The development standards allow for and seek to facilitate mixed-use developments as high as 60 dwelling units per acre and six stories to meet the high market demand for residential uses near the transit station. Table V-11 shows the development standards in the Willowbrook TOD Specific Plan.

Table V-11
Development Standards in the Willowbrook Specific Plan

Zone District	Max. Density	Max. Height	Max. FAR
Mixed-Use	60 du/ac	50 ft 4 stories	3
Medical Center Zone and Overlay	60 du/ac	75 ft 6 stories	2.5
Residential 1 Zone	Low Density	35 ft 2 stories	N/A
Residential 2 Zone	Low Density	35 ft 2 stories	N/A
Residential 3 Zone	Medium Density	35 ft 3 stories	N/A

Source: Willowbrook TOD Specific Plan, 2018, https://planning.lacounty.gov/assets/upl/project/willowbrook_tod-specific-plan.pdf

North Paramount Gateway Specific Plan

The North Paramount Gateway Specific Plan is intended to aid the City of Paramount in planning for increased demand associated with the forthcoming West Santa Ana Branch light rail transit station located near the Paramount/Rosecrans intersection, approximately four miles southeast of Huntington Park. Though the specific plan only allows up to 40 dwelling units per acre and up to four stories in mixed-use and residential zones, state density bonuses allowed many multi-family housing projects built in the specific plan to achieve densities in the range of 30 to 60 dwelling units per acre. Table V-12 shows the development standards in the North Paramount Gateway Specific Plan.

Table V-12
Development Standards in the North Paramount Gateway Specific Plan

Zone District	Max Density	Max Height	Max FAR
Multi-family residential, medium-density (R-M)	30 du/ac	30 ft	N/A
Multi-family residential, high-density (R-M-HD)	40 du/ac	40 ft	N/A
Mixed-use, medium-density (MU-1)	30 du/ac	30 ft	1.5
Mixed-use, high-density (MU-2)	40 du/ac	45 ft	2.0

Source: North Paramount Gateway Specific Plan, 2021,
https://www.paramountcity.com/home/showpublisheddocument/7839/637775791919770000

Suitability of Nonvacant Sites

The housing element must analyze the extent to which existing uses may impede additional residential development. Due to a lack of vacant available parcels, the City relies on nonvacant sites to accommodate approximately 97 percent of its total RHNA and approximately 91 percent of its RHNA for lower-income households. The sites selected for inclusion in the inventory have been chosen because they represent the highest potential for becoming available for residential development and add significant quantities of units to the city's housing stock.

As discussed previously, a suitability analysis was conducted to determine the likelihood of redevelopment. All parcels identified on the Sites Inventory have an ILV of less than 1.0 and all improvements on these parcels are all at least 20 years old. Additionally, all sites identified for lower-income units meet state size and density requirements to facilitate the development of lower-income units.

Current market conditions indicate that there is a reasonable likelihood that these existing uses will redevelop, specifically in areas offering the opportunity for high-density residential and a mix of uses within proximity to transit. Industrial uses in the area have been declining, as reported by some service providers in outreach done for this Housing Element. The Los Angeles County Department Public Health also notes that industry and manufacturing is declining throughout the Los Angeles region.[1] According to Appendix A-1 of the West Santa Ana Branch Corridor Station Report, the areas surrounding the future transit stations within Huntington Park are likely to experience development of existing nonresidential uses (e.g., commercial, industrial, parking lots, offices) to accommodate future high-density residential development. Sites were selected with the intention of revitalizing underutilized high-potential areas currently being used for declining uses such as manufacturing, commercial, and office space.

Existing Uses

The Sites Inventory identified sites with declining uses (such as older commercial and industrial uses, surface parking, and office and professional buildings) that are likely to be converted to a higher-value use such as high-density residential projects. Regional development trends indicate that these existing uses are likely to redevelop.

The largest opportunity for housing development in the city is the reuse of aging industrial and manufacturing uses in the north-eastern areas of Huntington Park. These sites contain buildings for the purposes of commercial warehousing, discount retail, vehicle and material storage, auto-service, and manufacturing and several structures need significant refurbishment and repair. The recent redevelopment of similar sites in neighboring South Gate and Whittier has shown that these types of uses are likely to redevelop with residential projects. For example, the Garfield Apartments project in South Gate developed 244 residential units on a 3.7-acre site formerly occupied by the Imperial Discount Mall. Similarly, the PATH Villas project, also in South Gate, developed 59 units of affordable housing on the site formerly occupied by a warehouse-style commercial building. Projects on potentially environmentally impacted sites are also feasible. A recently permitted 32-unit residential project is currently under construction at 11757 Hadley Street in Whittier on the site of a former gas station and a 17-unit residential project has broken ground on the former site of a chemical wholesale business.

[1] County of Los Angeles Public Health, About Brownfields, 2022. http://www.publichealth.lacounty.gov/eh/safety/brownfields.htm

Aging retail-commercial uses and underutilized surface parking lots within the city's DTSP area and other strip-style retail centers represent a major opportunity for housing development. While the DTSP area has seen little development in recent years, many of the sites identified along Pacific Boulevard have seen high tenant turnover in recent years. The recent redevelopment of similar sites in neighboring Montebello, South Gate, and Whittier has shown that these types of uses are transitioning towards residential projects. For example, the Cesar Chavez Foundation proposed a four-story 132-unit affordable residential mixed-use project at 501-525 Whittier Boulevard in Montebello which involves the redevelopment of a "main-street" retail strip and an adjacent vacant lot. Similarly, the South Gate Housing Authority recently acquired a grocery anchored retail site and intends to develop 64 deeply affordable housing units.

There are several examples listed in Table V-8 of projects that converted commercial and industrial uses to affordable, high-density residential uses throughout the Gateway Cities area. Table V-13 shows the existing uses of the nonvacant parcels identified on the Sites Inventory. Development on these sites would be enabled and incentivized by Action 10-5, which establishes the Transit-Oriented Development Overlay District to allow by-right, high-density multifamily development on sites with existing but declining commercial and industrial uses.

Table V-13
Existing Uses of Nonvacant Sites

Existing Use	Number of Sites	Total Acres	Number of Units	Percent of Inventory
Auto Repair	2	2.45	119	4%
Commercial/Retail	45	12.36	555	21%
Faith-Based Institution	1	0.52	25	1%
Industrial/Manufacturing	17	17.63	856	32%
Office Building	6	5.52	264	10%
Parking Lot	32	13.50	642	24%
Professional Building	4	0.64	29	1%
Restaurant	1	0.55	28	1%
Service Station	2	1.04	50	2%
Storage	1	0.5	24	1%
Vacant	4	1.57	76	3%
Total	**115**	**56.28**	**2,668**	**100%**

Development Standards

Development standards in the DTSP and the new TOD Overlay district are comparable to other TOD areas and high-density example projects in the Gateway Cities area that informed the realistic capacity analysis in this section. The maximum base density allowed in the DTSP and the new TOD Overlay District (70 dwelling units per acre in both) is greater than that allowed in the two TOD specific plans and in the zoning districts of all but three of the example projects that informed the determination of realistic capacity in this sites inventory analysis. Likewise, the maximum height allowed in both the DTSP (60 to 84 feet) and the new TOD Overlay District (65 feet) are comparable with the maximum heights allowed in example project zoning districts and other specific plans, which range between 25 and 75 feet. (Table V-14)

Table V-14 Comparison of Development Standards

Jurisdiction	Project	Zoning District	Max. Density (Base)	Max. Height
Huntington Park				
Huntington Park	N/A	Transit-Oriented Development Overlay District	70 du/ac	65 ft
Huntington Park	Downtown Specific Plan	Downtown Specific Plan A, B, and C	70 du/ac	DTSP A – 84 ft DTSP B – 60 ft DTSP – 60 ft
Specific Plans Used in Analysis				
County of Los Angeles	Willowbrook Specific Plan		60 du/ac	35 – 75 ft (2 – 6 stories)
Paramount	North Paramount Gateway Specific Plan		30 – 40 du/ac	30 – 45 ft
Example Projects				
Compton	302 N Tamarind Ave	R-H	1,500 sf/du	35 ft
Compton	1117 S Long Beach Blvd	MU, CL	1,500 sf/du	75 ft
Long Beach	Anaheim / Walnut, 1500 E. Anaheim	CCN	1,500 – 1,200 sf/du	38 ft (3 stories)
Long Beach	Union Apartments, 1401 Long Beach Blvd	SP-1-TN	30 – 60 du/ac	10 stories
Long Beach	26 Point 2 Apartments, 3590 E. PCH	CO	1,500 – 1,200 sf/du	38 ft (3 stories)
Lynwood	12021 Atlantic Ave.	SCHD	95 du/ac	50 ft
Montebello	805-865 N. Garfield Ave.	R-1 (pending rezone to Mixed-Use Neighborhood)	50 – 80 du/ac	N/A
Montebello	112-132 6th St, 501-525 Whittier Blvd (Cesar Chavez Foundation)	C-2, R-3 (pending rezone to Mixed-Use Neighborhood)	85 du/ac	N/A
Montebello	2000 Flotilla Street	M-2	N/A	N/A
Norwalk	Mercy Housing – Veterans Housing	R-4	23 – 30 du/ac	35 ft (2.5 stories)
Norwalk	Florence Homes, 14815 Pioneer Blvd.	R1	23 – 30 du/ac	35 ft (2.5 stories)
Norwalk	Norwalk Entertainment District	R3/C1	40 du/ac	7 stories
Signal Hill	Town Center Northwest	SP-21	35 du/ac	25 ft (2.5 stories)
Signal Hill	Walnut Bluff	SP-7	45 du/ac	4 stories
Signal Hill	Orange Bluff	SP-7	45 du/ac	5 stories
South Gate	Garfield Apartments, 10920 Garfield Ave.	HMU3	20 du/ac	40 ft (3 stories)

Jurisdiction	Project	Zoning District	Max. Density (Base)	Max. Height
South Gate	PATH Villas, 5610 Imperial Highway	CDR2	32 du/ac	50 ft (4 stories)
South Gate	Housing Authority Site, 13050 Paramount Blvd.	HMU2	30 du/ac	40 ft (3 stories)
Whittier	16424-16440 Whittier Blvd.	Neighborhood Spine	55 du/ac	40 ft (3 stories)
Whittier	12826 Philadelphia St.	N/A	40 du/ac	4 stories

Funding and Incentives

As described in Environmental Constraints, Resources for Cleanup, below, sites that will require remediation are eligible for certain types of funding which also assisted several example projects. Sites in the City's inventory are located in Southern California Association of Governments-designated Transit Priority Areas and Priority Growth Areas, making projects on those sites competitive for grants which use location-based scoring, including tax credits and the Affordable Housing and Sustainable Communities Program (AHSC).

The locations of inventory sites and example project sites also allow projects to take advantage of incentives like reductions in parking requirements. Incentives uniquely available to Huntington Parks inventory sites include by-right development, after with of Housing Element programs 7 and 10. The maximum density of 70 units per acre can be achieved without use of a density bonus, unlike many of the example projects.

Displacement Risk

As a result of this analysis, the City determined that existing uses would not impede conversion to additional residential development. The policies and programs associated with Goals 1, 3, and 4 of the Housing Plan are intended to provide opportunities for development, remove constraints to development, and incentivize residential development in less-productive industrial, office, and commercial areas of the city, not existing residential areas. As discussed in Methodology for Site Selection, above, no sites with existing residential uses were included in the sites inventory. There is potential for redevelopment of commercial sites to displace businesses, and the City will take actions under Program 13 to support local businesses to relocate and remain in Huntington Park.

Resources for Adaptive Reuse

Adaptive reuse is the process of reconfiguring or remodeling a building or site to accommodate a new use or a purpose other than for what it was originally designed. By reusing an existing building, the energy required to create these spaces, the material waste generated from the tenant improvement, and the use of new materials are lessened. The City anticipates adaptive reuse of existing commercial, industrial sites in the DTSP and TOD areas to encourage residential development in areas that are expected to experience residential development. Through Program 10 (Identify Adequate Sites and Assist in the Development of Adequate Housing), the City will development zoning standards and/or an Adaptive Reuse Ordinance that will incentivize transitioning structures and parcels originally developed for non-residential purposes to residential uses. Incentives will include, but not be limited to, flexible development standards, reduced parking standards, and reduced application review timeframes.

Environmental Constraints

Housing Element Law[2] requires a general description of any known environmental constraints to the development of housing within the jurisdiction. Because Huntington Park has a long history of manufacturing and industry, many parts of the city have environmental issues. Some opportunity sites near the Slauson/Long Beach station have active manufacturing or documented environmental contamination. The Housing Element must demonstrate site suitability and that the potential need for site remediation and mitigation measures will not preclude development at the projected densities or capacities of the sites during the planning period. Table V-15 shows the known and potential environmental issues present on or adjacent to sites identified for housing development.

Types of Uses, Mitigation, and Remediation

Environmental issues in Huntington Park typically fall into three broad categories: industrial and manufacturing uses, dry cleaning, and leaking underground storage tanks (LUSTs) on the site of auto related uses. Soils on sites formerly occupied by industrial and manufacturing operations are often contaminated with solvents and metals left over from industrial processes which can be harmful to human health if adequate remediation and mitigation measures are not implemented. Sites formerly occupied by dry cleaners can be similarly contaminated with chlorinated solvents which pose a risk of soil vapor intrusion to occupants of new development on contaminated sites. LUSTs can be common on sites once occupied by auto-related uses and fueling stations, and can contaminate soils and groundwater with petroleum products.

Redevelopment of sites formerly occupied by these types of land uses typically require site remediation or mitigation of environmental hazards, which increases costs for potential housing developers. Fortunately, site remediation and hazard mitigation measures can be undertaken concurrently with the redevelopment of a given site and, in most cases, these measures are not prohibitively costly. Adequate soil testing performed during a Phase II Environmental Site Assessment and any subsequent investigations will reveal the extent to which a site must be remediated or if relatively simple mitigation measures will suffice. The simplest form of site remediation involves removal of soil from a contaminated site prior to redevelopment and transferring it to a suitable disposal facility. If site remediation is not feasible prior to redevelopment of a site, a developer can mitigate contamination issues by installing a low-cost soil vapor barrier at the time of construction to reduce the potential for volatile compounds to intrude into occupied structures. The addition of a sub-slab depressurization system allows harmful compounds present in contaminated soils to be safely ventilated to the atmosphere. If remediation of a site is necessary, installing these mitigation systems enable site remediation to be completed over a longer timeframe such that remediation does not to be complete before redevelopment and occupation of new development.

As shown below in Table V-15, of the 115 opportunity sites identified:

- 10 sites have an agency-reported release onsite;
- 17 sites are currently occupied by uses which may result in site contamination but have not reported any release;

[2] Government Code Section 65583.2(b)(4)

- 20 sites are adjacent to properties with agency-report releases or properties currently occupied by uses which may result in site contamination but no known issues on site; and
- 68 sites have none of the above issues.

The City has facilitated the cleanup of a portion of City-owned and operated Salt Lake Park. A Phase I Assessment was completed in April 2023. The site had been a landfill, and adjacent sites were historically used as service station and auto repair shop. The site is to be redeveloped as an aquatic center, and the City expects remediation to be completed within two to three years.

Table V-15
Housing Opportunity Sites, Existing Conditions

APN	Site Address/ Intersection	Existing Use	Potential or Known Environmental Issues
6320-020-002	2551 Clarendon Ave.	Office Building (religious institution)	None
6320-020-010	Pacific Blvd.	Parking Lot	Western adjacent (5951 Pacific Blvd): LUST, Case closed 1991
6320-020-017	6101 Pacific Blvd.	Commercial (strip retail)	None
6320-020-021	6137 Pacific Blvd.	Commercial (strip retail)	None
6320-020-022	6201 Pacific Blvd.	Commercial (strip retail)	None
6320-020-023	6207 Pacific Blvd.	Commercial (strip retail)	None
6320-020-024	6211 Pacific Blvd.	Commercial (strip retail)	None
6320-020-025	6217 Pacific Blvd.	Commercial (strip retail)	None
6320-021-002	6214 Pacific Blvd.	Commercial (strip retail)	None
6320-021-003	6208 Pacific Blvd.	Commercial (strip retail)	None
6320-021-006	6132 Pacific Blvd.	Commercial (strip retail)	None
6320-021-020	2611 Clarendon Ave.	Parking Lot	None
6320-022-003	6208 Rita Ave.	Parking Lot	Dry cleaner approx. 200 ft to the north – no agency-reported releases
6320-022-004	6200 Rita Ave.	Parking Lot	Dry cleaner approx. 150 ft to the north – no agency-reported releases
6320-022-900	Rita Ave.	Parking Lot	Dry cleaner approx. 70 ft to the north – no agency-reported releases
6320-030-027	6334 Pacific Blvd.	Commercial (strip retail)	None
6320-030-034	2621 E Gage Ave.	Commercial (strip retail)	None
6320-030-035	6360 Pacific Blvd.	Commercial (vacant large footprint retail)	None
6320-030-906	6335 Rita Ave.	Parking Lot	None
6320-031-020	6353 Pacific Blvd.	Commercial (strip retail)	None
6322-003-013	6501 Pacific Blvd.	Commercial (strip retail)	None
6322-003-017	6515 Pacific Blvd.	Commercial (strip retail)	None
6322-003-019	6529 Pacific Blvd.	Commercial (strip retail)	None

APN	Site Address/ Intersection	Existing Use	Potential or Known Environmental Issues
6322-003-029	6526 Rugby Ave.	Medical Offices	None
6322-004-015	6409 Rita Ave.	Parking Lot	None
6322-004-016	6415 Rita Ave.	Parking Lot	Northern adjacent automotive repair facility - no agency-reported releases
6322-004-033	6430 Pacific Blvd.	Commercial (strip retail)	None
6322-004-900	Rita Ave.	Parking Lot	None
6322-004-901	Rita Ave.	Parking Lot	None
6322-004-902	Rita Ave.	Parking Lot	None
6322-004-903	Rita Ave.	Parking Lot	None
6322-004-904	Rita Ave.	Parking Lot	Dental office - no agency-reported releases
6322-005-009	6438 Rita Ave.	Medical Office	None
6322-005-016	6538 Rita Ave.	Medical Office	None
6322-005-025	2675 Zoe Ave.	Professional Offices (mixed)	None
6322-015-009	6611 Seville Ave.	Medical Office	Dry cleaner approx. 50 ft to the south - no agency-reported releases;
6322-015-011	6619 Seville Ave.	Commercial (dry cleaner, personal services)	Dry cleaner (includes 6617 Seville) - no agency-reported releases
6322-016-001	6725 Seville Ave.	Professional Offices	None
6322-016-005	6803 Seville Ave.	Childcare	None
6322-016-011	6823 Seville Ave.	Restaurant	Southern adjacent medical clinic - no agency-reported releases
6322-016-012	6831 Seville Ave.	Medical Offices	Medical clinic - no agency-reported releases
6322-016-017	Rita Ave.	Parking Lot	None
6322-017-005	6702 Pacific Blvd.	Commercial (strip retail)	None
6322-017-007	6722 Pacific Blvd.	Commercial (strip retail)	None
6322-017-008	6728 Pacific Blvd.	Commercial (strip retail)	None
6322-017-012	6822 Pacific Blvd.	Commercial (strip retail)	None
6322-017-028	6614 Pacific Blvd.	Commercial (strip retail)	None
6322-017-030	6610 Pacific Blvd.	Commercial (strip retail)	None

APN	Site Address/ Intersection	Existing Use	Potential or Known Environmental Issues
6322-017-901	Rita Ave.	Parking Lot	None
6322-017-902	Rita Ave.	Parking Lot	None
6322-017-904	Rita Ave.	Parking Lot	None
6322-017-905	Rita Ave.	Parking Lot	None
6322-017-906	Rita Ave.	Parking Lot	None
6322-017-907	Rita Ave.	Parking Lot	None
6322-017-908	Rita Ave.	Parking Lot	None
6322-017-909	6621 Rita Ave.	Parking Lot	None
6322-017-910	6713 Rita Ave.	Parking Lot	None
6322-018-001	2556 Zoe Ave.	Commercial (strip retail)	Western adjacent dental office - no agency-reported releases
6322-018-016	6615 Pacific Blvd.	Commercial (strip retail)	None
6322-018-017	6621 Pacific Blvd.	Commercial (strip retail)	None
6322-018-031	6722 Rugby Ave.	Parking Lot	None
6322-023-001	2558 Saturn Ave.	Commercial (strip retail)	None
6322-023-007	7018 Rugby Ave.	Vacant	None
6322-023-008	7022 Rugby Ave.	Professional Offices	None
6322-023-018	6921 Pacific Blvd.	Bar / Restaurant	None
6322-023-019	7003 Pacific Blvd.	Commercial (strip retail)	None
6322-023-023	7103 Pacific Blvd.	Commercial (strip retail)	None
6322-023-030	Rita Ave.	Parking Lot	None
6322-023-031	7115 Pacific Blvd.	Commercial (strip retail)	None
6322-024-002	6906 Pacific Blvd.	Commercial (strip retail)	None
6322-024-007	7118 Pacific Blvd.	Commercial (strip retail)	None
6322-024-022	7009 Rita Ave.	Vacant	None
6322-024-031	7100 Pacific Blvd.	Commercial (strip retail)	None
6322-024-037	7120 Pacific Blvd.	Commercial (strip retail)	Southern adjacent dental office - no agency-reported releases

APN	Site Address/ Intersection	Existing Use	Potential or Known Environmental Issues
6322-024-042	7129 Rita Ave.	Parking Lot	Western adjacent dental office - no agency-reported releases
6322-025-021	7143 Seville Ave.	Medical Offices	None
6322-025-031	7023 Seville Ave.	Professional Offices	None
6322-025-032	7021 Seville Ave.	Professional Offices	None
6322-025-047	2661 E Florence Ave.	Commercial (strip retail)	None
6009-030-014	5925 S Alameda St.	Auto Repair	Onsite: LUST, Closed 1993 Southern adjacent property (1920 Randolph St): 1. LUST, Case closed 1996 2. Cleanup Program; Case closed 1997 3. Active DTSC Corrective Action case as of 2009
6009-030-015	Wilmington Ave.	Parking Lot	Onsite: None Eastern adjacent property (5925 S. Alameda St): LUST, Case Closed 1993
6009-030-016	Wilmington Ave.	Parking Lot	Southeastern adjacent property (5925 S. Alameda St): LUST, Case closed 1993
6009-031-002	5920 Wilmington Ave.	Vacant	Onsite: 1. LUST, Case closed 1996 2. Cleanup Program; Case closed 1997 3. Active DTSC Corrective Action case as of 2009 Eastern adjacent property (6169 S. Alameda St): Active DTSC Voluntary Agreement case as of 2013 (Covers parcels 6009-033-007,-008, 6009-034-008) Western adjacent property (5921 Wilmington Ave): DTSC Evaluation case, "Refer Case to EPA" status as of 2016
6009-031-004	6100 Wilmington Ave.	Manufacturing	Onsite: Manufacturing facility - no agency-reported releases Eastern adjacent property (1920 Randolph St): 1. LUST, Case closed 1996 2. Cleanup Program; Case closed 1997 3. Active DTSC Corrective Action case as of 2009 Western adjacent property (1855 E. 62nd St): 1. Open Cleanup Program case as of 2015 2. Active DTSC State Response/NPL case as of 2015

APN	Site Address/ Intersection	Existing Use	Potential or Known Environmental Issues
6009-031-006	5900 Wilmington Ave.	Vacant	Onsite: 1. LUST, Case closed 1996 2. Cleanup Program, Case closed 1997 3. Active DTSC Corrective Action case as of 2009 Eastern adjacent property (6169 S. Alameda St): Active DTSC Voluntary Agreement case as of 2013 (Covers parcels 6009-033-007,-008, 6009-034-008) Western adjacent property (5921 Wilmington Ave): DTSC Evaluation case, "Refer Case to EPA" status as of 2016
6009-032-001	6200 Wilmington Ave.	Discount Retail	Onsite: None Northwestern adjacent property (1855 E. 62nd St): 1. Open Cleanup Program case as of 2015 2. Active DTSC State Response/NPL case as of 2015
6009-033-002	6201 S Alameda St.	Auto Sales	Onsite: Automotive repair - no agency-reported releases Northern adjacent property (5921 Wilmington Ave): DTSC Evaluation case, "Refer Case to EPA" status as of 2016
6009-033-007	6169 S Alameda St.	Manufacturing	Onsite: Active DTSC Voluntary Agreement case as of 2013 (Covers parcels 6009-033-007,-008, 6009-034-008)
6009-033-008	6011 S Alameda St.	Parking Lot	Onsite: Active DTSC Voluntary Agreement case as of 2013 (Covers parcels 6009-033-007,-008, 6009-034-008)
6009-034-008	5969 S Alameda St.	Parking Lot	Onsite: Active DTSC Voluntary Agreement case as of 2013 (Covers parcels 6009-033-007,-008, 6009-034-008)
6321-001-008	2020 E Slauson Ave.	Manufacturing	Onsite: Manufacturing facility - no agency-reported releases Southern adjacent property (2007 Laura Ave): Active DTSC State Response/NPL case as of 2007
6321-001-015	2007 Laura Ave.	Vacant	Onsite: Active DTSC State Response/NPL case as of 2007
6321-007-015	6000 Alameda St.	Auto-related	Onsite: Manufacturing facility - no agency-reported releases Western adjacent property (5925 S. Alameda St): LUST, Case closed 1993.
6321-007-027	2020 Laura Ave.	Trucking Services	Onsite: Industrial or manufacturing facility - no agency-reported releases Northwestern adjacent property (2007 Laura Ave) Active DTSC State Response/NPL case as of 2007

APN	Site Address/ Intersection	Existing Use	Potential or Known Environmental Issues
			Southern adjacent property (2001 Belgrave Ave) DTSC Evaluation case, "Refer Case to EPA" status as of 2016
6321-007-031	5977 Regent St.	Manufacturing	Onsite: DTSC Evaluation case, "Refer Case to EPA" status as of 2016
6321-007-034	1981 Belgrave Ave.	Auto-related	Onsite: Manufacturing facility - no agency-reported releases Eastern adjacent property (2001 Belgrave Ave) DTSC Evaluation case, "Refer Case to EPA" status as of 2016
6321-007-037	1954 Laura Ave.	Vehicle / Material Storage	Onsite: None Adjacent industrial/manufacturing land uses - no agency-reported releases
6309-016-028	2563 E Slauson Ave.	Restaurant	Onsite: None Eastern adjacent property (2581 E. Slauson Ave): LUST, Case closed 2010
6309-025-044	2657 E Slauson Ave.	Parking Lot	Onsite: None Western adjacent property (2623 E. Slauson Ave): LUST Case closed 2015
6310-016-008	2863 E Slauson Ave.	Scrap / Salvage Yard	Onsite: Metals/scrap/salvage yard - no agency-reported releases Eastern adjacent property (2911 E. Slauson Ave): Open Cleanup Program case as of 2015
6310-017-005	Soto St.	Manufacturing	Onsite: Manufacturing facility - no agency-reported releases Eastern adjacent: Metals/scrap/salvage yard - no agency-reported releases
6310-017-006	5720 Soto St.	Warehousing, Distribution, Storage	Onsite: None Eastern adjacent: Metals/scrap/salvage yard - no agency-reported releases
6310-017-007	Slauson Ave.	Scrap / Salvage Yard	Onsite: Metals/scrap/salvage yard - no agency-reported releases Eastern adjacent property (2911 E. Slauson Ave) Open Cleanup Program case as of 2015
6320-012-072	Pacific Blvd.	Parking Lot	Onsite: None Eastern adjacent property (2671 E. Randolph St): LUST, Case closed 2008

APN	Site Address/ Intersection	Existing Use	Potential or Known Environmental Issues
6321-002-009	2330 E Slauson Ave.	Service Station	Onsite: LUST, Case closed 1996 Eastern adjacent: Service station - no agency-reported releases
6321-003-001	2400 E Slauson Ave.	Service Station	Onsite: Gasoline station - no agency-reported releases Western adjacent property (2330 E. Slauson Ave): LUST, Case closed 1996
6321-003-143	5936 Santa Fe Ave.	Commercial (strip retail)	Onsite: Pharmacy and laundromat - no agency-reported releases Western adjacent: Automotive/truck repair and southwestern adjacent automotive repair - no agency-reported releases
6321-003-144	5918 Santa Fe Ave.	Commercial (strip retail)	Onsite: None Northwestern adjacent property (2330 E. Slauson Ave): LUST, Case closed 1996 Northern adjacent: Service station - no agency-reported releases Southern adjacent: Pharmacy and laundromat - no agency-reported releases
6321-004-069	6020 Santa Fe Ave.	Commercial (strip retail)	Onsite: None Northwestern adjacent: Automotive/truck repair Western adjacent: Automotive repair Northern adjacent: Pharmacy/laundromat - no agency-reported releases
6321-006-025	2110 Belgrave Ave.	Manufacturing	Onsite: Manufacturing facility - no agency-reported releases
6321-006-026	2075 Belgrave Ave.	Vehicle Storage	Onsite: Former manufacturing facility - no agency-reported releases
6321-006-030	2111 Belgrave Ave.	Warehousing, Distribution, Storage	Onsite: Manufacturing facility - no agency-reported releases
6321-022-027	6536 Santa Fe Ave.	Parking Lot	None
6322-002-018	6401 Rugby Ave.	Faith-Based Institution	None
6213-007-019	7412 State St.	Commercial (strip retail)	Onsite: Coin laundry - no agency-reported releases

*NOTE: Two LUST cleanup cases nearby to the east at 2701 East Gage Avenue

1996 LUST release appears to be TPH to soil only and the case has since been closed, no other docs avaliable

2005 is a further groundwater investigation of the 1996 release, 2004 groundwater samples found TPHg (gasoline) and benzene and 2005 report all constituents of concern were non-detect

Resources for Cleanup

In Southeast Los Angeles County, redevelopment of formerly contaminated sites is common. The City of Los Angeles has a successful brownfields program[3] and Signal Hill has a long history of working with developers to remediate and redevelop contaminated sites. The City of Huntington Park has recently approved a commercial project at 2901/2909 East Slauson Avenue and 5731/5795 Bickett Street involving site cleanup, demolition of three buildings, renovation of an existing building, and development of two new commercial buildings.[4]

Factors that are common to successful programs are:

1. **Public Ownership.** The cities of Los Angeles and Signal Hill have a history of redeveloping publicly owned sites, and a city can better facilitate cleanup when the city has site control and can issue requests for proposals for development when cleanup is completed. The City may, as funds and opportunities are available, acquire sites for the purpose of remediation and redevelopment, but the City does not own any of the sites in question, and must facilitate cleanup and development in other ways.
2. **Funding.** The cost of remediation serves as the primary constraint for contaminated sites to develop with affordable housing. Successful programs, including the Los Angeles Sanitation (LSAN) program, uses federal and state funding to facilitate remediation. Potential funding sources include:
    a. The California Department of Toxic Substances Control's (DTSC) Office of Brownfields Equitable Community Revitalization Grant (ECRG) is intended to support vulnerable and disadvantaged communities to address persistent environmental injustices. The second of three funding rounds will be open in 2023 and is expected to provide around $100 million (up to $7 million per grant). DTSC also manages a Revolving Loan Fund that offers low-cost loans for cleanup. Finally, DTSC provides investigative services at no cost to private or public entities.
    b. The U.S. Environmental Protection Agency (EPA) Brownfield Grant Program offers grants for assessment and cleanup.
    c. The CALReUSE Program operated by the California Pollution Control Financing Authority provides forgivable loans for assessment.
    d. The California Petroleum Underground Storage Tank (UST) Cleanup Fund reimburses property owners the cost of remediation from leaking underground storage tanks.

    The City of Huntington Park has experience administering Department of Toxic Substances Control (DTSC) funding; the City is currently completing assessments of publicly owned parkland funded with a $300,000 DTSC grant. The City plans to apply for additional grants totaling about $13 million to complete remediation on the parkland sites. The nearby City of South Gate was awarded a $500,000 Brownfields Assessment Grant in 2022 to prioritize and assess housing opportunity sites identified in the sites inventory for cleanup. The City will apply for Brownfields Assessment Grant funding as part of Action 10-3.

[3] City of Los Angeles Sanitation (LASAN), Brownfields Success Stories, 2022. https://www.lacitysan.org/san/faces/home/portal/s-lsh-es/s-lsh-es-si/s-lsh-es-si-b/s-lsh-es-si-b-bss?_adf.ctrl-state=6sbennvve_5&_afrLoop=2896295954751647#!

[4] Case No. 2020-05 CUP/DP

3. **Zoning Incentives.** Sites in the City's Sites Inventory that will likely require cleanup will be subject to the new TOD Overlay District. Regulations in the TOD Overlay District will require all sites to undergo assessment and, if required, remediation, but once those steps are complete, residential or mixed-use projects are subject to an administrative approval process with no hearing requirement, and subject to only objective design standards.
4. **Marketing and Single Point-of-Contact.** Program 10, Action 10-3 is the Brownfields Program, and will establish marketing materials and a City staff contact to ensure clear communication around development of potentially contaminated sites.
5. **Technical Assistance.** The City will pursue free technical assistance offered by the Center for Creative Land Recycling (CCLR) in designing and implementing its Brownfields Program. In addition to applying for funding as it is available, the City will also support private funding applications for projects that meet the goals of this Housing Element.

These best practices are incorporated into the City's Brownfields Program (Program 10, Action 10-3).

Cleanup Regulations

To ensure environmental remediation would occur on these sites, Policy 4.7 and the TOD Overlay District will require all residential projects near sites that are active or historical hazardous materials sites to complete a Phase I Environmental Site Assessment. Depending on the results, additional assessment, remediation, or corrective action (e.g., removal of contamination, in-situ treatment, or soil capping) would be required prior to the issuance of grading or building permits.

Residential Development in Zones that Allow Nonresidential Uses

All sites identified on the Sites Inventory are located in zones that allow for a mix of both residential and nonresidential uses. The DTSP specifically allows for residential use in all four zones, with 100 percent residential use allowed in the Neighborhood District. The TOD Overlay surrounding the three future transit stations (implemented through Program 10), provides zoning and development standards to facilitate residential and mixed-use development, including incentives for the inclusion of affordable units. The TOD Overlay will require projects to include residential use and will establish incentives such as increased density, reduced parking standards, and ministerial processing.

Market trends in the Gateway COG region indicate demand for residential development, specifically in zones that allow both residential and nonresidential development. As shown on Table V-8, approximately 70 percent of projects were developed in zones that allow nonresidential uses. Additionally, the City anticipates high demand for residential development on the inventory sites, because they are near the three future light rail stations. The Sites Inventory utilizes assumptions to account for nonresidential development in these areas. Though it is unlikely that 100 percent nonresidential development will occur, mixed-use is permitted and would include a commercial component. Therefore, the City conservatively assumed a density of 50 units per acre despite the maximum density being much higher than 50 units per acre.

To ensure residential development on inventory sites, Policy 4.5 requires residential use to occupy 50 percent of the floor area in mixed-use projects. The City will also implement objective design standards (Program 8) to adopt clear and objective standards related to the review of residential and mixed-use residential developments, and the Transit-Oriented Development Overlay District contains objective development standards. The City will continue to monitor market trends

throughout the 6th Cycle and identify modifications to incentives, sites, and programs if the City is not meeting development expectations (Program 7, Action 7-5).

Adequacy of Residential Sites Inventory in Meeting RHNA

The residential Sites Inventory identified vacant and under-utilized sites in Huntington Park which can accommodate a total of 919 residential units based on the residential densities allowed in the DTSP. In addition to these units, the City will apply 112 units of anticipated ADU production, 57 units from the approved Huntington Square affordable housing project, and 910 units on opportunity sites in the Downtown Specific Plan area. These units together represent a total of 1,088 units applied to the city's RHNA of 2,500 leaving a shortfall of 1,412 units.

Huntington Park intends to meet its RHNA requirement for the planning period through the application of a TOD Overlay District which will allow higher-density mixed-use residential development around three planned transit stations for the West Santa Ana Branch light rail corridor. Including these units, the Sites Inventory shows a surplus of 94 lower-income units, 79 moderate-income units, and 173 above moderate-income units. This would give the City a 21 percent buffer for lower-income units, a 21 percent buffer for moderate-income units, and a 14 percent buffer for above moderate-income units to ensure that the Sites Inventory has adequate capacity to accommodate the RHNA throughout the planning period. Policy 4.6 will require that rezoned sites will permit multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower-income households. Program X will require that 100 percent residential projects are allowed on sites rezoned for mixed use and that at least 50 percent of the floor area of those projects will be devoted to residential uses. Through Program 11, Identify Adequate Sites and Assist in the Development of Adequate Housing, the City will monitor development on sites listed in the inventory and how this development contributes or detracts from overall progress toward meeting its share of the RHNA. A summary of the results of the residential Sites Inventory are presented in Table V-16. A complete list of inventory sites is presented in Table V-17 and Table V-18.

Table V-16
Summary of Adequate Opportunity Sites

SITE CATEGORY	INCOME CATEGORY				
	VL	LOW	MOD	ABOVE MOD	TOTAL
Total RHNA 2021-2029	**480**	**324**	**392**	**1,304**	**2,500**
Approved Projects (Table B-2)	13	36	7	1	57
Anticipated ADUs	26	50	2	34	112
Total RHNA Credits	**39**	**86**	**9**	**35**	**169**
Remaining RHNA After Applying Credits	**441**	**238**	**383**	**1,269**	**2,331**
Downtown Specific Plan Area (DTSP) Vacant/Underutilized Sites	125	122	101	562	910
Remaining RHNA After Applying the Capacity in the DTSP	**316**	**116**	**282**	**707**	**1,421**
Pacific / Randolph Station Area Rezone Sites	105	89	131	327	652

SITE CATEGORY	INCOME CATEGORY				
	VL	LOW	MOD	ABOVE MOD	TOTAL
Florence / Salt Lake Station Area Rezone Sites	6	5	7	19	37
Slauson Station Area Rezone Sites	169	152	214	534	1,069
Total Units on Rezone Sites	**280**	**246**	**352**	**880**	**1,758**
Total Units (RHNA Credits + Vacant/Underutilized Sites + Rezone Sites)	**444**	**454**	**462**	**1,478**	**2,838**
Unit Surplus (RHNA – Total Units)	94		70	173	337
Adequate Sites?	Yes		Yes	Yes	Yes

Source: City of Huntington Park, 2021

Table V-17
Housing Opportunity Sites in the Downtown Specific Plan

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
6208 Rita Ave.	90255	6320-022-003	DTSP	C	70	50	0.18	Parking Lot	0	0	0	8	8
6200 Rita Ave.	90255	6320-022-004	DTSP	C	70	50	0.18	Parking Lot	0	0	0	8	8
Rita Ave.	90255	6320-022-900	DTSP	C	70	50	0.31	Parking Lot	0	0	0	15	15
6211 Pacific Blvd.	90255	6320-020-024	DTSP	B	70	50	0.17	Commercial Retail	0	0	0	8	8
6201 Pacific Blvd.	90255	6320-020-022	DTSP	B	70	50	0.17	Commercial Retail	0	0	0	8	8
6137 Pacific Blvd.	90255	6320-020-021	DTSP	B	70	50	0.17	Commercial Retail	0	0	0	8	8
6207 Pacific Blvd.	90255	6320-020-023	DTSP	B	70	50	0.17	Commercial Retail	0	0	0	8	8
6217 Pacific Blvd.	90255	6320-020-025	DTSP	B	70	50	0.17	Commercial Retail	0	0	0	8	8
Pacific Blvd.	90255	6320-020-010	DTSP	C	70	50	0.26	Parking Lot	0	0	0	12	12
2551 Clarendon Ave.	90255	6320-020-002	DTSP	C	70	50	0.11	Office Building	0	0	0	5	5
6132 Pacific Blvd.	90255	6320-021-006	DTSP	A	70	50	0.10	Commercial Retail	0	0	0	5	5
6101 Pacific Blvd.	90255	6320-020-017	DTSP	A	70	50	0.36	Commercial Retail	0	0	17	0	17

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
6208 Pacific Blvd.	90255	6320-021-003	DTSP	A	70	50	0.17	Commercial Retail	0	0	0	8	8
6214 Pacific Blvd.	90255	6320-021-002	DTSP	A	70	50	0.14	Light Manufacturing	0	0	0	6	6
2611 Clarendon Ave.	90255	6320-021-020	DTSP	A	70	50	0.28	Parking Lot	0	0	0	13	13
6334 Pacific Blvd.	90255	6320-030-027	DTSP	B	70	50	0.17	Commercial Retail	0	0	0	8	8
6360 Pacific Blvd.	90255	6320-030-035	DTSP	B	70	50	0.57	Commercial Retail	14	14	0	0	28
2621 E Gage Ave.	90255	6320-030-034	DTSP	C	70	50	0.37	Commercial Retail	0	0	17	0	17
6335 Rita Ave.	90255	6320-030-906	DTSP	C	70	50	1.55	Parking Lot	38	37	0	0	75
6430 Pacific Blvd.	90255	6322-004-033	DTSP	B	70	50	0.22	Commercial Retail	0	0	0	10	10
6409 Rita Ave.	90255	6322-004-015	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-004-904	DTSP	C	70	50	0.39	Parking Lot	0	0	19	0	19
6415 Rita Ave.	90255	6322-004-016	DTSP	C	70	50	0.21	Parking Lot	0	0	0	10	10
Rita Ave.	90255	6322-004-901	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-004-903	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
Rita Ave.	90255	6322-004-900	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-004-902	DTSP	C	70	50	0.40	Parking Lot	0	0	19	0	19
6438 Rita Ave.	90255	6322-005-009	DTSP	C	70	50	0.18	Commercial Retail	0	0	0	8	8
6538 Rita Ave.	90255	6322-005-016	DTSP	C	70	50	0.10	Commercial Retail	0	0	0	4	4
2675 Zoe Ave.	90255	6322-005-025	DTSP	D	30	50	0.83	Commercial Retail	9	8	0	0	17
Rita Ave.	90255	6322-017-906	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-017-902	DTSP	C	70	50	0.21	Parking Lot	0	0	0	10	10
6621 Rita Ave.	90255	6322-017-909	DTSP	C	70	50	0.19	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-017-901	DTSP	C	70	50	0.59	Parking Lot	14	14	0	0	28
Rita Ave.	90255	6322-017-904	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-017-907	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
6713 Rita Ave.	90255	6322-017-910	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-017-905	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-017-908	DTSP	C	70	50	0.17	Parking Lot	0	0	0	8	8

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
6611 Seville Ave.	90255	6322-015-009	DTSP	D	30	50	0.10	Office Building	0	0	0	2	2
6619 Seville Ave.	90255	6322-015-011	DTSP	C	70	50	0.15	Commercial Retail	0	0	0	7	7
6823 Seville Ave.	90255	6322-016-011	DTSP	C	70	50	0.14	Commercial Retail	0	0	0	6	6
6725 Seville Ave.	90255	6322-016-001	DTSP	C	70	50	0.19	Professional Building	0	0	0	9	9
6831 Seville Ave.	90255	6322-016-012	DTSP	C	70	50	0.08	Professional Building	0	0	0	3	3
6803 Seville Ave.	90255	6322-016-005	DTSP	C	70	50	0.17	Professional Building	0	0	0	8	8
7023 Seville Ave.	90255	6322-025-031	DTSP	C	70	50	0.19	Office Building	0	0	0	9	9
7021 Seville Ave.	90255	6322-025-032	DTSP	C	70	50	0.20	Office Building	0	0	0	9	9
Rita Ave.	90255	6322-023-030	DTSP	A	70	50	0.18	Parking Lot	0	0	0	8	8
7115 Pacific Blvd.	90255	6322-023-031	DTSP	A	70	50	0.17	Commercial Retail	0	0	0	8	8
2661 E Florence Ave.	90255	6322-025-047	DTSP	A	70	50	1.06	Commercial Retail	26	25	0	0	51
7143 Seville Ave.	90255	6322-025-021	DTSP	A	70	50	0.20	Professional Building	0	0	0	9	9
7120 Pacific Blvd.	90255	6322-024-037	DTSP	A	70	50	0.17	Commercial Retail	0	0	0	8	8
7129 Rita Ave.	90255	6322-024-042	DTSP	A	70	50	0.17	Parking Lot	0	0	0	8	8

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
7009 Rita Ave.	90255	6322-024-022	DTSP	C	70	50	0.17	Vacant	0	0	0	8	8
6906 Pacific Blvd.	90255	6322-024-002	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
7118 Pacific Blvd.	90255	6322-024-007	DTSP	B	70	50	0.14	Commercial Retail	0	0	0	6	6
7100 Pacific Blvd.	90255	6322-024-031	DTSP	B	70	50	0.16	Commercial Retail	0	0	0	7	7
7103 Pacific Blvd.	90255	6322-023-023	DTSP	B	70	50	0.18	Commercial Retail	0	0	0	8	8
6921 Pacific Blvd.	90255	6322-023-018	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
7003 Pacific Blvd.	90255	6322-023-019	DTSP	B	70	50	0.14	Commercial Retail	0	0	0	6	6
7018 Rugby Ave.	90255	6322-023-007	DTSP	C	70	50	0.19	Vacant	0	0	0	9	9
2558 Saturn Ave.	90255	6322-023-001	DTSP	C	70	50	0.21	Commercial Retail	0	0	0	10	10
7022 Rugby Ave.	90255	6322-023-008	DTSP	C	70	50	0.20	Commercial Retail	0	0	0	9	9
6621 Pacific Blvd.	90255	6322-018-017	DTSP	B	70	50	0.19	Commercial Retail	0	0	0	9	9
6615 Pacific Blvd.	90255	6322-018-016	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
Rita Ave.	90255	6322-016-017	DTSP	C	70	50	0.07	Parking Lot	0	0	0	3	3
6722 Rugby Ave.	90255	6322-018-031	DTSP	C	70	50	0.98	Parking Lot	24	24	0	0	48

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
2556 Zoe Ave.	90255	6322-018-001	DTSP	C	70	50	0.22	Office Building	0	0	0	10	10
6529 Pacific Blvd.	90255	6322-003-019	DTSP	B	70	50	0.18	Commercial Retail	0	0	0	8	8
6501 Pacific Blvd.	90255	6322-003-013	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
6515 Pacific Blvd.	90255	6322-003-017	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
6526 Rugby Ave.	90255	6322-003-029	DTSP	C	70	50	0.37	Commercial Retail	0	0	18	0	18
6353 Pacific Blvd.	90255	6320-031-020	DTSP	B	70	50	0.17	Commercial Retail	0	0	0	8	8
6614 Pacific Blvd.	90255	6322-017-028	DTSP	B	70	50	0.19	Commercial Retail	0	0	0	9	9
6702 Pacific Blvd.	90255	6322-017-005	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
6822 Pacific Blvd.	90255	6322-017-012	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
6728 Pacific Blvd.	90255	6322-017-008	DTSP	B	70	50	0.19	Commercial Retail	0	0	0	9	9
6722 Pacific Blvd.	90255	6322-017-007	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
6610 Pacific Blvd.	90255	6322-017-030	DTSP	B	70	50	0.41	Commercial Retail	0	0	20	0	20
								Total Units	**125**	**122**	**110**	**553**	**910**

Table V-18
Housing Opportunity Sites Within ½ Mile of Planned Light Rail Station

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5925 S Alameda St.	90001	6009-030-014	Manufacturing PD	TOD Overlay	70	50	1.00	Auto Repair	8	7	10	25	49
Wilmington Ave.	90001	6009-030-015	Manufacturing PD	TOD Overlay	70	50	0.90	Parking Lot	7	6	9	22	44
Wilmington Ave.	90001	6009-030-016	Manufacturing PD	TOD Overlay	70	50	0.50	Parking Lot	4	3	5	12	24
5920 Wilmington Ave.	90001	6009-031-002	Manufacturing PD	TOD Overlay	70	50	1.12	Manufacturing	9	8	11	27	55
6100 Wilmington Ave.	90001	6009-031-004	Manufacturing PD	TOD Overlay	70	50	1.00	Manufacturing	8	7	10	25	49
5900 Wilmington Ave.	90001	6009-031-006	Manufacturing PD	TOD Overlay	70	50	1.24	Manufacturing	9	9	12	30	60
6200 Wilmington Ave.	90001	6009-032-001	Manufacturing PD	TOD Overlay	70	50	4.69	Office Building	35	34	46	115	229
6201 S Alameda St.	90001	6009-033-002	General Commercial	TOD Overlay	70	50	1.45	Auto Repair	11	10	14	35	70
6169 S Alameda St.	90001	6009-033-007	Manufacturing PD	TOD Overlay	70	50	1.36	Manufacturing	10	9	13	33	65
6011 S Alameda St.	90001	6009-033-008	Manufacturing PD	TOD Overlay	70	50	2.50	Manufacturing	19	18	24	61	122
5969 S Alameda St.	90001	6009-034-008	Manufacturing PD	TOD Overlay	70	50	0.93	Parking Lot	7	6	9	23	45

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
2020 E Slauson Ave.	90255	6321-001-008	Manufacturing PD	TOD Overlay	70	50	0.77	Manufacturing	6	5	7	19	37
2007 Laura Ave.	90255	6321-001-015	Manufacturing PD	TOD Overlay	70	50	0.56	Vacant	5	4	5	14	28
6000 Alameda St.	90255	6321-007-015	Manufacturing PD	TOD Overlay	70	50	0.67	Manufacturing	5	4	6	16	31
2020 Laura Ave.	90255	6321-007-027	Manufacturing PD	TOD Overlay	70	50	0.51	Industrial	4	3	5	12	24
5977 Regent St.	90255	6321-007-031	Manufacturing PD	TOD Overlay	70	50	0.74	Manufacturing	6	5	7	18	36
1981 Belgrave Ave.	90255	6321-007-034	Manufacturing PD	TOD Overlay	70	50	1.30	Manufacturing	10	9	13	32	63
1954 Laura Ave.	90255	6321-007-037	Manufacturing PD	TOD Overlay	70	50	0.77	Commercial Retail	6	5	7	19	37
2563 E Slauson Ave.	90255	6309-016-028	General Commercial	TOD Overlay	70	50	0.55	Restaurant	5	4	5	14	28
2657 E Slauson Ave.	90255	6309-025-044	General Commercial	TOD Overlay	70	50	0.53	Parking Lot	4	3	5	13	25
2863 E Slauson Ave.	90255	6310-016-008	General Commercial	TOD Overlay	70	50	1.00	Industrial	8	7	10	25	49
Soto St.	90255	6310-017-005	General Commercial	TOD Overlay	70	50	0.55	Manufacturing	5	4	5	14	28
5720 Soto St.	90255	6310-017-006	General Commercial	TOD Overlay	70	50	0.50	Storage	4	3	5	12	24
Slauson Ave.	90255	6310-017-007	General Commercial	TOD Overlay	70	50	1.68	Industrial	13	12	16	41	82
Pacific Blvd.	90255	6320-012-072	General Commercial	TOD Overlay	70	50	2.00	Parking Lot	15	14	20	49	98

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
2330 E Slauson Ave.	90255	6321-002-009	Manufacturing PD	TOD Overlay	70	50	0.51	Service Station	4	3	5	13	25
2400 E Slauson Ave.	90255	6321-003-001	General Commercial	TOD Overlay	70	50	0.53	Service Station	4	3	5	13	25
5936 Santa Fe Ave.	90255	6321-003-143	General Commercial	TOD Overlay	70	50	0.52	Commercial Retail	4	3	5	13	25
5918 Santa Fe Ave.	90255	6321-003-144	General Commercial	TOD Overlay	70	50	0.53	Commercial Retail	4	3	5	13	25
6020 Santa Fe Ave.	90255	6321-004-069	General Commercial	TOD Overlay	70	50	0.58	Commercial Retail	5	4	6	14	29
2110 Belgrave Ave.	90255	6321-006-025	Manufacturing PD	TOD Overlay	70	50	1.45	Manufacturing	11	10	14	35	70
2075 Belgrave Ave.	90255	6321-006-026	Manufacturing PD	TOD Overlay	70	50	0.65	Vacant	5	4	6	16	31
2111 Belgrave Ave.	90255	6321-006-030	Manufacturing PD	TOD Overlay	70	50	0.83	Manufacturing	6	6	8	20	40
6536 Santa Fe Ave.	90255	6321-022-027	General Commercial	TOD Overlay	70	50	0.53	Parking Lot	4	3	5	13	25
6401 Rugby Ave.	90255	6322-002-018	High Density Residential	TOD Overlay	70	50	0.52	Faith-Based Institution	0	0	12	13	25
7412 State St.	90255	6213-007-019	Neighborhood Commercial	TOD Overlay	70	50	0.77	Commercial Retail	0	0	18	19	37
Total Units									**280**	**246**	**352**	**880**	**1,758**

IV. CONSTRAINTS

This section evaluates potential constraints to the development, maintenance, and improvement of housing, and identifies appropriate steps to mitigate potential constraints, where feasible. Potential constraints to housing are discussed below and include both governmental and non-governmental factors.

Governmental Constraints

Governmental regulations, while intended to protect public health, safety, and welfare, can also unintentionally increase the cost of housing. Potential governmental constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local development processing and permit procedures.

Land Use Controls

General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the basic land uses and density of development within the various areas of the City. Under state law, the General Plan elements must be internally consistent, and the City's zoning and development regulations must be consistent with the General Plan.

In 2019, the City drafted a comprehensive General Plan update[1] that provides guiding policies for land use and development through the 2030 horizon year. However, the 2030 Huntington Park General Plan was not adopted and CEQA analysis was not completed. This Housing Element update uses the 1991 General Plan[2] as the basis for analysis. The City's 1991 General Plan is outdated and difficult to navigate. An updated General Plan would provide more certainty for developers and more comprehensive plan for development. The City will update the General Plan (at minimum, the Land Use, Circulation, and Public Facilities elements) during the Housing Element planning period (Program 7, Zoning Code Updates).

The City is in the process of updating the Safety Element of its General Plan as required by Government Code Section 65302and adopting a new Environmental Justice element as required by Government Code Section 65302(h). Those updates are expected to be adopted in 2023.

Huntington Park has seven land use categories that allow residential uses (Table IV-1), allowing a range of housing types and densities from 8.7 units per acre to 400 units per acre.

[1] City of Huntington Park, Planning and Zoning Division, http://hpca.gov/DocumentCenter/View/7972/2030-City-of-Huntington-Park-General-Plan---FINAL

[2] City of Huntington Park, Planning and Zoning Division, https://www.hpca.gov/DocumentCenter/View/407

Table IV-1
Residential Land Use Designations
Huntington Park General Plan

GENERAL PLAN LAND USE CATEGORY	ZONING DESIGNATION	MAXIMUM DENSITY OR FLOOR AREA RATIO (FAR)	RESIDENTIAL TYPES PERMITTED
Residential			
Low-Density Residential	R-L	8.7 units/acre	Low-density single-family dwellings, manufactured homes
Medium-Density Residential	R-M	17.4 units/acre	Medium-density townhouses, small-lot single-family dwellings, two-and three-family housing arrangements, low-rise apartment buildings
High-Density Residential	R-H	20 units/acre	Apartments and condominiums
Senior Housing Overlay	R-H, DTSP	225 units/acre	Senior housing in high-rise developments, single-room occupancy (SRO) developments
Single Room Occupancy Overlay	R-H	400 units/acre	SROs
Central Business District/Residential	C-P, C-N, DTSP (District A, B, C & D)	2:1 FAR 4:1 FAR (on Pacific Boulevard)	Multi-family residential development, mixed-use development, SROs
Mixed Use Overlay		17.4 units/acre	Vertical mixed-use development (ground-floor commercial), residential development

Source: Huntington Park General Plan, Land Use Element, Table LU-1, pages 22-26 1991.

Specific Plans

The Downtown Specific Plan covers an area of approximately 85 acres in the City of Huntington Park's Downtown. The Specific Plan divides the downtown area into four districts. Within each district there is a particular vision for future development. Land use and development standards, as well as design guidelines, give direction for each of these districts to achieve the future state envisioned by the community. The four districts are as follows:

1. District A: Mixed-Use Opportunity Sites – Commercial and office on ground floor with residential and office above ground. Maximum height of 84 feet.
2. District B: Mixed Use – Commercial and office on ground floor with residential and office above ground. Maximum height of 60 feet
3. District C: Multi-family residential with the opportunity for commercial on the ground floor as the market prescribes. Maximum building height of 35 to 60 feet.
4. District D: Mixed Use – Fronting Zoe Avenue, commercial on ground floor with residential above; not fronting Zoe Ave, commercial and residential on ground floor with residential above. Maximum building height of 35 feet.

Zoning Designations

The City regulates the type, location, density, and scale of residential development through the Zoning Code (Title 9 of the Huntington Park Municipal Code) and the Zoning Map. These regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Zoning Code and Zoning Map set forth residential development standards and review procedures for each zoning district. Table IV-2 summarizes the housing types permitted in each of the Huntington Park zoning districts.

The three zoning districts that allow residential units as a permitted use are as follows:

1) R-L (Low-Density Residential)
2) R-M (Medium-Density Residential)
3) R-H (High-Density District)

Commercial zoning districts that allow residential uses are as follows:

1) C-P (Office-Professional)
2) C-N (Neighborhood-Commercial)

The Downtown Specific Plan allows residential uses in zoning districts established in that plan (zoning district DTSP in the Zoning Code):

1) District A (Gateway)
2) District B (Festival)
3) District C (Neighborhood)
4) District D (Zoe)

The Zoning Code also contains a number of overlay zones,[3] which allow for additional uses beyond the base zoning district:

1) Medium Density Overlay Zone
2) Senior Citizen Housing Overlay Zone
3) Single Room Occupancy Overlay Zone
4) Affordable Housing Overlay Zone

[3] City of Huntington Park Zoning Code, Section 9-4.502, Overlay zones.

Table IV-2
Permitted Residential Development by Zoning District

ALLOWED LAND USES	ZONING DISTRICT										
								DTSP			
Residential Use	R-L	R-M	R-H	C-P	C-N	C-G	MPD	A	B	C	D
Condominiums	-	-	-	-	-	-	-	C[2]	C[2]	C	C[2]
Convalescent Homes	-	C	C	C	-	C	-	-	-	-	-
Density Bonus/Affordable Housing	P	P	P	-	-	-	-	C[2]	C[2]	C	C[2]
Manufactured Housing	D	D	D	-	-	-	-	-	-	-	-
Multi-Family Dwellings	-	D	D	D	-	D	-	D[2]	D[2]	D	D[2]
Second Dwelling Unit/"Granny" Housing/Guest House	P	-	-	-	-	-	-	-	-	-	-
Senior Citizen/Congregate Care Housing	-	-	C	-	-	-	-	C[2]	C[2]	C	C[2]
Single-Family Dwellings	P	P	P	-	-	-	-	-	-	C	-
Single Room Occupancy Facilities	-	-	D	-	-	-	-	-	-	C	-
Group Homes											
6 or less clients	P	P	P	-	-	-	-	P[1]	-	P	P[2]
7 or more clients	C	C	C	-	-	-	-	-	C[2]	C	C[2]
Transitional Housing*	-	D	D	-	-	-	-	-	-	-	-
Supportive Housing*	-	D	D	-	-	-	-	-	-	-	-
Zero Lot Line/Small Lot Residential Developments	-	D	D	-	-	-	-	-	-	C	-
Emergency Shelters											
Up to 30 beds	-	-	-	-	P	-	-	C	-	-	-
More than 30 beds	-	-	-	-	C	-	-	C	-	-	-

P=Permitted, D=Development Permit, C=Conditionally Permitted, - = Prohibited (Permit types are discussed in Development Procedures, below)

* Note: Assumes transitional and supportive housing is configured as a multi-family residential use, and is therefore subject to a Development Permit. If such housing were configured as a single-family use, it would be permitted by right within the R-M and R-H zones.

[1] Permitted Only Above First Floor on Pacific Boulevard

[2] Permitted Only Above First Floor

Development Standards

Development standards can affect the feasibility of development projects, particularly housing that is affordable to lower-income households. The most significant of these standards is density. Higher densities generally result in lower per-unit land costs, thereby reducing overall development cost, although this is not always the case. For example, at some point, higher density may require more expensive construction methods such as parking structures or below-grade garages.

Stakeholders interviewed for this Housing Element Update did not have specific experience developing in Huntington Park, but did have experience with infill development in urban areas and

provided input on typical development standards found in areas similar to Huntington Park. Some of the development standards that the City will consider adjusting include:

- **Height:** The lowest-density type of development that may be viable in Huntington Park (townhomes) typically require a height maximum of at least 35 feet. The City will increase the 30-foot height limit in the C-N district.
- **Open Space:** Open space requirements are not listed in the tables below and are found in the housing type-specific development standards in the Zoning Code. Developers find that required open space often goes unused, and can constrain their ability to achieve the maximum density allowed. Developers urged careful consideration of open space requirements (particularly common open space) to ensure that the type of open space required is appropriate for the type of development proposed, and suggested increasing park fees and contributing to more public open spaces.
- **Minimum Unit Sizes:** A minimum unit size requirement can act as a proxy for a minimum standard of quality, but do not allow for much flexibility in the design of projects. Developers consistently reported flexibility as a key to a development's success.
- **Prohibition on Ground-Floor Residential uses in the Downtown Specific Plan.** In the A, B, and D districts of the Downtown Specific Plan, residential uses are not permitted on the ground floor. The plan is intended to create a mix of uses, and the plan area is an important commercial corridor for the city, but the requirement could prove challenging for residential developers, especially affordable housing developers, to accommodate. The City will explore modifications to this development standard to ensure that the Downtown Specific Plan area is a viable part of the city in which to develop housing.

The City will, during annual reviews of its RHNA progress and outreach to developers, examine these standards as constraints and modify the Zoning Ordinance to modify them if needed to maintain progress toward meeting its RHNA (Program 7, Zoning Ordinance Updates).

Table IV-3 and Table IV-4 summarize the City's standards for residential development in all zones.

Table IV-3
Residential Development Standards (Commercial and Residential Zoning Districts)

DEVELOPMENT STANDARD	R-L	R-M	R-H	C-P**	C-N**
Density (du/ac)	8.712	17.424	20	20	20
Min Lot Area (sq. ft.)	5,000*	5,000*	15,000*	5,000	5,000
Lot Width (ft.)	45*	45*	100*	50	50
Lot Depth (ft.)	80*	80*	100*	0	0
Front Setback (ft.)	20[1]	15[1]	10[1]	5	5
Rear Setback (ft.)	10	10	10	0	0
Side Setback (each)	4 feet plus 1 foot for each story over 1 story			0	0
Side Setback (street)	10 feet plus 1 foot for each story over 1 story				
Min. Unit Size (sq. ft.)	1,000	850	Studio – 500 1 bedroom – 600 2 bedroom – 750 3 bedroom – 900 150 for each additional bedroom		
Lot Coverage (building footprint) (%, Max)	45%	55%	65%	1.0 FAR	1.0 FAR
Structure Height (feet, max)	35, 2 stories	35	45***	40	30

* Lots created before January 1, 2019 containing no more than one dwelling unit are exempt from the minimum lot size standards. Properties falling under this exemption shall maintain a maximum of one dwelling unit and are subject to compliance with all other applicable development standards.

** C-P and C-N zones allow residential, subject to a Development Permit

[1] Garage door setback for single-family uses shall be a minimum of twenty (20) feet from the front property line.

*** Building heights may be increased up to 100 feet by the Planning Commission as part of a Development Permit application.

Table IV-4
Residential Development Standards (Downtown Specific Plan)

DEVELOPMENT STANDARD	A	B	C	D
Density (du/ac)	70 units/acre	70 units/acre	70 units/acre	30 units/acre
Floor Area Ratio (FAR)	4.0 FAR (for mixed use)	4.0 FAR (for mixed use)	2.0 FAR (for mixed use)	3.0 FAR (for mixed use)
Min Lot Area (sq. ft.)				
Lot Width (feet)				
Lot Depth (feet)				
Front Setback (feet)	0 ft.	0 ft.	0 ft. (10 ft. for lots fronting Seville)	10 ft.
Rear Setback (feet)	0 ft.	0 ft.	0 ft. (10 ft. for lots fronting Seville)	0 ft.
Side Setback (each)	0 ft.	0 ft.	0 ft.	0 ft.
Side Setback (street)	0 ft.	0 ft.	0 ft.	0 ft.
Min Unit Size				
Open Space (common)	100 sf/du	50 sf/du	150 sf/du or 200 sf/du for lots fronting Seville (100 sf/du may be met by in-lieu fee)	150 sf/du
Open Space (private)	150 sf/du	100 sf/du	50 sf/du or 200 sf/du for lots fronting Seville (50 sf/du may be satisfied by offering additional common open space)	150 sf/du (50 sf/du may be met by additional common space)
Lot Coverage (building footprint) (%, Max)				
Maximum Building Height (feet)	84 ft.	60 ft. (35 ft. min.)	50 ft. (70 ft. on the west side of Rita Avenue and on the east side of Rugby Avenue) 35 ft. for lots fronting Seville	50 ft.

Zero Lot Line / Small Lot Residential Development Standards

Section 9-4.103(2)(R) of the City's Zoning Code permits zero lot line/small lot developments in the R-H and R-M zoning districts, subject to the approval of a Development Permit by the Community Development Director, to add standards for small lot developments (lots less than 4,000 square feet). The standards act as an alternative to attached housing in multi-family districts. They apply to all small-lot subdivisions, whether the tentative map is designed with single or multiple units per lot (condominium). By providing greater development flexibility and allowing smaller lot sizes, the ordinance facilitates the development and reduces development costs.

DEVELOPMENT STANDARD	ZERO LOT LINE / SMALL LOT RESIDENTIAL DEVELOPMENT STANDARDS
Minimum Lot Size	3,050 sq. ft.
Access	Alleys may be permitted to provide vehicular access
Minimum Lot Frontage	30 ft. (20 ft. for lots fronting public street and alley)
Front Yard Setbacks	20 ft., garage door setback for single-family uses shall be a minimum of 20 ft. from the front property line
Side Yard Setbacks	5 ft. from side/street right-of-way
Rear Yard Setbacks	5 ft. from rear alley (public right-of-way)
Open Space	400 ft. private outdoor open space
Parking	2 spaces in garage; tandem parking may be permitted in garage on parcels without alley access

Development standards not specified in the small lot ordinance are defined by the respective residential zone district the property is located in.

Senior Citizen Housing Overlay Zone Development Standards

Section 9-4.502(3) of the Zoning Code establishes modified development standards to facilitate the provision of senior housing (age 55 and over). Senior housing is permitted at densities up to 225 units per gross acre within the Senior Citizen Housing Overlay Zone, or in accordance with the underlying residential density within other zoning districts where the overlay zone is not applied. In addition, a reduced parking ratio of one space for every two guest rooms (units) is allowed. The minimum floor area for each unit is as follows:

Studio: 410 sq. ft.

One-bedroom: 570 sq. ft.

Two-bedroom: 670 sq. ft.

Affordable Housing Overlay and Affordable Housing Development Standards

The Affordable Housing Overlay (Zoning Ordinance Section 9-4.502) is intended to facilitate the development of affordable family housing at densities up to 70 dwelling units per acre. Senior housing at a density of 225 units per acre, and single-room occupancy (SRO) facilities at a density of 400 units per acre are also permitted.

Developments in this overlay are required to comply with the Affordable Housing development standards (Municipal Code, Section 2, Ord. 848-NS). A height increase of up to 10 feet above the maximum permitted within the underlying zoning district may be granted. All setbacks shall comply with the minimum setback requirements as set forth within the underlying zoning district. All residential dwelling units within an affordable housing development project, regardless of affordability restriction, shall not differ in appearance and shall be designed to contain all the same amenities, architectural features, and/or any other similar elements. These requirements are intended to decrease barriers to the development of housing.

The City's code establishes a minimum livable area by number of bedrooms, ranging from 500 square feet for a studio to 900 square feet for a four-bedroom unit. There are state requirements for minimum livable area: bedrooms must be at least 100 square feet of habitable floor space for the first occupant and 50 square feet of habitable floor space for each additional occupant. There

are no requirements for overall unit size at the state level.[4] A minimum unit size is a constraint to maximizing the number of units in a project, smaller units are typically more affordable to rent, and no minimum unit size provides developers with more flexibility. Program 7, Zoning Ordinance Updates, would have the City annually examine the minimum unit size requirement and modify if needed to maintain progress toward meeting its RHNA.

Minimum Lot Size Exceptions

The Zoning Code prohibits multiple dwelling units on lots created before January 1, 2019, containing no more than one dwelling unit, and therefore exempt from the minimum lot size standards.

The California HOME Act (Senate Bill 9, 2021) requires a ministerial review process for eligible development of up to two principal dwelling units on a parcel in a single-family residential zone, and a ministerial review process for eligible "urban lot splits," to create two new parcels for residential uses in a single-family residential zone. This prohibition is inconsistent with the California HOME Act and state ADU law. The City will modify this prohibition to allow multiple dwelling units in compliance with state law (Program 7, Zoning Code Updates).

Off-Street Parking Requirements

The City's parking requirements for residential uses vary by residential type. Single-family dwellings (detached and attached) require two parking spaces per unit in a garage, plus one parking space for every bedroom after the first two bedrooms and one guest space per unit. Mobile homes require 1.5 parking spaces plus one guest parking space for every three units. Studio units require one space for each unit in a garage, plus guest parking. Multi-family dwellings, condos, and other attached dwellings are required to have two spaces in a garage for each unit plus one space for each bedroom after the first two bedrooms and one uncovered guest parking per unit. Accessory dwelling units are required to have one space in addition to that required for the single-family unit or bedroom but can be exempted per State Law if they meet the criteria in Government Code section 65852.2, subdivisions (d)(1-5) and (j)(10):

1) Accessory dwelling unit is located within one-half mile walking distance of public transit.
2) Accessory dwelling unit is located within an architecturally and historically significant historic district.
3) Accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure.
4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
5) When there is a car share vehicle located within one block of the accessory dwelling unit.

Senior housing projects and Senior Congregate Care Facilities are required to provide 0.5 space for each unit. Extended care facilities are required to provide one space for each two beds the facility is licensed to accommodate. These parking requirements are summarized in Table IV-5.

[4] § 370.04. Standards for Decent, Safe, and Sanitary Dwellings

Table IV-5
Residential Parking Requirements

TYPE OF UNIT	MINIMUM PARKING SPACE REQUIRED
Single Family Detached Dwellings	2 spaces within a garage, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, and 1 uncovered guest space for every unit.
Single Family Attached Dwellings	2 spaces within a garage, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, and 1 uncovered guest space for every unit
Mobile Homes (in M.H. parks)	1.5 covered spaces, plus 1 uncovered guest space for every 3 units
Accessory Dwelling Units	1 off-street parking space in addition to that required for a single-family unit unless exempted per Government Code section 65852.2, subdivisions (d)(1-5) and (j)(10).
Multi-Family Dwellings, Condominiums, and Other Attached Dwellings*	
Studio	2 covered spaces per unit, plus 1 uncovered guest space for every unit.
1 or More Bedrooms	2 covered spaces per unit, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, plus 1 uncovered guest space for every unit.
Single Room Occupancy	1 space for each 4 guest rooms.
Senior Housing Projects	1 space for each 2 guest rooms.
Senior Congregate Care Facilities	1 space for each 2 guest rooms.
Extended Care Facilities (elderly, skilled nursing facilities and residential care homes)	1 space for each 2 guest rooms.

Source: Huntington Park Zoning Code, 2019

* Reduced parking is allowed for projects that provide affordable housing pursuant to state Density Bonus law.

** Guest parking shall be provided at a ratio of one space for each four required parking spaces.

With over 19,000 persons per square mile, Huntington Park has one of the highest population densities in the state. Associated with this dense population is a high density of automobiles within the City's three square-mile jurisdiction. The California Department of Motor Vehicles identified 44,782 registered automobiles, motorcycles, and trailers in the Huntington Park zip code (90255) in 2020, translating to approximately three vehicles per household. The City's single- and multi-family parking standards of two spaces per unit are established to provide adequate on-site parking to address the needs of Huntington Park's predominately large family households. During stakeholder outreach for this Housing Element Update, developers found the City's parking standards to be high. Townhome-style developers reported a typical, marketable parking standard to be two off-street spaces per unit plus one-quarter guest space per unit. Parking requirements also contribute to the high cost of development, and can make it difficult for projects to achieve the maximum density allowed. Therefore, the City has included Program 7, Zoning Ordinance Updates, in the Housing Element to evaluate its parking standards further and develop strategies to allow reduced parking for new development while not negatively impacting the community.

All or a portion of the off-street parking required by the Zoning Code (Municipal Code Section 9-3.8) may be waived when the lot or parcel of land involved is located in, or within 500 feet of, the Downtown Specific Plan (DTSP) and is within 500 feet from the nearest point of a public parking lot as measured between the property line of subject parcel or lot to the property line of the public parking lot provided the owner or occupant of the property on which the waiver is to be applied pays to the City an amount to be determined by the Council, to be deposited in the Parking System

Fund. Upon the payment of the fee to the City Treasurer, the Director shall issue a permit waiving the specified parking spaces. All money given to the City pursuant to the provisions of this section shall be used for the purposes of providing for or facilitating the use of public off-street parking.

Requests to Develop Housing at Densities Lower Than Anticipated in the Sites Inventory

Many factors influence the actual density of a project and can result in significantly lower densities than the maximum density allowed by zoning. There have been no requests to develop housing at densities lower than those anticipated in the sites inventory. The City will establish minimum densities in the Downtown Specific Plan Area of at least 20 units per acre (Program 10), and the Transit Oriented Development Overlay District to be developed with this Housing Element (Program 11) will establish minimum densities of 30 units per acre, to ensure sites in this 6th Cycle Housing Element Sites Inventory are developed at densities to meet realistic capacity assumptions.

Design Guidelines

Design guidelines are intended to communicate the desired qualities and characteristics of development and are intended to promote quality design that is sensitive to its neighborhood context, adjacent structures, and the General Plan's Urban Design Goals.

Design guidelines are used by staff, the Community Development Director, Commission, and Council in the review of development proposals. Criteria include architectural design and details of structures, site layout, pedestrian and vehicular circulation, and compatibility with the surrounding area.

Downtown Specific Plan Design Guidelines

Residential and mixed-use development within the Downtown Specific Plan[5] is subject to standards currently found in the Zoning Code as well as additional standards applicable to the Downtown Specific Plan Zones. Such standards are created to ensure residential development within this zone is compatible in architectural design and scale and functions appropriately with the surrounding commercial and mixed-use areas.

Mixed-use developments in the Specific Plan area must comply with the following regulations that may be a constraint to the development of housing due to increased costs associated with implementing these:

- Residential uses shall not occupy first/ground floor space in Districts A and B and along the Zoe Street frontage in District D, except for entrances and lobbies. For projects under 10 units, the required ADA unit may be located at the ground floor in a non-street fronting location for Districts A, B, and D.
- Access to residential units shall be from a central lobby which may be located on the first/ground level or one story above. Lobby access shall be restricted to residents only.
- Separate access drives and parking facilities shall be provided for residential uses and commercial uses except that residential visitor parking and commercial parking may be shared subject to the approval of the Community Development Director.
- Private open space shall be provided for residential uses in a mixed-use project.

[5] Downtown Specific Plan, 2008. https://www.hpca.gov/DocumentCenter/View/320/HP-Downtown-Specific-Plan?bidId=

General Plan Urban Design Element

The Urban Design Element of the General Plan includes policies and programs intended to shape the urban design of the city, but the policies are not design guidelines. The 1991 General Plan also contains policies requiring the development of design guidelines, and the City's 2030 General Plan identified a need for urban design guidelines.[6]

Many policies related to residential development contain subjective and difficult to apply language such as "improve," and allows for discretionary review of projects. The existing policies are a constraint to housing development due to the subjective nature of design standards. Until design guidelines are adopted, the lack of city-wide design guidelines is a constraint due to the limited guidance provided by the policies listed above and ability for permits to be reviewed subjectively. Under Program 8, Development Procedures, the City will adopt objective design standards for qualifying residential and mixed-use development, and citywide objective design guidelines for all residential and mixed-use projects.

Local Ordinances

Density Bonus Ordinance

State Density Bonus Law (Government Code Section 65915-65918) requires the City to provide certain incentives to developers that provide affordable or senior housing. The amount of the density bonus is set on a sliding scale, based upon the percentage of affordable units at each income level, with a maximum density bonus of 50 percent.

Density bonus law also requires that qualifying projects be provided up to three incentives or concessions. The number of required incentives or concessions is based on the percentage of affordable units in the project. An incentive or concession is defined as:

- A reduction in site development standards or a modification of zoning code or architectural design requirements, such as a reduction in setback or minimum square footage requirements;
- Approval of mixed-use zoning; or
- Other regulatory incentives or concessions which actually result in identifiable and financially sufficient cost reductions.

Huntington Park adopted a Density Bonus Ordinance (Municipal Code, 9-3-22) in 2010, which provides incentives or concessions for the production of housing for very low-, low-, and moderate-income and senior households. The City's ordinance is not consistent with recent changes to state Density Bonus Law, and the City will update the density bonus for consistency with state law (Program 11, Density Bonus and other Affordable Housing Incentives).

Condominium Conversions

The City's Zoning Code regulates the conversion of rental units to condominiums through a Conditional Use Permit process as a means of managing the undesirable aspects of conversion projects on tenants and the stock of rental housing in the community. Prior to approval of a conversion, the Commission must find the following:

[6] Draft 2030 General Plan Land Use & Community Development Element, Policy 14. http://hpca.gov/DocumentCenter/View/7972/2030-City-of-Huntington-Park-General-Plan---FINAL

- The project would not adversely affect the supply and availability of rental housing in the City or within a specified area of the City
- At least 25% of the project's tenants qualify for the purchase of units

Additional tenant protections include: (1) direct noticing of the public hearing on the proposed conversion; (2) Minimum 120-day notice to vacate if the conversion is approved; (3) allowance for tenants with children to extend their lease until the end of school year; (4) Tenant right of first purchase; and (5) arrangement for equivalent housing facilities (at the tenant's expense) for tenants purchasing units but temporarily displaced by renovations.

The City's condominium conversion requirements protect tenants from displacement and do not constrain the development of housing.

Special Needs Housing

Persons with special needs include those in residential care facilities; persons with disabilities; the elderly; farm workers; persons needing emergency shelter or transitional living arrangements; and those living in single room occupancy units. The City's provisions for these housing types are discussed below.

Transitional and Supportive Housing

State Housing Element law defines transitional housing as "buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance" (Government Code Section 65582(j)).

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multifamily apartments; and typically offers case management and support services to help return people to independent living (often six months to two years).

Supportive housing is defined as "housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community" (Government Code Section 65582(g)). Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. Similar to transitional housing, supportive housing can take several forms, including group quarters with beds, single-family homes, and multifamily apartments.

State law (Government Code Section 65583(c)(1)(C)(3)) requires cities and counties to treat transitional housing and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone. Supportive housing must also be permitted by right in zones where multifamily and mixed uses are permitted, subject to certain standards (Government Code Section 65651(a)).

The City's Zoning Code defines Supportive and Transitional Housing (Section 9-1.203) as follows:

> "Transitional housing" means temporary housing for a homeless individual or family transitioning to permanent housing for stays of at least six months.
>
> "Supportive Housing" shall have the same meaning as transitional housing; however, there is no time limit on the length of stay for supportive housing.

There are two supportive or transitional housing developments in the city: Mosaic Gardens at Huntington Park has a total of 24 beds and Tiki Gardens is a transitional housing project with 35 units for homeless persons.

Supportive and transitional housing configured as a single-family use are permitted by-right in R-M and R-H zoned residential districts with only a ministerial zoning clearance required. Supportive and transitional housing configured as a multi-family use is subject to a development permit in the RM and RH Districts. These facilities are not permitted within the R-L zoned districts. There are no separation requirements for supportive and transitional housing facilities. The City's regulations are not consistent with state law because supportive and transitional housing are subject to more stringent requirements than single-family dwellings in the same zones. Program 7, Zoning Code Updates, would amend the Zoning Code for consistency with state law.

Emergency Shelters

Government Code Section 65583(a)(4) requires the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the City's need for emergency shelters and must provide capacity for at least one year-round shelter. Permit processing, development, and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters. Assembly Bill 2339 requires that emergency shelters are allowed in a zone which allows residential uses or zones with available land which is located near amenities and services that serve people experiencing homelessness.

Emergency shelters with up to 30 beds are permitted by right in the Industrial/Manufacturing Planned Development (MPD) zone, and emergency shelters with more than 30 beds are conditionally permitted in the MPD, subject to approval of a CUP. Emergency shelters of any size are also conditionally permitted in the C-G (General-Commercial) zone.[7] The MPD zone provides for service, commercial, business, and industrial uses, and extends along several of the City's major corridors, including Soto, Slauson, Randolph, and Alameda, all of which are located near transit (bus service). Many of these sites are within walking distance of medical services, social services, and groceries. The City's Land Use Element identifies over 200 acres of MPD-designated land. While there is little vacant land in the City including within the MPD zone, 178 MPD properties (totaling approximately 68 acres) are either underutilized (defined as improvement to land value ratio below 1.0 and buildings built prior to 1980) or have existing structures that are potentially suitable for conversion to shelter use. Lots range from 100,000 square feet (approximately 2 acres) to approximately 12,000 square feet in the northern areas of Huntington Park.

[7] Huntington Park Municipal Code, Section 9-4.202 Allowed uses. https://library.qcode.us/lib/huntington_park_ca/pub/municipal_code/item/title_9-chapter_4-article_2-9_4_202

According to the 2022 Point in Time Count, there are approximately 282 unsheltered people experiencing homelessness living in Huntington Park. Pursuant to AB 2339, 56,400 square feet (1.3 acres) of land is required to shelter 282 people at a rate of 200 square feet per person. With a limit of 30 beds per shelter, 10 emergency shelters would be needed to accommodate all unsheltered residents.

To ensure there are adequate sites, including vacant sites, close to services, the City's new Transit Oriented Development (TOD) overlay will permit emergency shelters by right. The TOD overlay district allows for by-right, stand-alone residential and mixed-use development containing a wide variety of commercial establishments, including retail, services, hotels, and motels. The TOD overlay district is applied to sites with a range of parcel sizes and existing uses and offers potential for reuse and development in locations with older structures and lower improvement to land value ratios. The TOD overlay district includes 1.3 acres of vacant land and approximately 23 acres of underutilized land (defined as improvement to land value ratio below 1.0 and buildings built prior to 1980), allows residential projects, and is within walking distance of public transit and medical, social, and/or commercial services.

The Huntington Park Zoning Code defines "emergency shelters" as follows:

> "Emergency shelter" means a facility operated by a nonprofit organization providing temporary housing and minimal supportive services for homeless persons for a period of no more than six (6) months.

Standards for emergency shelters are established in Article 20, Emergency Shelters. State law allows for objective standards including:

1. The maximum number of beds or persons permitted to be served nightly by the facility
2. Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone
3. The size and location of exterior and interior onsite waiting and client intake areas
4. The provision of onsite management
5. The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart
6. The length of stay
7. Lighting
8. Security during hours that the emergency shelter is in operation

Article 20 contains a number of provisions that exceed standards allowed by state law, and several standards that require discretion to apply. The City defers to state law in evaluating proposals for emergency shelters where the Zoning Code is inconsistent with state law. As discussed in the People Experiencing Homelessness (Housing Needs Assessment), Huntington Park has an estimated homeless population of approximately 282 persons, and there are no emergency shelters in the city. As established in the Housing Needs Assessment, there is a gap in local resources to serve the city's homeless population. The City will amend the Zoning Code to revise standards for emergency shelters for consistency with state law (Program 7, Zoning Ordinance Updates).

Low Barrier Navigation Centers

Government Code Section 65660 defines a Low Barrier Navigation Center as a "Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." "Low barrier" refers to practices to reduce barriers to entry and may include, but not be limited to, allowing partners to share living space, storage of possessions, and pets.

California law provides that Low Barrier Navigation Center development is a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses. Therefore, the City cannot impose certain requirements or conditions or other discretionary review procedures. While the City must comply with all California law, the HPMC currently does not identify whether Low Barrier Navigation Center type uses are permitted in mixed-use or nonresidential zones within HPMC Title 9 Chapter 4. Therefore, the City will need to amend its zoning regulations to explicitly allow the development of Low-Barrier Navigation Centers, by right, in residential and mixed-use zones, as well as nonresidential zones permitting multifamily uses (Program 7, Zoning Ordinance Updates).

Group Homes

Group homes fill an important need for housing for persons with disabilities. This type of housing may be known as group homes, recovery residences, sober living homes, community care residential facilities, boarding houses, dormitories. Other similar facilities but defined elsewhere in this Housing Element and by state law are regulated differently, and include emergency shelters and supportive and transitional housing. Group homes may or may not provide services which require licensing from the State of California.

Section 1566.3 of the California Health and Safety Code requires group homes which serve six or fewer persons to be considered a residential use of property for purposes of local zoning ordinances. No local agency can impose stricter zoning or building and safety standards on these residential facilities (such as a conditional use permit, zoning variance, or other zoning clearance) than is required of a family dwelling of the same type in the same zone. The Huntington Park Zoning Code permits group homes serving six or fewer persons by right in all residential zones (R-L, R-M, R-H), by right in all districts within the Downtown Specific Plan (Districts A, B, C, and D), and does not subject such facilities to a use permit, building standard, or regulation not otherwise required of residential uses in the same zone.

The Health and Safety Code further states that no local zoning ordinance can include residential facilities which serve six or fewer residents in the definition of a boarding house, rooming house, institution or home for the care of minors, the aged, or the mentally infirm, foster care home, guest home, rest home, sanitarium, mental hygiene home, or other similar term which implies that the residential facility is a business run for profit or differs in any way from a family dwelling.

In compliance with state law, the Zoning Code[8] establishes rules for residential care facilities under the definition of "group home:"

> "Group home" means a facility providing residential social and personal care for children, the elderly and people with limited ability for self-care, but where medical care is not a major element. Group home includes children's homes, board and care homes, self-help group

[8] Section 9-1.203, Definitions.

homes. Convalescent homes, nursing homes and similar facilities providing medical care are not included under this definition.[9]

While the City's regulations meet the minimum standard in state law, Housing Element Law requires a comprehensive analysis of the extent to which local regulations constrain the provision of this type of housing.

The City's group home regulations for small facilities are consistent with state law. Regarding large group homes (serving more than six people), the City, like many jurisdictions, requires a Conditional Use Permit (CUP) approved by the Planning Commission for large group homes, with no distinctions for licensed or unlicensed facilities. The Zoning Code requires a CUP for large group homes in R-L, R-M, and R-H districts and Districts A, B, C, and D in the Downtown Specific Plan. Refer to *Permits and Procedures* for a listing of the City's required CUP findings. The CUP requirement for large group homes is intended to regulate provisions such as adequate housing, amenities, and staffing. The City does not impose any spacing requirements between group homes or other special needs facilities and does not impose any occupancy standards for unrelated adults which differ from those for families. However, a CUP adds cost, time, and discretion to any project, which poses a constraint to development of group homes, which is also a fair housing issue. According to guidance from the Department of Housing and Community Development (HCD), "local policies that require all group homes with more than six residents to obtain conditional use or other permits inappropriately turn state laws designed to remove constraints on small, licensed group homes into constraints on the many other group homes that do not require state licenses."[10] HCD recommends the following guidelines for establishing local regulations on large group homes:

- Group homes that operate as single-family residences and that do not provide licensable services should be allowed in single-family neighborhoods, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences.
- Group homes that operate as single-family residences and that provide licensable services to six or fewer residents should be allowed in single-family neighborhoods, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences.
- Group homes operating as single-family residences that provide licensable services to more than six residents may be subject to conditional use or other discretionary approval processes. Local governments must still provide flexible and efficient reasonable accommodations in these permitting processes. This means that some requests for exceptions to permitting processes should be resolved through reasonable accommodation procedures instead of conditional use procedures.

Through Program 7, the City will amend the Zoning Code to remove constraints for group homes by:

[9] Section 9-1.203 defines convalescent home as "a licensed facility which provides bed and ambulatory care for patients with post-operative convalescent, chronic illness and persons unable to care for themselves; but not including alcoholics, drug addicts or persons with mental or contagious diseases or afflictions. (Includes 'Nursing Home' and 'Rest Home')."

[10] State of California Department of Housing and Community Development, Group Home Technical Advisory, page 25. https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/group-home-technical-advisory-2022.pdf

- Revising the definition of Group Homes to distinguish between licensed and unlicensed facilities;
- Revising allowed land uses in single-family neighborhoods to allow larger, unlicensed facilities;
- Revising the conditional use permit requirement for large group homes to apply only to licensed facilities;
- Ensure that conditions of approval for large facilities requiring a CUP are objective and transparent; and
- Allow use of the Reasonable Accommodation procedure to except large, licensed facilities from the CUP requirement.

Definition of Family

California court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the city, and therefore violates rights of privacy under the California Constitution. A zoning ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons.

In response to these court rulings, the City of Huntington Park has adopted the following definition of "family" within the Zoning Ordinance:

> "Family" means one or more persons occupying a premise and living as a single non-profit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club or similar dwelling for group use. A family shall not include a fraternal, religious, social or business group. A family shall be deemed to include domestic help employed by the family.

Public comments expressed concern that the inclusion of "non-profit" in the City's definition of "family" could constrain the development of group homes and residential care facilities. The City will commit to removing references to "non-profit" in the definition of "family" (Program 7).

Housing for Persons with Disabilities / Reasonable Accommodations

The federal Fair Housing Act and the California Fair Employment and Housing Act require that cities and counties provide reasonable accommodation where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Cities and counties must also consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and the case law interpreting the statutes.

Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. These accommodations can mean local jurisdictions making modifications or exceptions in their zoning laws and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents with mobility impairments.

Reasonable accommodation enables developers and providers of housing for people with disabilities a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing.

The City of Huntington Park has adopted a "Reasonable Accommodation Ordinance" included in Section 9-3.1901 of the City of Huntington Park Municipal Code. The stated purpose is to provide individuals with disabilities reasonable accommodation in regulations and procedures to ensure equal access to housing, and to facilitate the development of housing.

The Community Development Director may approve improvements as long as a number of findings have been made:

1. The request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws;
2. The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws;
3. The requested accommodation would not impose an undue financial or administrative burden on the City; and
4. The requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance.

A reasonable accommodation cannot waive a requirement for an entitlement (e.g., Conditional Use Permit, Development Permit, General Plan Amendment, Zoning Amendment, Subdivision Map) when otherwise required or result in approval of uses otherwise prohibited by the City's land use and zoning regulations. As discussed in the Group Homes, above, state guidelines advise allowing the reasonable accommodation procedure to be used to except certain group homes or residential care facilities from a conditional use permit requirement. Program 7, Zoning Ordinance Updates, commits to allowing the use of the reasonable accommodation procedure for this purpose.

The Planning Commission has the authority to review and decide upon requests for reasonable accommodation when it involves any encroachments into any required setback area, results in building size increase above what is allowed in the applicable zoning district concerning height, lot coverage, and floor area ratio maximums, or whenever a reduction in required parking is requested. If the application for reasonable accommodation is referred to or reviewed by the Planning Commission, a decision to approve, approve with conditions, or deny the application shall be rendered within fifteen working days after the close of the public hearing, based on the findings set forth in Section 9-3.1908. During the last housing cycle, there were no reasonable accommodation requests. A public hearing can introduce delays and subjectivity into the decision process. Program 7 commits to removing the requirement for a public hearing before the Planning Commission.

There is a $55 fee to process a Reasonable Accommodation.[11] As discussed in Special Needs Populations (Housing Needs Assessment), people living with disabilities tend to be lower income and often on fixed incomes and/or public assistance. A fee is a constraint to the ability of persons with disabilities to access housing that meets their needs. Program 7 commits the City to amending the Zoning Code to remove this fee to increase fair housing opportunities for persons with disabilities.

Employee and Farmworker Housing

The Employee Housing Act (Division 13, Part 1 of the Health and Safety Code) requires employee housing for six or fewer employees to be allowed wherever single-family homes are allowed. Health

[11] Master Fee Schedule for FY 2018-19

and Safety Code Section 17021.6 precludes a local government from requiring a conditional use permit, zoning variance, and/ or other zoning clearance for certain agricultural employee housing.

The Employee Housing Act (Health and Safety Code, Section 17000 et seq.) requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Section 17021.6 requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone.

According to recent Census estimates, about 182 Huntington Park residents were employed in agricultural, forestry, fishing, and hunting, and 132 of those were employed full-time in these industries. The City has no agricultural zoning districts or allowed agricultural uses. The Zoning Code does not define employee housing or contain specific provisions for employee housing. The City will revise the Zoning Code to comply with the Employee Housing Act, including adding provisions that would allow employee housing in all residential zones (Program 7, Zoning Ordinance Updates).

Single Room Occupancy Facilities

Single Room Occupancy (SRO) residences are small, one-room units (generally 100-250 sq. ft.) occupied by a single individual and may have shared or private kitchen and bathroom facilities. SROs are rented on a weekly to monthly basis, typically without rental deposit, and can provide an entry point into the housing market for extremely low-income individuals, formerly homeless, and disabled persons. The City's General Plan and Zoning establish an SRO Overlay District, permitting SROs up to 440 units/acre, as well as permitting SROs in the Pacific Paseo District at densities of 70 units/acre, and in the High-Density Residential District at 20 units/acre.

The City has adopted standards to regulate the development and operation of SROs, established in Article 13 of the City's zoning code. A number of these standards are subjective or do not apply to other multifamily developments pose constraints to the development of SROs, including but not limited to:

- SROs shall not be located within 250 feet of a parcel which has a school for children, adult bookstore or theater, bar or liquor store; and existing motels, hotels or apartments shall not be permitted to convert to SROs;
- SROs shall be located within one-quarter mile of a bus stop or transit station;
- The design of a SRO project shall coordinate with and complement the existing architectural style and standards of the surrounding land uses. If a design theme has been established in the proposed area, the theme should be reflected in the design and scale of the SRO project; and
- A permanent, continuously available temporary parking/loading area shall be provided adjacent to the main entrance; and
- A cap on the number of SRO units citywide

Minimum amenities listed in Section 9-3.102(10) are intended to ensure a minimum standard of quality of life for residents, but some may increase the cost of development or conversion and are in excess of those that apply to other multifamily development types, including intercom systems, key card doors, furnishings, and security monitoring.

The City recognizes that SROs can play an important role in addressing the range of housing needs in Huntington Park and are particularly suitable for extremely low-income small households and individuals transitioning out of homelessness. To further facilitate the provision of SROs, Program 7 will eliminate the current requirement for a Conditional Use Permit and approve SROs through a Development Permit process, modify subjective standards or those listed above that do not apply to other multifamily developments, remove the prohibition on the conversion of existing hotels, motels, or apartments to SROs, and evaluate the cap on SRO units citywide. The proposed TOD Overlay (Action 10-5) will allow SROs by-right.

Accessory Dwelling Units (Secondary Dwelling Units)

Huntington Park's Zoning Code (Section 9-1.203) defines second dwelling units as follows:

> "Second dwelling unit" means a dwelling unit located on the same lot as the primary single-family dwelling, which the second unit is either attached to, or detached from, and which provides complete, independent living facilities for no more than two (2) persons. A second unit shall include permanent living facilities, including permanent but separate provisions for living, sleeping, eating, cooking and sanitation and shall contain a full bath, a kitchen and not more than one bedroom.

State law requires jurisdictions to provide for the establishment of second units (called "accessory dwelling units" or ADUs in state law) in residential zones, and limits the discretion a jurisdiction may apply to such uses. The City provides for second units in the R-L zone district, but the ordinance currently requires a CUP and two covered parking spaces. The City's standards require a minimum 6,500 square foot lot size for a second unit, and minimum parcel width of 50 feet and depth of 80 feet. The size of the additional unit shall not exceed 30 percent of the existing living area of the main dwelling for an attached second unit, or 750 square feet for a detached unit. These provisions are inconsistent with state ADU law.

Until the City revises its ordinance consistent with state law, the City processes ADU applications consistent with state requirements. The City will update the second unit ordinance to bring it into compliance with state law (Program 7, Zoning Ordinance Updates).

Mobile Homes / Manufactured Housing

Manufactured housing and mobile homes can be an affordable housing option for low- and moderate-income households. A mobile home or manufactured home is defined as a structure which is transportable in one or more sections, is eight feet or more in body width, or 40 feet or more in body length, in the traveling mode, or, when erected onsite, is 320 or more square feet.[12] Mobile homes are defined as being constructed prior to June 15, 1976, while a manufactured home is constructed on or after the same date.

Government Code Section 65852.3 requires manufactured homes to be allowed on permanent foundations wherever single-family homes are allowed, and subject to the same development standards to which a conventional single-family residential dwelling is subject. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land

[12] Health and Safety Code Sections 18007 to 18008

planned and zoned for residential use and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

The Zoning Code defines mobile homes and manufactured housing as follows:

> "Manufactured housing" means single-family detached housing that is built to the National Manufactured Housing Construction and Safety Standards Act of 1974. Includes mobile homes.
>
> "Mobile home" means a transportable, factory-built home, designed to be used as a year-round residential dwelling and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974.

Huntington Park permits manufactured housing on permanent foundations in all residential zone districts, subject to a Development Permit. A Development Permit requires review by the Community Development Director to ensure compatibility of the manufactured home with surrounding uses (see a description of the Development Permit process, below). The City has adopted the following development standards to govern the installation of mobile and manufactured homes:

1. Homes shall have a minimum eave projection of 2 feet on at least 2 opposite sides, with at least 1 foot on any one side;
2. Roofs must have a minimum pitch of 1:4 and shall be constructed of non-reflective/non-metallic roofing material;
3. Exterior siding shall be non-reflective/non-metallic and shall be installed from the ground up to the roof; and
4. Homes shall have a minimum width of 20 feet, unless part of any approved modular style.

Under the Municipal Code, single-family dwellings are not subject to the requirement to obtain a Development Permit. The City will amend its Zoning Ordinance to allow manufactured homes as a use by right in all residential zones. The City will amend the Zoning Code to remove the Development Permit requirement for the installation of a manufactured homes (Program 7, Zoning Ordinance Updates).

Permits and Procedures

The evaluation and review process required by the City contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price.

In Huntington Park, projects are governed by just three levels of decision-making bodies: the Community Development Director, Planning Commission, and City Council.

Pre-Application Conference

For all discretionary entitlements, staff recommends that a Preliminary Review (per Section 9-2.103, Pre-application conference) be submitted. The Preliminary Review allows staff to comprehensively review the proposal and work with the applicant to resolve any issues prior to the formal application submittal. Additionally, staff provides the applicant with a recommendation and conditions of approval that will be recommended to the Planning Commission, allowing the applicant the opportunity to work with staff and decide whether to move forward. The initial staff review in the Preliminary Review Process is 30 to 45 days. Once revised plans are re-submitted, the second

review is an additional two weeks and the applicant is provided with staff's recommendation and conditions during this review.

Development Permit

The City utilizes a Development Permit as its process for site plan review. The purpose of the Development Review is to "protect the integrity and character of the residential, commercial, and industrial areas of the City and ensure consistency with the General Plan" (Huntington Park Municipal Code, Section 9-2.1001). In practice, the Development Permit process allows other departments to review and comment on projects, and ensure that the project includes required infrastructure improvements. Development Permits are approved with conditions and can be referred to the Planning Commission for review, but they may also be approved administratively.

Approval of all Development Permits are subject to the following findings (Section 9-2.1007):

1. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards;
2. The proposed development is consistent with the General Plan;
3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;
4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
5. The subject site is physically suitable for the type and density/intensity of use being proposed;
6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare; and
7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public interest, health, safety, convenience or welfare of the City.

A number of the required findings are subjective in nature (findings 3, 5, and 7, above). The subjective nature of those findings can be considered constraints to housing development in that they do not specify concrete, quantitative data by which a determination on a project's consistency with the required findings can be made. These findings alone may increase the likelihood that a project is required to be reviewed by decision makers in hearing, leading to a protracted review process and potentially a denial based on interpretation. Because Development Permits are recognized by the City to be the most appropriate mechanism for reviewing housing development proposals, eliminating subjectivity will remove constraints to the development of housing (Program 7, Action 7-2).

Conditional Use Permits

Conditional Use Permits (CUPs) are used for activities or uses that may affect the surrounding environment in ways that cannot be determined prior to proposal at a particular location. All CUPs require approval by the Planning Commission. Multifamily projects in residential zones require a Major Development Permit, described above, whereas projects in commercial and mixed-use districts require a Conditional Use Permit.

An application for a Conditional Use Permit is deemed complete when an application form and environmental checklist is submitted. The City's Environmental Information Form[13] serves as the initial study under the California Environmental Quality Act (CEQA).

The Commission must make the following findings to approve the project:

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of CEQA and the City's Guidelines;
4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience or welfare of the City;
5. The subject site is physically suitable for the type and density/intensity of use being proposed; and
6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

The City recognizes that the Development Permit is a more appropriate tool to ensure the compatibility of residential uses within commercial districts than a Conditional Use Permit, which focuses on the use rather than the design. Therefore, the Housing Element includes Program 7 to modify the required entitlement from a CUP to a Development Permit for multi-family residential projects in the C-P, C-N, and DTSP zones and SROs in any zone.

Administrative Variances

When residential development projects propose to deviate significantly from applicable codes, a zone variance is required. The City does offer a waiver of development standards for variances deviating less than ten percent from the Code, referred to as a "Minor Variance." Minor Variances are minor adjustments from the standards and granted only when, because of special circumstances applicable to the property, the strict application of this Code denies the property of privileges enjoyed by other property located nearby and in an identical zoning district. Minor Variances do not require a public hearing or notice and may be granted by the Community Development Director. The Director shall record the decision in writing and shall recite the findings upon which the decision is based, in compliance with state law (Government Code Section 65906 or as this section may be amended/replaced from time to time). The Director may instead defer action and refer the application to the Commission for a decision. The Director may approve and/or modify an application in whole or in part, with or without conditions, only if all of the following findings are made:

[13] City of Huntington Park, Environmental Assessment Checklist, http://hpca.gov/DocumentCenter/View/267/Environmental-Assessment-Checklist

1. That there are special circumstances applicable to the property, including location, shape, size, surroundings or topography so that the strict application of this Code denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;
2. That granting the Minor Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and unavailable to the property for which the Minor Variance is sought;
3. That granting the Minor Variance will not be detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located;
4. That granting the Minor Variance does not constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning district in which the property is located;
5. That granting the Minor Variance does not result in an adjustment which would exceed ten (10) percent of the standard(s) being modified or allow use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and
6. That granting the Minor Variance will not be inconsistent with the General Plan.

Design Review

The City's Design Review procedures and requirements are outlined in Article 18 of the Zoning Code. The Design Review process is explicitly a discretionary process. The following project types are required to undergo Design Review:

1. New structure(s)/development and related plans which require a Development Permit except as exempted in Section 9-2.1804;
2. Additions and exterior modifications to existing structures that require a Development Permit except as exempted in Section 9-2.1804;
3. Planned Sign Programs (9-3.1206); and
4. Other public or private improvement projects as determined by the Council, Commission or Director.

The required findings are as follows:

1. The proposed development is consistent with all applicable provisions of this Code and other applicable City codes, ordinances and General Plan goals;
2. The general design considerations, including the character, scale and quality of design are consistent with the purpose/intent of this Article and any adopted design guidelines;
3. The architectural design of structures and their materials and colors are visually compatible with surrounding development. Design elements (e.g., screening of equipment, exterior lighting, signs, awnings, etc.) have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development, and/or between the different types of uses in a mixed use development;
4. The location and configuration of structures are compatible with their sites and with surrounding sites and structures and do not unnecessarily block views from other structures or dominate their surroundings;

5. The general landscape design, including the location, type, size, color, texture and coverage of plant materials, provisions for irrigation, maintenance and protection of landscape elements have been considered to ensure visual relief, to complement structures and to provide an attractive environment;
6. The design and layout of the proposed project will not interfere with the use and enjoyment of neighboring development (existing and future), will not result in vehicular or pedestrian hazards and will lead to a reduction in opportunities for crime;
7. The interior and exterior building design and/or site layout, including on-site parking, has been designed and integrated to ensure the intended use will best serve the potential users or patrons of the site; and
8. Special requirements or standards have been adequately incorporated, when applicable, into the site or building design (e.g., transportation demand management improvements, mitigation measures, utilities, American Disabilities Act regulations, density bonus requirements, open space, historic preservation, etc.).

The Community Development Director is responsible for conducting design review. If Planning Commission or City Council approval is required for the project's other entitlements, the Director's recommendations are forwarded to the appropriate review body. Because the City's Design Review process is conducted administratively, the process doesn't constrain the development of housing by adding additional hearings to a project's review.

However, the discretionary nature of the Design Review process is a constraint to the development of housing, even if it is conducted administratively. Discretionary processes were universally cited by developers as causing delays, increasing uncertainty, and increasing costs. Discretionary review processes may also complicate the use of CEQA exemptions for infill development that would otherwise be available. Program 8, Development Procedures, contains provisions to limit discretion in the review of housing development applications, and would apply to the Design Review process.

Processing Timeframes

The Permit Streamlining Act governs the processing time for planning applications, although an applicant can waive these time limits. The length of processing time depends on the scale and complexity of the project and the knowledge, expertise, and ability of the development team and their ability to prepare plans in accordance with City requirements, make timely submissions (and resubmissions), and revise plans based on feedback received.

Huntington Square (Case No. 2021-05) at 6101 State Street would subdivide one lot into two, build 48 residential units on one lot and nine affordable units on the second lot in the C-G zone. The application was submitted on May 26, 2021, and a Planning Commission meeting was scheduled for June 30, 2021. This project had many entitlements, including a General Plan Amendment, Zoning Ordinance Amendment, Tentative Parcel Map, and Density Bonus along with the Development Permit. Timelines for processing any discretionary permit would be similar. A complex commercial project at 2901/2909 East Slauson Avenue and 5731/5795 Bickett Street involving site cleanup, demolition of three buildings, renovation of an existing building, and development of two new commercial buildings[14] was approved in three months (application submitted September 14,

[14] Case No. 2020-05 CUP/DP

2020, and approved on December 9, 2020), Processing timelines are reasonable and do not delay a project; therefore, processing timeframes are not a constraint.

Due to staffing shortages, the average time for processing Building Plan Checks has been four to six months. This is considered a constraint. The City will hire more staff to conduct Plan Check (Program 8, Development Procedures). The City will implement changes to its Minor Development Permit requirements to improve the timeline for processing (Program 7, Zoning Ordinance Updates) and will identify inter-departmental constraints to timely processing throughout the planning period (Program 8).

Senate Bill 330

The Housing Crisis Act of 2019 (SB 330) aims to expedite and increase certainty in the development process with changes to the Housing Accountability Act and Permit Streamlining Act. The City doesn't currently have procedures to implement SB 330 but will develop checklist and application materials (Program 8, Development Procedures).

SB 35 (2017), Streamlined Approval Process

Pursuant to Government Code Section 65913.4, jurisdictions that have not met their allocated Regional Housing Needs Allocation (RHNA) numbers are required to streamline certain proposed developments that include affordable units. As of June of 2019, Huntington Park had insufficient progress towards its Above Moderate Income RHNA and therefore, under SB 35, is required to approve proposed developments with at least 10 percent affordable units with a ministerial permit.[15] The City will develop objective design standards and procedures for implementing SB 35 (Program 8, Development Procedures).

Fees

Development is subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by state law. These fees can be a constraint to the maintenance, improvement, and development of housing because the additional costs borne by developers contribute to overall increased housing unit cost. However, fees are necessary to maintain adequate planning services and other public services and facilities in the city.

There are two types of fees imposed on new development: planning fees that fund direct services for processing the necessary permits for a project (i.e., application fees for a zone change or variance, building permits, plan check, etc.), and development impact fees which are used to fund physical infrastructure (such as sewerage facilities, schools, parks, etc.). When developers of housing refer to fees as impediments to housing construction, they are generally referring to both types of fees.

The City periodically evaluates the actual cost of processing development permits when revising its fee schedule. The last fee schedule update was adopted in 2018.

Planning Fees

Planning fees for residential development increase depending on the complexity of the entitlement requested. For example, if an applicant proposes a new single-family home or ADU, a Minor

[15] SB 35 Statewide Determination Summary, https://www.hcd.ca.gov/community-development/housing-element/docs/sb35_statewidedeterminationsummary.pdf

Development Permit fee will be required in the amount of $412 along with the $5,000 Parkland Fee. The total costs for multiple family projects increase by the amount of a Major Development Permit fee of $1,875 per project. The project cost also varies as different entitlements may be requested, including Variances, General Plan Amendments, Tentative Tract/Parcel Maps, Development Agreements, and Environmental Assessments. Planning fees are listed in Table IV-6.

Table IV-6
Planning Fees

TYPE OF REQUEST	FEE
Minor Development Permit	$412
Major Development Permit	$1,875
Preliminary Plan Reviews (1st & 2nd)	$930
Development Permit Amendment	$1,951
Conditional Use Permit, Variance	$4,972
Zone Change	$5,616
General Plan Amendment	$6,387
Tentative Tract Map	$2,644
Tentative Parcel Map	$2,644
Development Agreement	$3,789
Environmental Assessment	
Categorical Exemption	$285
Negative Declaration	$1,179
Mitigated Negative Declaration	$1,622
Environmental Impact Report	Consultant Fee plus 25% Admin Fee
Quimby/Park Development Fees	Reference HPMC Section 9-3.1602
Publicly Visible Art Fee	1% of construction valuation
Building and Safety Plan Check	Based on Building Valuation
Building and Safety Permit Fees	Based on Building Valuation

Source: City of Huntington Park, Master Fee Schedule 2018

Development Impact Fees

Residential developers are required to provide and/or fund infrastructure to serve their projects. Developers of single- and multifamily residential projects are required to pay development impact fees to fund capital improvements for parks and public safety services proportional to the demands placed on these services by the project. Developers are also required to provide the infrastructure necessary for utility connections to the project, including water, electricity, and sewer, as well as funding their portion of any off-site system expansions or upgrades that are necessary to serve the project. For larger projects requiring environmental review, developers are responsible for funding any infrastructure improvements required to mitigate project impacts and have not been previously identified as part of a capital improvement program covered by the development impact fees.

Publicly Visible Art Program

In 2001, the City established a Publicly Visible Art program to improve and enhance the quality of life for individuals living, working, and visiting the City. Balanced development of cultural and artistic resources preserves and improves the quality of the urban environment and increases property values. All new residential developments of two or more units, public and institutional buildings, and all commercial and industrial development projects with a construction value of $100,000 are subject to the program and are required to provide publicly visible art as part of their project, such as sculptures, murals, or fountains. Alternatively, projects can contribute one percent of the construction valuation of their project to the City Art Fund. The City's Art Ordinance exempts affordable and senior housing units from the calculation of construction valuation.

Parkland Fees

The City adopted parkland dedication and/or in-lieu parkland ("Quimby") fees on residential development in 2004. Any new residential development of one unit or more, and any addition of one or more units to an existing residential property, is subject to the park dedication requirement. While the parkland standard under the Quimby Act is for three acres of parks per 1,000 population, Huntington Park is severely park deficient with only 0.74 acres of parks per 1,000 residents. The parkland dedication and/or fee requirement intends to require developers to pay a share of the costs for development of new and rehabilitation of existing park and recreation facilities to serve the residents of the development. The City's Parkland Ordinance exempts affordable and senior housing units from the fee calculation.

Recognizing that fees charged under the formula in Municipal Code Section 9-3.1602 pose an undue economic hardship and constraining development, in 2007, the City adopted Resolution 2007-12, establishing a per-unit flat fee of $5,000. This amount is lower than the fee determined through implementation of the formula and does not constrain housing development while still contributing to park development and maintenance.

Implications for Housing Development

Because the City does not have a robust history of multifamily development, there is a shortage of data on which this Housing Element can evaluate the impact of fees.

Program 8 would commit the City to analyze fees on a regular basis. There are existing state laws dictating how cities may calculate development fees and establishing a schedule for updates, but the City will also conduct analysis of fees and regular outreach as part of Program 8, Development Procedures, to determine what constraints still exist that may prevent the City from meeting its RHNA obligations.

The Housing Plan also has a number of actions to reduce fees. Program 2 would reduce fees for ADUs, and Program 10 would provide fee waivers or deferrals for lot consolidation.

Based on the analysis below, multifamily and single-family development per-unit fees costs are comparable, and do not pose a constraint to development.

Multifamily Development

Huntington Square (6101 State Street), approved in August 2021 (Ordinance No. 2021-02), is a 48-unit affordable housing development. The project required a General Plan and Zoning Map amendment, a tentative Parcel Map, and a Major Development Permit. Typical multifamily

development for a site that is zoned for residential development would require only a Major Development Permit.

The project had an estimated total development cost of $27,437,069, of which fees, permits, and studies made up $416,250, or about two percent of the total development cost. The amount of fees per unit was $8,671.

Single-Family Development

A typical new single-family dwelling is required to obtain a Major Development Permit. The development permit application includes environmental review, other administrative fees, and parkland fees, for a total cost of $8,310.

Off-Site Improvements

Developers of projects that will include streets are required to install the curbs, gutters, sidewalks, utility systems, and landscaping. These facilities are typically subject to the City's street design standards and comply with HUD accessibility guidelines. The City uses a standard 30-foot curb-to-curb width requirement within a 54-foot right-of-way for local residential streets. Collector streets are 40 feet curb-to-curb, within a 60 to 66-foot right-of-way. Developers are responsible for installing all improvements and utilities necessary for the private driveways pursuant to City standards.

Building Codes

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic, or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's building codes are based upon the California Building, Plumbing, Mechanical, and Electrical Codes. These are the minimum necessary to protect the public's health, safety, and welfare. No additional regulations have been imposed by the City that would unnecessarily add to housing costs.

Non-Governmental Constraints

Environmental Constraints

Huntington Park is a completely urbanized community, and no natural habitat remains in the city. No mineral resources are known to exist. Environmental constraints that are present in the city are described below.

Seismic Hazards

There are no active or potentially active earthquake faults known to traverse the City of Huntington Park, thus, no ground rupture hazards are expected in the City. The City is, however, located within a seismically active region and is subject to ground shaking hazards associated with earthquake events in the region. Seismicity, in the Los Angeles area historically has been defined by earthquake events along the Newport Inglewood, San Fernando, San Jacinto, and San Andreas faults. Other faults of concern in the area include the Whittier fault, the Elysian Park Thrust, and the Santa Monica-Hollywood fault. The major faults in the Southern California region are described below.

- The Newport-Inglewood Fault Zone is located approximately nine miles west of the City. The 1933 Long Beach Earthquake occurred on the Newport-Inglewood fault. A maximum credible earthquake of Magnitude 6.8 on the Newport-Inglewood fault has the potential of generating horizontal peak ground accelerations of about 0.2 to 0.3 in the area. Ground-shaking could last approximately 22 seconds, with seismic Mercalli intensity values of VII to VIII. This type of earthquake would be particularly damaging to older low-rise structures located within the City.
- The Palos Verdes Hills Fault, located 20 miles to the southwest of the City and is considered to be an active fault based on late Pleistocene and Holocene age displacements that have been interpreted along offshore segments of the fault in the San Pedro shelf. The fault is considered to be capable of generating a maximum credible earthquake of Magnitude 7.0 that would cause seismic intensities in the IX to X range. The Palos Verdes fault could result in greater damage than that anticipated from an earthquake on the San Andreas fault due to its proximity.
- The Sierra Madre Fault Zone is located approximately 15 miles northeast of the City at the base of the San Gabriel Mountains and forms a prominent 50-mile long east-west structural zone on the south side of the San Gabriel Mountains. The Sierra Madre fault system was responsible for the uplift of the San Gabriel Mountains by faulting in response to tectonic compression.
- The Whittier-Elsinore Fault Zone is located along the southern base of the Puente Hills approximately nine miles east of the City of Huntington Park. This northwest-trending fault extends from the Whittier Narrows area continuing southeast across the Santa Ana River, past Lake Elsinore, into western Imperial County and then continuing on into Mexico. This fault is expected to be capable of generating a Magnitude 6.6 earthquake.
- The Santa Monica-Malibu Coast Fault System is an east-west trending fault system located along the southern margin of the western Santa Monica Mountains and into Santa Monica Bay. The nearest fault trace is located approximately 22 miles to the west of the City. Although there has been very little seismic activity along this fault system, the Malibu Coast fault segment has been characterized as active based on displaced soils. This displacement was estimated to have occurred about five thousand years ago.
- The San Andreas Fault Zone is located approximately 37 miles to the north and northeast of the of the City at its nearest point. This fault zone extends from the Gulf of California continuing northward to the Cape Mendocino area where it continues northward along the ocean floor. The total length of the San Andreas Fault Zone is approximately 750 miles. The length of the fault and its active seismic history indicates that it has a very high potential for large-scale movement in the near future (Magnitude 8.0).
- The San Jacinto Fault Zone, located approximately 44 miles to the northeast of the City, is part of the San Andreas Fault System. The two fault strands separate near the San Gabriel Mountains, where the San Jacinto fault extends southeastward to form the southwestern boundary of the San Jacinto Mountains and the San Timoteo Badlands. This fault is thought capable of generating a maximum credible earthquake of magnitude 7.0. Strong ground shaking from this earthquake would last about 25 seconds, with MM intensity values in the VIII to IX range.
- The Elysian Park Blind Thrust Fault is exposed for approximately two miles at Elysian Park but is not exposed over the rest of its trace toward the east. (Blind thrust faults are low-angle or low-lying faults occurring generally 5 to 15 kilometers below the ground surface which have no surface manifestation.) The Elysian Blind Thrust is located approximately five miles

from the City of Huntington Park at its nearest point. The Elysian Park Fault was the source of the magnitude 5.9 earthquake near Whittier in 1987. This fault is thought to be capable of generating earthquakes of magnitude 7.2 to 7.6 and would result in intense ground-shaking in the entire Los Angeles basin.

- The Torrance-Wilmington Fault is a newly postulated, blind thrust fault and fold system located under the Palos Verdes Peninsula. Although this fault system is not well defined, it is estimated that if one of the segments ruptures, an earthquake of Magnitude 5.0 to 7.5, would occur.

Most injuries and property damage from a major earthquake impacting the City will be caused by strong ground motion, especially structural damage to buildings. The developed areas of Huntington Park consist mostly of low density and medium density residential zones. Less extensive areas are devoted to low-rise commercial development. Low-rise buildings (less than three stories) common in the City are more likely to be damaged by a near-field earthquake, such as one occurring on the Newport-Inglewood fault or the Hollywood fault.

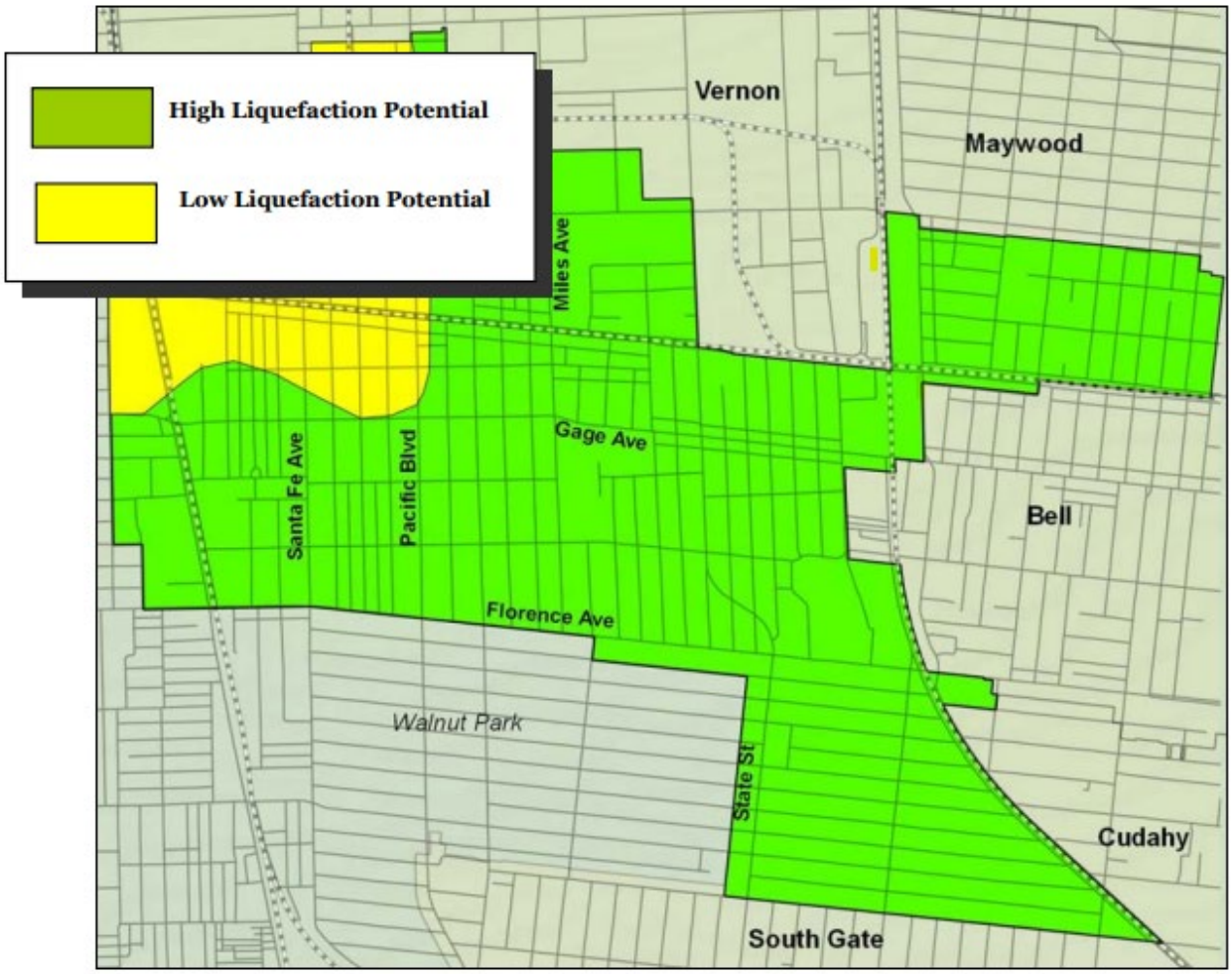
The wood-frame construction used in the residential and some commercial development in the City generally performs well during earthquakes. These buildings may experience significant structural and nonstructural damage, but rarely collapse. However, a trend in wood-frame construction in recent years, in particular in housing construction, has been the split level and irregular floor plans. Earthquake intensities of VIII in the Mercalli Scale may cause torsional racking of the foundation and wall elements of irregular structures. Single-family residences built before the 1952 Building Code was implemented are more likely to slip off their foundations as a result of strong ground motion associated with nearby earthquakes. Mobile homes are also susceptible to slipping off their foundation.

All future development projects will be required to conform to applicable development standards governing seismic safety. Adherence to applicable regulations and policies will ensure future development does not result in any significant adverse impact.

Landslides and Erosion

A study of earthquake hazards by the United States Geological Survey (USGS) indicates that a majority of the City has a moderate to high potential for liquefaction (Figure IV-1). According to the USGS, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. Structures constructed on soils that liquefy may sink or topple over as the soil loses its bearing strength. Areas containing shallow groundwater within 30 feet or less of the ground surface are susceptible to liquefaction hazards during seismic shaking. The General Plan Health & Safety Element Policy 2 requires a review of soils and geologic conditions in areas with liquefaction potential.

Figure IV-1 Areas In The City of Huntington Park Subject to Potential Liquefaction



The City of Huntington Park has a relatively flat topography, and hazards associated with slope instability, erosion, and landslides are considered unlikely. Because of the City's level topography, there are no landslide hazards in the City or the surrounding area.

Flood, Tsunami and Sea Level Rise Related Hazards

The City is located approximately 14 miles to the north of the Pacific Ocean and will not be exposed to the effects of a tsunami. In addition, there are no surface bodies of water located in the City; therefore, the risk of being impacted by a seiche is non-existent. A seiche occurs when two waves traveling in opposite directions collide, creating a larger standing wave.

A review of the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works, indicated that the City is located in Zone X. This flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain.

The City of Huntington Park is located within the inundation paths of the Hansen and Sepulveda Dams. Large areas downstream of the Hansen and Sepulveda Dams, including the City of

Huntington Park, are at risk of inundation in the event of dam failure. The Hansen and Sepulveda Dams are operated by the Army Corps of Engineers and were constructed primarily for flood control. The flood hazards associated with dam failure will affect most areas south of the dams.

The General Plan Health & Safety Element, Policy 8 requires local drainage-related improvements to be implemented as part of new development approvals.

Wildfire

There are no open grass areas in or around the City which present brush fire or wildfire hazards in the City of Huntington Park. The major risk involves structural fires associated with older buildings in the City which may not be consistent with the more recent and stringent fire safety codes and regulations. Furthermore, industrial uses may also be considered to have a greater risk for fire due to the higher potential for use of flammable, explosive, and hazardous materials. The industrial uses in Huntington Park are located within the western and northern portions of the City.

The City of Huntington Park contracts with the Los Angeles County Fire Department (LACFD) for fire protection and emergency services. Fire stations are located in the City of the Huntington Park and the surrounding area to meet the demand for fire protection in the area. The LACFD has a service area covering over 22,000 square miles. There are 235 fire stations throughout the County which respond to approximately 200,000 calls per year. The City of Huntington Park has access to all the resources and facilities of the County Fire Department. Thus, other fire stations may respond to a fire in the City of Huntington Park, if the need arises. The Los Angeles County Fire Department operates two fire stations in the City: Fire Station 164, located at 6301 South Santa Fe Avenue, serves as the area's battalion headquarters (Huntington Park is serviced by Los Angeles County Fire Department-Battalion 13); and Fire Station 165, located at 3255 Saturn Avenue. Response time county-wide is under five minutes.

Noise

Noise is generally defined as unwanted sound. The decibel (dB) scale (a logarithmic loudness scale) is most often used to quantify sound levels or intensity. There are three weighted scales (A, B and C) used in conjunction with the dB scale. Each sub-scale is used for a different purpose and provides specific information. The A and B scales are more accurate and objective representations of sound pressure levels than the C scale. However, since the human ear is not equally sensitive to all frequencies within the entire noise spectrum, noise measurements are weighted more heavily within those frequencies that correspond to human sensitivity using an A-weighting (referred to as dBA). The human ear can detect changes in sound levels of between 3 and 5 dBA under normal ambient conditions. Changes of less than 3 dBA are noticeable to some people under extremely quiet conditions while changes of less than 1 dBA are only discernable by few people under controlled, extremely quiet conditions.

The City of Huntington Park Municipal Code also regulates noise levels in the City by referencing the Los Angeles County Noise Control Ordinance. The Code makes it unlawful for any person to make or cause any loud, unnecessary, and unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area.

Hazardous Materials

All businesses that handle hazardous materials are required by various Federal, State, and local agencies to submit a business plan to their local administering agency (the reportable quantities are 50 or more gallons of a liquid, 500 pounds or more or a solid, or 200 cubic feet or more of a gas at standard temperature and pressure; quantities for acutely hazardous materials vary according to the substance).

The primary concern associated with the release of a hazardous material relates to the public health risks of exposure. Toxic gases are a primary concern, since a gaseous toxic plume is more difficult to contain than a solid or liquid spill and a gas can impact a larger segment of the population in a shorter time span. Releases of hazardous materials may also occur during a natural disaster, such as during an earthquake. Improperly stored containers of hazardous substances may overturn or break, pipelines may rupture, and storage tanks may fail. Containers may also explode when subjected to high temperatures, such as those generated by a fire. If two or more chemicals which are reactive when combined come in contact as a result of a spill, the hazard may be compounded. The Uniform Fire Code includes criteria designed to minimize the risk of an accident. These guidelines are to be followed when storing, using, or transporting hazardous materials, and include secondary containment of substances, segregation of chemicals to reduce reactivity during a release, sprinkler and alarm systems, monitoring, venting and auto shutoff equipment, and treatment requirements for toxic gas releases.

The city has a long history of industrial activity and still currently has a number of active industrial uses, leading to current and historical soil contamination issues. A declining local industrial economy means that much of the city's industrial land will redevelop as residential development. The Housing Element Sites Inventory identifies many sites meeting this criteria. A summary of those issues known at the time of this Housing Element follow.

Active Uses

According to the Envirofacts Database, the U.S. Environmental Protection Agency (EPA) is currently regulating 127 facilities in the City. These uses range from plating/manufacturing; foundries; pharmacies; auto repair shops; dry cleaners; copy and printing companies; light industrial; hardware stores; and gasoline service stations. The EPA identifies these uses as being handlers and/or consumers of hazardous materials.

Historical Uses and Cleanup Sites

The California Department of Toxic Substances Control (DTSC) indicates through its Hazardous Waste and Substances Site list that there is one use that is currently undergoing state remedial action through the Site Cleanup Program. Furthermore, additional sites engaged in cleanup activities, or that have completed remediation are identified by the State Water Resources Control Board's GeoTracker database. The GeoTracker database also identifies other facilities presently undergoing DTSC regulation. The facilities include Leaking Underground Storage Tanks (LUSTs), military cleanup sites, permitted USTs, and active operations utilizing hazardous materials or generating hazardous waste.

Roadways

Florence Avenue is a major truck route connecting industry in the City to the I-710 and I-110 freeways and presents a potential for hazardous material accidents and spills during transport. In

addition, the railroad lines that serve the area occasionally transport hazardous materials. Trains travelling on the SPRR railroad line parallel to Randolph Street; on the UPRR line along the east side; and on the Alameda Corridor also carry hazardous cargoes. The City has no jurisdiction or control over the transport of hazardous materials on freeways and railroads. The California Highway Patrol is in charge of spills that occur on the local freeways along with Caltrans.

Residential Pollution Burdens

As previously indicated in Chapter II, CalEnviroScreen is a mapping tool that helps identify California communities that are most affected by many sources of pollution and where people are often especially vulnerable to pollution's effects.

The Environmental Justice Element of the General Plan contains a number of policies and programs to mitigate and reduce the impacts of pollution on residents of Huntington Park. This Housing Element also contains programs (Program 3, Safe and Sanitary Homes, and Program 4, Home Rehabilitation) to assist residents to retrofit homes with air filtration and other improvements to lessen the in-home pollution burden.

Implications for the Housing Element Sites Inventory

The City is largely built out, leaving industrial sites to provide the highest opportunity for redevelopment without increasing displacement risk. The sites in the City's Sites Inventory in the Slauson/Long Beach and Pacific/Randolph planned transit station areas have high pollution exposure. In the Slauson/Long Beach station area, some opportunity sites contain active manufacturing and other industrial land uses. All residential development sites will have to undergo Phase I Environmental Site Analyses (see Policy 4.7), leading to a Phase 2 and/or 3 analyses if necessary. Soil remediation measures may be required.

Project design is an important tool that can decrease residents' exposure to pollution. Program 14, Comprehensive Planning Updates, includes Action 14-3, Open Space Planning, which will increase the City's tree canopy to improve air quality. Action 8-4 will establish citywide design standards that will include building design provisions to orient buildings away from sources of pollution and require indoor air filtration to improve indoor air quality.

To encourage redevelopment, the new Transit-Oriented Development Ordinance (Program 10, Action 10-5) establishes clear, objective design standards and streamlined, administrative approval of qualifying projects. The City will also pursue funding to assist with site cleanup and provide incentives for the transition from industrial to residential uses (Program 10, Adequate Housing Sites). The City will mitigate indoor air pollution by implementation of Program 3, Safe and Sanitary Homes.

Federal and State Environmental Regulations

Federal and state regulations require an environmental review of proposed discretionary projects that do not fall within specified exemptions outlined in CEQA Statute and Guidelines (e.g., subdivision maps, development of large sites, use permits, etc.). The cost of complying with environmental regulations can add costs to development. However, these regulations help preserve the environment and ensure environmental quality for Huntington Park residents.

Regional plans and programs related to public safety included the State Seismic Hazards Mapping Act, CEQA Statute and Guidelines, California Noise Insulation Standards (Title 24), and the Federal

Emergency Management Agency (FEMA) Flood Insurance Program. Pursuant to CEQA, nearly all residential development that requires a discretionary action also requires environmental review concurrent with the approval process. The preparation, review, and certification of CEQA documents may add time to the development process.

Pursuant to State law, the City developed and adopted a Local Hazard Mitigation Plan (LHMP)[16] in 2004. Under FEMA regulations, the City's LHMP is expired. Updating the LHMP will be an implementation program in the City's updated Safety Element, which was in progress at the time of publishing this Housing Element (Program 3, Safe and Sanitary Homes).

Infrastructure Constraints

As discussed under Development Fees and Improvement Requirements, the City requires developers to provide on-site and off-site improvements necessary to serve their projects. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities, and school sites, consistent with the Subdivision Map Act.

Additionally, the City's Capital Improvement Program (CIP) contains a schedule of public improvements, including streets and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that the construction of public improvements is coordinated with development. As a result of these policies, any infrastructure constraints which currently exist must be fully mitigated and financed as growth occurs.

Because the city is mostly built out, most infrastructure is in place where development is contemplated by the Sites Inventory. Some infrastructure is aging and will need replacing, and the capacity of many of the systems managed by entities other than the City are unknown. This lack of information is a constraint to development, and the City will remedy this primarily though completion of Program 14, Comprehensive Planning Updates, in which the City commits to updating its General Plan with current population projections and, in particular, updating the Public Facilities Element to establish a comprehensive plan for infrastructure sufficient to support new development in the city.

Wastewater

The City of Huntington Park Public Works Department maintains the City's sewer system. Sewage generated by the City is conveyed to regional sewage treatment facilities maintained and operated by the Los Angeles County Sanitation District. Wastewater collected by the LACSD is conveyed to the Joint Water Pollution Control Plant located at 24501 Figueroa Street in Carson. This treatment plant provides primary and secondary treatment for approximately 280 million gallons per day (mgd) and has a total permitted capacity of 400 mgd. Thus, a remaining capacity of 120 mgd is available for future development in the region.

The City will update its General Plan, including its Public Facilities Element, to identify deficiencies in the physical infrastructure and establish a comprehensive plan for improvement and ensuring adequate capacity in the system to accommodate development anticipated by the Housing Element (Program 14, Comprehensive Planning Updates).

[16] City of Huntington Park Natural Hazards Mitigation Plan, 2004. https://www.hpca.gov/DocumentCenter/View/4366/City-of-Huntington-Park-Natural-Hazards-Mitigation-Plan

Water

The City of Huntington Park is served by four water companies, which obtain their supply of water from two sources: groundwater from local wells and water supplied by the Metropolitan Water District. The four water companies are discussed in more detail in Section IV, *Resources*.

Government Code Section 65589.7 requires cities and counties to work with water and sewer services to adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. The City's Public Works Department currently hooks up water and sewer services to projects with permits without special priorities, requirements, or conditions for specific project types. The City will work closely with local water and sewer providers to adequately serve and prioritize qualified lower-income, single- and multi-family development (Program 9). Additionally, the 2020 Urban Water Management Plan identified local and regional projects intended to increase water supply and increase opportunities for water recycling.

Storm Water Drainage

The County Flood Control District provides flood control for the city and physical infrastructure is in fairly good condition. Development proposals are assessed for drainage impacts and required facilities. With these existing facilities and review procedures in place, the City's flood control system is not expected to limit development during the planning period.

Dry Utilities

Southern California Edison is responsible for supplying electricity to the city and surrounding areas. Other dry utilities such as natural gas, telephone and data services, and cable television are serviced by contracted providers within the city. Providers include, without limitation, SoCalGas, AT&T, and Spectrum.

Market Constraints

Various factors not under the control of the government also affect the cost, supply, and distribution of housing. These factors include land cost, construction costs, and availability of financing.

Development Costs

A key component of the total cost of housing is the price of raw land and any necessary improvements. The diminished supply of land available for residential construction combined with a fairly high demand for such development has served to keep the cost of land relatively high in cities across Southern California. The availability and price of land are potential constraints to a housing development for all income levels.

Another major cost associated with housing development is the cost of building materials, which have risen dramatically in recent years. Hard construction costs include building shell costs, on- and off-site improvements, parking, and all contractor costs. As part of the City's density bonus program, the City allows for affordable units to be slightly smaller in size (maintaining the same number of bedrooms) and have different interior finishes than market-rate units, provided that all project units are comparable in construction quality and exterior design. Another factor that can reduce construction costs is the economies of scale realized with a greater number of units built at

one time; this is of particular benefit when density bonuses are used for the provision of affordable housing.

Construction Cost

Construction costs depend on several factors, including type of construction; custom versus tract development; cost of materials; site conditions; finishing details; amenities; size; and structural configuration. The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA protected wood-frame housing. Estimates are based on "good-quality" construction, providing for materials and fixtures well above the minimum required by state and local building codes.

The California Construction Cost Index (CCCI) is based on the Building Cost Index (BCI). This index measures changes in cost for production factors in housing construction. Typically, this cost accounts for materials of various types, equipment, salaries, and transport services. These indices provide average estimates for San Francisco and Los Angeles only and are produced by the Engineering News Record (ENR). Taking these factors into account, construction costs have risen 24 percent in California since June of 2016.

The ICC estimated in 2021 that the average cost per-square-foot for good-quality housing in Los Angeles County was approximately $117 for multi-family housing, $130 for single-family homes, and $147 for residential care/assisted living facilities.[17]

Although construction costs are a substantial portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production in Huntington Park.

While development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public services and improvements. Therefore, the city's calculation of the Parkland fees dependent on appraisal value and costs along with the fees calculated from the Master Fee Schedule are not seen as a constraint to the development of housing.

Cost and Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community; lending practices, rates, and fees charged; laws and regulations governing financial institutions and equal access to those institutions; and availability of a range of credit options to residents in all neighborhoods regardless of race, gender, income, or location. The following discussion analyzes residential lending in Huntington Park as well as issues affecting equal access to credit. Huntington Park is typical of Southern California communities with regard to private sector home financing programs.

Under State law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or socio-economic conditions in the area ("redlining"). There is no evidence of redlining being practiced in any area of the City.

[17] 7 DGS California Construction Cost Index CCCI. 2021. https://www.dgs.ca.gov/RESD/Resources/Page-Content/RealEstate-Services-Division-Resources-List-Folder/DGS-California-Construction-Cost-Index-CCCI

The City currently advertises funding opportunities for lower-income residents to assist with home rehabilitation and lead-based hazard mitigations through Program 3. Although the City cannot control development costs and other market constraints, the city actively reviews available funding and implement financial programs throughout the planning period. This is a common annual practice and therefore does not require the development of a new program.

VI. HOUSING ACTION PLAN

Sections II through IV of this Housing Element describe the housing needs, opportunities, and constraints in the City of Huntington Park. This section presents the City's eight-year Housing Action Plan for the 2021-2029 planning period. This Plan sets forth Huntington Park's goals, policies, and programs to address the identified housing needs of the city.

Goals and Policies

The overall goal of the Housing Element is to provide adequate housing in the city, both in quality and quantity, to provide appropriate shelter for all without discrimination.

The goals and policies of the Housing Element presented below address Huntington Park's identified housing needs and are implemented through a series of housing programs offered through the Community Development Department and other City departments. Within this overarching goal, the City has established goals and policies to address the development, maintenance, and improvement of the housing stock.

Provision of New Housing

GOAL 1: PROVIDE OPPORTUNITIES FOR THE DEVELOPMENT OF SUITABLE HOUSING TO MEET THE DIVERSE NEEDS OF EXISTING AND FUTURE RESIDENTS.

POLICY 1.1 Promote opportunities for homeownership to low- and moderate-income households through homebuyer assistance programs or inclusionary housing requirements that apply to ownership projects.

POLICY 1.2 Facilitate the development of missing-middle housing (accessory dwelling units, duplexes, triplexes, and small-lot subdivisions consistent with state law) to provide affordable housing opportunities in existing neighborhoods.

POLICY 1.3 Facilitate the development of new housing of types through the use of objective design standards and other permit streamlining techniques.

POLICY 1.4 Provide for housing for people with special needs, including people with disabilities, large households, and seniors, through the use of zoning incentives, dedication of funding, and flexible and/or objective design standards.

POLICY 1.5 Increase the development of affordable housing across the city through the use of density bonuses, dedicated funding, and other incentives that promote the construction of multifamily developments.

POLICY 1.6 Through the use of zoning, dedication of funding, and permit streamlining techniques, facilitate the development of high-density housing in areas served by existing or planned transit service.

POLICY 1.7 Introduce more flexible zoning and incentives for existing lower-density residential areas to create opportunities for more “missing middle” medium-density scale housing types.

Housing Conservation and Maintenance

GOAL 2: MAINTAIN AND ENHANCE THE QUALITY OF EXISTING HOUSING AND RESIDENTIAL NEIGHBORHOODS AND PROVIDE GREATER HOUSING STABILITY FOR HOUSEHOLDS AT ALL INCOME LEVELS.

POLICY 2.1 Preserve the character, scale, and quality of established residential neighborhoods, while continuing to facilitate new housing to meet the community's existing and future housing need.

POLICY 2.2 Maintain affordability controls on government-assisted housing units in the City, through dedication of funds and partnerships with nonprofit housing providers to acquire and preserve units in projects with expiring affordability controls.

POLICY 2.3 Promote safe housing by developing programs that subsidize the rehabilitation of residential structures that are substandard or in disrepair, provide rehabilitation funding for room additions to alleviate overcrowding, and complete other necessary home improvements.

POLICY 2.4 Strengthen neighborhoods through a partnership with nonprofits in the acquisition and rehabilitation of deteriorated properties and provision of long-term affordable housing.

POLICY 2.5 Promote quality rental housing and strategies to address substandard conditions of units. Establish procedures to use the City's existing Code Enforcement program to hold landlords accountable for rental housing repairs. Dedicate funding to rental housing rehabilitation and connect owners of rental properties with code violations with funding programs.

POLICY 2.6 Educate property owners on the benefits of lead-based paint abatement, home repair, and remodeling using design and materials consistent with the historic character of the residence.

POLICY 2.7 Ensure that all rental properties in Huntington Park are safe and sanitary by performing inspections of all new and existing rental units. Educate and train rental property owners on best practices for property management. Connect property owners with resources for owners of rental properties to assist with repairs and improvements.

POLICY 2.8 Inform residents about the dangers of in-home toxic material and pollution exposure (including lead, air pollution, asbestos) and the city resources available to address these issues.

POLICY 2.9 Develop and maintain public programs to increase access to at-home pollution exposure remediation for residents of Huntington Park, including lead-based paint inspections and household air purification devices.

POLICY 2.10 Protect existing residents from displacement by expanding tenants' rights programs, enforcement, and legal assistance needed to access those rights.

Removal of Governmental Constraints

GOAL 3: MINIMIZE THE IMPACT OF GOVERNMENTAL CONSTRAINTS ON THE MAINTENANCE, IMPROVEMENT, AND DEVELOPMENT OF HOUSING.

POLICY 3.1 Monitor all regulations, ordinances, departmental processing procedures, and fees related to the rehabilitation and construction of housing units to assess the impact on housing costs.

POLICY 3.2 Reduce barriers to building new housing and amend the Zoning Code and other ordinances to allow for more flexibility and faster processing time.

POLICY 3.3 Encourage the use of alternatives to current parking standards that lower the cost of housing, support GHG and VMT reduction goals and recognize the continued expansion of shared and alternative mobility.

Provision of Adequate Housing Sites

GOAL 4: PROVIDE ADEQUATE SITES FOR THE DEVELOPMENT OF NEW HOUSING THROUGH APPROPRIATE LAND USE AND ZONING.

POLICY 4.1 Implement land use policies that allow for a range of residential densities and housing types to address Huntington Park's housing needs.

POLICY 4.2 Promote the development of sites suitable for multifamily housing, including those listed in the Housing Element Site Inventory.

POLICY 4.3 Facilitate the consolidation of small parcels by providing a density bonus for lower-income housing on small lots consolidated into a single building site.

POLICY 4.4 Pursuant to Government Code section 65583.2(h), owner-occupied and rental multifamily projects in which 20 percent or more of the units are affordable to lower-income households shall be allowed by right on Housing Element Inventory sites rezoned to accommodate a shortfall of capacity.

POLICY 4.5 Pursuant to Government Code section 65583.2(i), on all Housing Element Inventory sites rezoned to accommodate a shortfall, residential projects that contain no commercial uses shall be allowed on Housing Element Inventory sites zoned for mixed use, and at least 50 percent of the floor area shall be devoted to residential uses.

POLICY 4.6 Incentivize though zoning the development of new residential uses in less-productive industrial, office, and commercial areas. Pursue funding to assist with environmental remediated, if necessary.

POLICY 4.7 Require Phase I Environmental Site Assessments and, if required, subsequent remediation, to be completed for all residential projects.

POLICY 4.8 Provide for the redevelopment of properties with existing uses and structures through incentives such as relaxed development standards, parking standards, and other zoning requirements.

Equal Housing Opportunity

GOAL 5: PROMOTE EQUAL OPPORTUNITY FOR ALL RESIDENTS TO RESIDE IN THE HOUSING OF THEIR CHOICE.

POLICY 5.1 Continue to cooperate with the Fair Housing Foundation to enforce fair housing laws and provide public education and outreach.

POLICY 5.2 Inform the Fair Housing Foundation of any known violations of applicable Federal and State laws.

POLICY 5.3 Continue to implement the Southeast Regional Mental Evaluation Team (SERMET) to provide support and resources to the mentally ill and homeless population in the community.

POLICY 5.4 Coordinate with the Los Angeles Area Homeless Services Agency (LAHSA) and other local communities to provide a continuum of care of services and facilities for the homeless. Support local service providers offering needed facilities and housing support services to homeless individuals, families, and persons at risk of homelessness.

POLICY 5.5 Continue to address the special housing needs of persons with disabilities through the provision of supportive housing, homeowner accessibility grants.

POLICY 5.6 Protect local renters from adverse living conditions by disseminating information and resources regarding tenant's rights and home safety.

POLICY 5.7 Develop design and development standards to ensure equitable access to green space for all residents.

POLICY 5.8 Promote the development of active transportation infrastructure and amenities throughout the city.

Housing Programs

Housing Element goals and policies are implemented through the programs described below. Pursuant to Government Code Section 65583, housing programs must address the following major areas:

- Conserve and improve the condition of the existing supply of affordable housing;
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low, and moderate-income households;
- Provide adequate sites to accommodate the city's share of the regional housing need for households of each income level;
- Remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities;
- Promote the creation of accessory dwelling units that can be offered at affordable rents; and
- Affirmatively furthering fair housing and promote equal housing opportunity.

Huntington Park's programs for addressing these requirements are described in this section.

Provision of New Housing

Homebuyer programs are vital given that housing prices in Huntington Park rank among the highest in eastern Los Angeles County and northern Orange County. The City is also supportive of the development of accessory dwelling units to meet the needs of its growing population and multi-family rental housing for lower-income households, including working families and university students.

Program 1. First-Time Homebuyer Assistance

Action 1-1. First-Time Homebuyers Program

The City will reinstate a First-Time Homebuyers Program using HOME funds and other grant funding. The City shall promote this program by:

- Establishing parameters for the First-Time Homebuyer Program,
- Preparing multi-lingual informational documents,
- Advertise program by posting informational documents on the city website, providing the documents in general public information areas throughout City Hall, and periodic advertising in the city newsletter.

Responsible Agency: Community Development Department

Timeframe: 2024 and ongoing

Objective: Assist 25 homebuyers throughout the planning period

Action 1-2. Mortgage Assistance Program

The City will operate a Mortgage Assistance program for lower-income homebuyers using CalHome funds. The City shall promote this program by:

- Preparing multi-lingual informational documents,
- Advertising the program by posting informational documents on the city website, providing the documents in public information areas throughout City Hall, and periodic advertising in the city newsletter; and
- Conducting workshops with community-based organizations.

Responsible Agency: Community Development Department

Timeframe: Ongoing, beginning 2022

Objective: Assist 25 homebuyers throughout the planning period

Action 1-3. Los Angeles County Homebuyer Programs

Los Angeles County offers a Homebuyer Assistance Program and Mortgage Credit Certificates. The City of Huntington Park shall provide referral information to prospective buyers at the public counter and on the City website.

Responsible Agency: Community Development Department

Timeframe: Make referrals throughout the planning period beginning January 2023

Objective: Refer 30 potential homebuyers

Program 2. Accessory Dwelling Units and Missing Middle Housing

Action 2-1. Update Accessory Dwelling Unit Ordinance

The City currently has a Second Unit Ordinance which permits the construction of second units, but it is not consistent with Government Code Section 65852.2. The City will update the Zoning Ordinance to conform with current state law. The updated ordinance will establish flexible zoning requirements and development standards, provide for expedited ministerial processing, and establish fee reductions.

Responsible Agency: Planning Division

Timeframe: Amend ADU Ordinance within one year of Housing Element adoption

Objective: Amended ADU ordinance consistent with state law

Action 2-2. Accessory Dwelling Unit Marketing

The City will promote new ADU regulations, including public workshops, the preparation and distribution of informational packets at the Planning Department counter and on the City's website. Conduct workshops with community-based organizations to educate homeowners and promote the construction of ADUs to provide additional housing and build wealth. Coordinate with and use tools provided by the Gateway Cities Council of Governments, including an ADU calculator tool and a model ordinance (see Program 10 for more information).

Responsible Agency: Planning Division

Timeframe: Create and distribute materials when ADU ordinance is updated

Objective: Distribute marketing materials and conduct two workshops annually

Action 2-3. Affordable Accessory Dwelling Units

To ensure the City meets the anticipated lower-income ADU production, the City will identify state, federal, or local funding and provide a list of grants and financial incentives for lower-income households to construct new ADUs or legalize existing ADUs and promote homeowner participation in the Housing Choice Voucher program. Potential sources of funding may include (as available) California Housing Finance Agency (CalHFA) or Permanent Local Housing Allocation (PLHA).

The City will annually monitor the affordability of constructed ADUs by developing a worksheet to track income levels throughout the course of the planning period, and implement additional actions if not meeting target numbers at affordability levels anticipated in the housing element.

The City will conduct public outreach to homeowners and multifamily housing developers to provide education on the permitting process; determine constraints to affordable ADU development.

Responsible Agency: Planning Division

Timeframe: Identify funding sources and make resources available on the City's website by December 2023; annual monitoring and development of additional implementation strategies within six months of identification of constraints or shortfall in expected affordable ADU production; conduct outreach to homeowners/developers by December 2023.

Objective: Ensure affordability of 78 ADUs throughout the planning period

Action 2-4. Accessory Dwelling Unit Streamlining

The City will explore the feasibility of adopting "Pre-Approved" ADU Plans and over-the-counter approvals.

Responsible Agency: Planning Division and Building Division

Timeframe: Complete feasibility analysis by 2025

Objective: Determine feasibility of adopting pre-approved plans and over-the-counter approvals

Action 2-5. Accessory Dwelling Unit Legalization

The City will conduct a special study session with the Planning Commission and City Council to establish a process to legalize existing, unpermitted ADUs. Upon adoption of a program, the City's Code Enforcement Division shall distribute flyers/brochures to assist homeowners during on-site visits as the notice of correction is being issued.

Responsible Agency: Planning Division and Code Enforcement Division

Timeframe: Study session completed and work plan developed by January 2024

Objective: Legalization of 150 ADUs

Action 2-6. SB 10 (2021) Implementation

Evaluate the effect and feasibility of adopting an ordinance compliant with SB 10 (2021). Evaluation should include an evaluation of the capacity of the qualifying parcels, the effect full buildout would have on the City's Regional Housing Needs Allocation obligations and the City's resources, and alternatives to adopting such an ordinance. Results of the City's analysis will be presented in a special study session with the Planning Commission and City Council.

Responsible Agency: Planning Division

Timeframe: June 2024

Objective: Complete a feasibility analysis, hold a public study session, and develop a work plan

Action 2-7. California HOME Act (SB 9) Implementation

Develop application materials, promotional materials, objective standards, and procedures for implementing the California HOME Act (SB 9, 2021). Process amendments to the Huntington Park Municipal Code if inconsistent with and/or necessary to implement SB 9. Coordinate with and use tools provided by the Gateway Cities Council of Governments (see Program 10 for more information).

Responsible Agency: Community Development Department

Timeframe: Spring 2024

Objective: Application materials and/or updated ordinance to facilitate SB 9 applications

Housing Conservation and Maintenance

Conserving and improving the condition of the housing stock is an essential goal for Huntington Park. The majority of Huntington Park's housing stock was built prior to 1980, the age when most homes begin to require major rehabilitation improvements. The focus neighborhoods identified by this Housing Element as

evidencing physical problem conditions can be specifically targeted for City housing improvement assistance.

Program 3. Safe and Sanitary Homes

Action 3-1. Code Enforcement

Link Code Enforcement efforts with the City's housing rehabilitation programs. Code Enforcement staff will refer property owners cited for code violations to the City's housing rehabilitation assistance programs.

Responsible Agency: Planning Division and Code Enforcement Division

Timeframe: Ongoing

Objective: Complete corrections to 300 residential properties on an annual basis

Action 3-2. Rental Inspections

Develop a mandatory rental inspection ordinance that requires all rental units to be registered with the City and inspected to ensure compliance with all applicable building, fire, health, and zoning codes. Through Action 5-4, Rental Housing Rehabilitation, Code Enforcement staff will connect property owners with resources to assist with repairs to ensure the cost of repair is not passed on to tenants. Ensure Code Enforcement programs do not cause harm to vulnerable residents, especially undocumented residents, by ensuring that that the Fair Housing Foundation follows up on all violations.

Responsible Agency: Community Development Department

Timeframe: 2024

Objective: Adopted Rental Inspection Ordinance; inspect 200 rental units annually

Action 3-3. Rent Escrow Account Program

To address issues of substandard rental housing, provide a financial incentive for landlords to correct reported issues. Explore the feasibility of establishing a rent escrow account program, wherein tenants can deposit their rents into an escrow account when a landlord has failed to correct code violations within the time permitted. Partner with community-based organizations for outreach, promotion, and administration, as feasible.

Responsible Agency: Community Development Department

Timeframe: June 2023

Objective: Complete a feasibility analysis, study session, and work plan

Action 3-4. Home Safety Guidebook

Develop a Home Safety Guidebook mailer that informs residents about common household exposures and the City resources available to help resolve these issues.

Responsible Agency: Community Development Department

Timeframe: June 2023

Objective: Home Safety Guidebook available on the City's website and mailed to residents

Action 3-5. Safe-At-Home Grants

Establish a Safe-At-Home grant program that provides funding to lower-income residents for home maintenance and upgrades necessary to reduce impacts from pollution exposure, including but not limited to, lead-based paint mitigation, asbestos mitigation, and air pollution.

Responsible Agency: Community Development Department

Timeframe: End of 2025

Objective: Provide assistance to 30 homes per year (total of 180 homes during the planning period)

Program 4. Home Rehabilitation

Action 4-1. Rehabilitation Grants and Loans

The City operates the following rehabilitation programs:

- The **Lead Hazard Control Program** provides grants for lead hazard remediation.
- The **Minor Home Repair Program** (owner-occupied properties) is a CDBG-funded program allowing lower-income homeowners the opportunity to make repairs and improvements.
- The HOME-funded **Owner-Occupied Rehabilitation Program** offers grants to qualified low- to moderate-income homeowners.
- The **CalHome Owner Occupied Rehabilitation Program** will provide loans for lower-income households for home repairs necessary to eliminate blight for critical disadvantaged communities.

The Minor Home Repair Program and the Owner-Occupied Rehabilitation Program have lacked funding in recent years, but the city will allocate CDBG and HOME funding to them, and will seek additional funding to assist more households.

Responsible Agency: Community Development Department

Timeframe: Ongoing

Objective: Provide funds for the rehabilitation of four units per year (32 units during the planning period). Provide funding for minor home repairs to 30 homes per year (total of 180 homes during the planning period).

Program 5. Monitoring and Preserving Affordable Housing

Action 5-1. Affordable Housing Inventory and Monitoring

The City will continue to keep an inventory of affordable housing units in compliance with AB 987, and conduct monitoring of assisted rental housing as defined by the City's Rental Monitoring Protocol, including annual verification of household incomes and rents and periodic site visits to include property inspection, affirmative marketing, and tenant selection procedures.

Responsible Agency: Community Development Department

Timeframe: Annual monitoring of resources

Objective: Monitor all affordable units

Action 5-2. Preservation of At-Risk Units

Monitor the list of at-risk housing units and provide incentives and negotiation efforts to renew any expiring affordability covenants. The affordability restrictions for one project, Concord Huntington Park, is scheduled to expire during the Housing Element planning period. Promote the use of additional affordable housing assistance programs to preserve units in the Concord Huntington Park development. When available, the City will utilize resources such as HOME funds, CDBG funds, Project-Based Vouchers, Low-Income Housing Tax Credit Programs and other state or federal funding sources to stimulate private developer and non-profit entity efforts in the preservation of housing for lower-income households.

Responsible Agency: Community Development Department

Timeframe: Before expiration of affordability covenants in 2029

Objective: Preserve 162 units at risk of conversion to market-rate housing in the Concord Huntington Park project

Action 5-3. Noticing for At-Risk Units

Assist owners of the Concord Huntington Park development and other deed-restricted rental properties to comply with state preservation notice law (Government Code sections 65863.10, 65863.11, and 65863.13) within three years, one year, and six months of the expiration of deed restrictions. Contact property owners three years before the expiration date to ensure tenants receive proper notification of any changes and are aware of available special Housing Choice Vouchers.

Responsible Agency: Community Development Department

Timeframe: Within three years, one year, and six months of the expiration of deed restrictions

Objective: Preservation of 162 affordable units at risk of conversion to market-rate housing in the Concord Huntington Park project

Action 5-4. Rental Housing Rehabilitation

Apply for additional funding to preserve the existing stock of affordable and market-rate rental housing, including providing loans, grants, and/or rebates to owners of rental properties to make needed repairs and rehabilitation. Partner with nonprofit housing developers to acquire and rehabilitate rental housing that is substandard, deteriorating, or in danger of being demolished.

Responsible Agency: Community Development Department

Timeframe: With the first Action Plan after adoption of the Housing Element and annually throughout the planning period

Objective: Secure funding to be used for rental housing rehabilitation

Action 5-5. Tenant/Community Opportunity to Purchase

Promote the use of SB 1079 (2020), which created a new foreclosure sale process for two-to-four-unit buildings that allows qualified parties a means to purchase property in foreclosure, subject to certain requirements. Provide technical assistance and support to SB 1079 implementation efforts to achieve an effective notification system. Consider creation of a local tenant/community opportunity to purchase ordinance that would cover a wider array of buildings outside of foreclosure, including rental housing with expiring federal and/or state subsidies and/or affordability protections. Pursue funding sources, including

grants and loans, to assist tenant and community-based organizations purchase multi-family buildings. Require purchasers to preserve units as permanently affordable. Promote the creation of City or nonprofit ownership entities that could acquire affordable ownership units and buildings. Assist former tenants in purchasing units converted to condos pursuant to the City's condominium conversion provisions (Article 15 of the Zoning Code).

Responsible Agency: Community Development Department

Timeframe: 2025

Objective: Conduct a study session and develop a work plan for implementation

Program 6. Energy Conservation Program

Action 6-1. Zoning Code Updates for Energy

The City will review the Zoning Code, subdivision requirements, and other applicable codes to promote energy conservation in housing rehabilitation and the construction of new housing.

Responsible Agency: Community Development Department

Timeframe: October 2024

Objective: Amend Zoning Code

Action 6-2. Green City Ordinance

The City of Huntington Park will adopt a "Green City" ordinance in conformance with current State requirements. This program will ensure that developers and/or architects incorporate certain State-mandated energy and water-conserving equipment in any new development.

Responsible Agency: Community Development Department

Timeframe: October 2024

Objective: Adopt new Green City Ordinance

Action 6-3. Promotional Materials

The City's website will be expanded to include a "Green City" section that will refer users to a wide range of initiatives from other energy and water providers that will be effective in helping to conserve these resources. The programs will include rebates from other energy providers for energy-conserving refrigerators, water heaters, and other household appliances. The key elements of this program include the following:

- Encouraging and supporting cost-effective energy technologies (passive solar space heating and cooling and water conservation) in the review of new residential development. The City shall permit the installation of photovoltaic/solar and solar water heating systems on new residential construction.
- Establishing an information kiosk in Civic Center near the planning counter that will include brochures and handouts promoting energy conservation from local utility providers. In addition, the City's website will be updated to publicize the availability of the various rebate programs and tax incentives that will reduce the cost of installing energy-saving devices.

- City of Huntington Park will update the Zoning Ordinance and subdivision requirements and other applicable codes to promote energy conservation in housing rehabilitation and in the construction of new housing.
- The City shall support ongoing programs from SCE and Sempra Energy that promote energy conservation. The programs sponsored by the utility providers include rebates for energy-conserving refrigerators, water heaters, and other household appliances.
- The City will review the Zoning Ordinance to ensure that there are no requirements that are overly restrictive concerning the installation of solar panels. The City will then amend the Zoning Ordinance to ensure that solar panels are permitted in all Zone Districts.
- Title 24 of the California Building Code requires phasing out older, less energy-efficient toilets by replacing them with toilets that use only 1.6 gallons per flush. The City will continue to ensure that this requirement is being implemented.
- The City shall promote water conservation (drought-tolerant landscaping, water-conserving plumbing fixtures, etc.) in the review of new development.

Responsible Agency: Community Development Department

Timeframe: October 2024

Objective: Create and advertise handout materials to be available at the public counter, through the City's web page, and through periodic advertisements in the City newsletter

Removal of Constraints

The Housing Element must address, and where legally possible, remove/mitigate governmental constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to minimize governmental constraints on residential development and facilitate the development of a variety of housing types.

Program 7. Zoning Code Updates

Action 7-1. Zoning Changes to Achieve Consistency with State Law

A number of changes to the City's Zoning Ordinance are required to achieve consistency with state law. These revisions include:

- Allow supportive housing as a use by right in all zones where multi-family and mixed uses are permitted; eliminate parking requirements for supportive housing located within ½ mile of public transit.
- Allow transitional housing as a use by right in all multifamily and mixed-use zones, and subject to only the standards that apply to residential uses in the same zone.
- Amend Article 20 (Emergency Shelters) to comply with Housing Element law (Government Code Section 65583(a)(4)) as follows:
  - Allow Emergency Shelters subject to the same standards that apply to residential or commercial development within the same zone.
  - Remove 30-bed limit.
  - Modify parking standards for emergency shelters to a ratio based on to the number of shelter staff.

  - Remove requirement that an emergency shelter operator has operated a shelter within the past two years.
  - Remove requirements for phone and laundry facilities.
  - Remove transit accessibility requirements.
  - Remove requirements for "other amenities" at the discretion of the Director of Community Development.
- Allow small employee housing (six or fewer) in all residential zone districts to comply with the Employee Housing Act.
- Establish by-right processing procedures for Low Barrier Navigation Centers in areas zoned for mixed use and non-residential zones permitting multifamily uses, and should the City receive an application for these uses, process them as required by State law.
- Amend the Zoning Code to remove the requirement for discretionary review of all projects including two or more residential units. The requirement is inconsistent with new ADU legislation and the California HOME Act (SB 9, 2021), which allows ministerial lot splits and duplexes.
- Amend Article 22 of the Zoning Code to comply with California Density Bonus Law (Government Code Sections 65915—65918).
- Remove the Development Permit requirement for the installation of manufactured homes, and additional restrictions that do not apply to single-family homes**.**
- Eliminate the prohibition on multiple dwelling units on lots created before January 1, 2019, containing no more than one dwelling unit, and therefore exempt from the minimum lot size standards, to comply with state ADU law and the California HOME Act (SB 9, 2021).

Responsible Agency: Community Development Department

Timeframe: June 2023

Objective: Updated Zoning Code consistent with state law

Action 7-2. Address Constraints

The Constraints section of this Housing Element identified a number of constraints that must be addressed through Zoning Ordinance updates. Those updates include:

- Modify the findings 3, 5, and 7 for Development Permits (Section 9-2.1007) to remove subjective language.
- Establish an administrative approvals process for and allow priority processing affordable housing projects.
- Modify the Downtown Specific Plan permit requirement for multi-family residential projects from a Conditional Use Permit to a Development Permit.
- Increase the 30-foot height limit in the C-N district to 35 feet.
- Modify group home regulations by revising the definition of Group Homes to distinguish between licensed and unlicensed facilities, revising allowed land uses in single-family neighborhoods to allow larger, unlicensed facilities, revising the conditional use permit requirement for large group homes to apply only to licensed facilities, and establishing objective and transparent conditions of approval for facilities requiring a conditional use permit.
- Modify Reasonable Accommodation ordinance to allow use of the reasonable accommodation process to except large, licensed group homes from the conditional use permit process.

- Amend the definition of "family" to define "housekeeping unit and remove reference to "non-profit" housekeeping unit.

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Create permitting processes for multifamily housing and housing for special needs populations that reduce discretionary review and subjective standards, eliminate identified constraints, and allow for more flexibility in permitting.

Action 7-3. Parking Strategies

Evaluate the City's residential parking requirements and develop strategies for reducing requirements. Conduct a parking study to determine parking needs for multifamily residential and mixed-use projects. Based on results, develop Zoning Ordinance amendments to allow flexibility in parking standards. Develop a transportation demand management plan, using Southern California Association of Governments Transportation Demand Management resources.

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Completed parking study and amended Zoning Code

Action 7-4. Zoning Changes to Address Affirmatively Furthering Fair Housing Issues

The Constraints section of this Housing Element identified a number of changes to the Zoning Code that have the potential to address Affirmatively Furthering Fair Housing issues. The City will amend the Zoning Code to:

- Make changes to Reasonable Accommodation ordinance (Article 19 of the Zoning Code) to remove application fee requirement, increase privacy protections, remove conditional use permit requirement, and remove provisions for Planning Commission approval.
- Modify the City's Density Bonus ordinance (Article 22, Density Bonus/Affordable Housing Incentives) to provide a density bonus for new housing projects that include family-sized housing and services, and extremely low-income units
- Provide density bonus or other incentives for including universal design elements into new housing projects

Responsible Agency: Community Development Department

Timeframe: Within one year of Housing Element adoption

Objective: Updated Zoning Code

Action 7-5. Zoning Changes to Maintain RHNA Progress

The City will monitor its progress toward meeting its share of the regional housing need and modify the Zoning Ordinance as needed to maintain progress. The City will establish a developer working group and annually conduct outreach to developers to evaluate remaining regulatory constraints and develop specific methods and strategies to address and remove the identified constraints to facilitate production of affordable housing. These include:

- Height limits
- Minimum unit size requirements
- Ground-floor commercial requirement in mixed-use projects in the Downtown Specific Plan

If 50 percent of the units in each income category have not been permitted by the midpoint of the planning period (October 2025), the City will make changes to address constraints identified by the working group.

Responsible Agency: Community Development Department

Timeframe: Meet with developers and recommend changes to the Zoning Code annually after completion of the Annual Progress Report, and make changes by January 2026.

Objective: Facilitation of residential development sufficient to keep pace with City's share of RHNA

Program 8. Development Procedures

Action 8-1. Evaluation of Fees

The City will review planning and development fees to ensure planning and development fees are not constraining development, and develop strategies to address constraints. Annually, the City will conduct outreach to developers and analyze applications for development to determine the ratio of fees to overall project costs. The City will also evaluate impact fees consistent with state law.

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Update Master Fee Schedule by 2023

Action 8-2. SB 35 and SB 330 Implementation

Establish a streamlined, ministerial review process for qualifying multi-family residential projects consistent with SB 35 and SB 330 (the Housing Crisis Act of 2019).

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Create a checklist and written procedures for processing SB 35 and SB 330 applications

Action 8-3. Objective Design Standards

The Housing Accountability Act, SB 35, and SB 2162 require that the City review housing development projects based on objective standards. The City will review, revise, and develop citywide objective development standards related to the review of all residential and mixed-use residential developments. Review the standards for historic preservation and adopt objective standards for projects involving multifamily residential uses. Design standards will include measures to reduce residents' exposure to pollution.

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Create an SB 35 checklist and written procedures for processing SB 35 applications; adopt Citywide Design Guidelines

Action 8-4. Staff Augmentation

Hire additional staff or on-call consultants to perform Building Plan Checks to reduce processing times.

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Reduce average Plan Check times to less than one month

Action 8-5. Inter-Departmental Working Group

Form a working group to identify inter-departmental constraints to the review and processing of development permits. Use process improvements developed for the review and processing of ADUs as model process improvement.

Responsible Agency: Community Development Department

Timeframe: Working group shall meet quarterly; process improvements will be proposed annually with completion of the City's Annual Progress Report.

Objective: Facilitate development of housing sufficient to maintain progress with the City's RHNA

Program 9. Priority Water and Sewer Connections for Affordable Housing

Per Government Code Section 65589.7, the city is required to work with water and sewer services to adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. The City's Public Works Department currently hooks up water and sewer services to projects with a permit without any special priorities, requirements, or conditions for specific projects. To ensure compliance as well as incentivize low-income housing, the City will submit a cover memo and Housing Element to the local water and sewer provider to prioritize connections for qualified lower-income single-family and multifamily development.

Responsible Agency: Public Works Division

Timeframe: Submit memo within 30 days of adopting this Housing Element

Objective: Submit cover memo and Housing Element to local water and sewer providers

Provision of Adequate Housing Sites

A major element in meeting the housing needs of all segments of the community is the provision of adequate sites for all types, sizes, and prices of housing. The City's General Plan, Development Code and specific plans describe where housing may be built, thereby affecting the availability of land for residential development. Specific housing sites are identified in Appendix B.

Program 10. Identify Adequate Sites and Assist in the Development of Adequate Housing

Action 10-1. Lot Consolidation

To facilitate the consolidation of small parcels smaller than one-half acre into larger development sites, the City will offer the following incentives:

- Assisting affordable housing developers in identifying opportunities for lot consolidation using the City's GIS system and property database
- Expedite processing for lot consolidations processed concurrently with planning entitlements

- Provide fee deferrals for lot consolidation until certificate of occupancy
- Publicizing the program on the City's website, at the Planning counter, and by notice to affordable housing providers

The City will provide information over the public counter and encourage pre-development meetings regarding consolidation incentives.

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Application materials and information published to city's website.

Action 10-2. Residential Sites Inventory and Monitoring of No Net Loss

Consistent with the "No Net Loss" law (SB 166), develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory,
- Actual units constructed and income/affordability when parcels are developed, and
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

Responsible Agency: Community Development Department

Timeframe: Annually

Objective: Maintain progress toward meeting the City's RHNA

Action 10-3. Brownfields Program

To encourage the redevelopment of land formerly used for commercial or industrial uses to residential or mixed-use development, the City will establish the following incentives:

- Pursue funding from the U.S. Environmental Protection Agency and the California Department of Toxic Substances Control to fund cleanup efforts on inventory sites.
- Improve notification about environmental assessment and brownfield recovery funds to aid developers in building housing on formerly contaminated sites.
- Establish a website listing resources and a City contact for more information.
- Meet with at least one established and bona fide developer per year to explore cleanup and redevelopment of sites in inventory.

Responsible Agency: Community Development Department

Timeframe: Submit first funding applications by the end of 2023 and on an ongoing basis as they come available; meet with developers annually

Objective: Apply for funding to fund cleanup of five sites within the planning period

Action 10-4. Promotion of City-Owned Sites

Consistent with the Surplus Land Act, the City will work with community partners, affordable housing developers, and business owners in the Downtown Specific Plan area to create a strategy for the development of City-owned parking lot sites in the Downtown Specific Plan area. Loss of parking on City-

owned sites will be mitigated through strategies developed through implementation of Program 8, Zoning Code Updates. The total capacity on these sites is 248 units. The City will require affordable housing consistent with the Surplus Land Act.

Responsible Agency: Community Development Department

Timeframe: 2025

Objective: Develop 248 housing units, with a minimum affordable housing component consistent with the Surplus Land Act

Action 10-5. Transit-Oriented Development Overlay District

Establish a Transit-Oriented Development (TOD) Overlay District for sites around the stations in or adjacent to Huntington Park along the planned West Santa Anta Branch Transit Corridor. The TOD Overlay is intended to facilitate the development of a compact mix of high-density residential, commercial, office, and light industrial uses in areas with a high potential for pedestrian activity, generally within one-half mile of existing and planned transit stations. Development standards will be sufficient to facilitate this type of development, similar to TOD areas in neighboring jurisdictions, and will include, but not be limited to:

- Density limitations of up to 70 units per acre and with a minimum density of 20 units per acre
- Height limits up to 65 feet
- Reduced parking standards
- Objective design and development standards
- Ministerial approval process for multifamily development, including single-room occupancy facilities (SROs)
- Allow emergency shelters by right

To comply with the requirements of Government Code section 65583.2, subdivisions (h) and (i), the program will:

- permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households. By-right means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval;
- accommodate a minimum of 16 units per site;
- require a minimum density of 20 units per acre; and
- at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
- allow 100 percent residential use, and
- require residential use occupy 50 percent of the total floor area of a mixed-use project.

Responsible Agency: Community Development Department

Timeframe: Concurrent with adoption of the Housing Element

Objective: Establish a new TOD Overlay Zone and rezone 36 sites in the City's inventory

Action 10-6. Minimum Density

To ensure that sites in the Housing Element Sites Inventory develop at densities anticipated in the inventory, the City will establish minimum densities of at least 20 units per acre in the Downtown Specific Plan.

Responsible Agency: Community Development Department

Timeframe: December 2023

Objective: Facilitate the development of 910 units during the planning period

Action 10-7. Reuse of Sites with Existing Uses

To facilitate the redevelopment of sites in the Housing Element Sites Inventory with existing uses, the City will develop zoning standards and/or an Adaptive Reuse Ordinance. New regulations will provide incentives for transitioning structures and parcels originally developed for non-residential purposes to residential uses. Incentives will include, but not be limited to, flexible development standards, reduced parking standards, and reduced application review timeframes.

Responsible Agency: Community Development Department

Timeframe: 2024

Objective: Facilitate development of 2,668 units on non-vacant sites

Program 11. Density Bonus and Other Affordable Housing Incentives

Action 11-1. Promote Density Bonus Programs

The City will promote density bonus and other affordable housing program by providing brochures describing the program and its benefits and making them available at the counter and information desk in City Hall. City staff will provide housing developers with information about the density bonus program and other affordable housing incentives at the public counter, over the telephone, or during pre-application meetings. The City's Density Bonus ordinance and program will be updated per Action 7-1.

Responsible Agency: Community Development Department

Timeframe: Material complete and available by June 2023; ongoing promotion efforts

Objective: Materials available at City Hall and City staff trained and able to provide technical assistance

Action 11-2. Outreach to Developers

Meet with at least one established and bona fide developer annually to provide information on density bonus programs and other available incentives and promote sites in inventory for development.

Responsible Agency: Community Development Department

Timeframe: Annually

Objective: Meet with two developers annually

Action 11-3. Regional Affordable Housing Program Coordination

The Gateway Cities Council of Governments (COG) is developing a number of strategies to encourage, facilitate, and fund affordable housing throughout the region. The City will continue to participate in regional coordination and use tools produced by the Gateway Cities COG. These include:

- Feasibility study for subregional housing trust fund
- Subregional inclusionary housing strategy
- ADU resources, including a cost calculator and model ordinances
- SB 9 resources, including model ordinance

Responsible Agency: Community Development Department

Timeframe: Ongoing, as completed by Gateway Cities COG

Objective: Adoption of inclusionary housing ordinance and participation in subregional housing trust fund

Equal Housing Opportunities

To adequately meet the housing needs of all segments of the community, the City promotes housing opportunities for all persons regardless of race, religion, gender, family size, marital status, ancestry, national origin, color, age, or physical disability.

Program 12. Fair Housing

Action 12-1. Fair Housing Complaints

The City will continue to refer equal housing-related complaints to the Fair Housing Foundation, which acts as an independent third party to receive and address discrimination complaints. The City will make available literature on the Program at the Huntington Park City Hall, Chamber of Commerce, Library, City of Huntington Park website, and other community areas. Further marketing of the services available from Fair Housing will occur through informational pieces in the City-wide newsletter and information provided on the City's official website.

Responsible Agency: Community Development Department

Timeframe: Materials available on City's website by June 2023; ongoing outreach

Objective: Refer all complaints to the Fair Housing Foundation

Action 12-2. Housing Choice Voucher Program Promotion

The city will promote the Housing Choice Voucher (HCV) Program to tenants and landlords by posting flyers at the counter and around city hall, advertising in the city newsletter, and posting the information on the city website. Encourage landlord participation in the HCV program locally by conducting outreach and education to potential tenants and landlords/property management regarding the Fair Employment and Housing Act prohibition on housing discrimination based on source of income, including public subsidies.

Responsible Agency: Community Development Department

Timeframe: Materials available by October 2023; ongoing outreach

Objective: Refer 100 households to the HCV program. Hold at least one workshop targeting landlords and real estate professionals to encourage participation in the HCV program and educate them regarding the Fair Employment and Housing Act.

Program 13. Affirmatively Furthering Fair Housing and Increasing Access to Opportunity

Action 13-1. Protecting Existing Residents from Displacement

The City will evaluate and commit to adopting one of the following strategies to protect residents from displacement:

- Community benefit zoning: Offer incentives (e.g., a density bonus, expedited processing, or fee deferrals) if a project incorporates community benefits such as special needs housing (provide a minimum of 15 percent of units suitable for large families, persons with disabilities, veterans, people transitioning out of homelessness, and/or seniors), public infrastructure improvements, public realm improvements, dedication of open space, relocation assistance beyond minimum requirements to displaced residents, or first-right-of-return to displaced residents.
- Vacant property ordinance that would require landowners to register vacant parcels or properties with vacant buildings and pay an annual monitoring fee.
- Replacement requirements in targeted growth areas such as specific plan areas, near transit stations and along transit corridors, and on sites identified to accommodate the housing needs of lower-income households.
- Tenant protections such as a tenant harrassment ordinance, a just cause eviction ordinance, or tenant bill of rights.

The City will partner with three community organizations to conduct community workshops. The City will incorporate the results of community outreach into a feasibility analysis to be released publicly and presented to the City Council in a public study session. Based on Council direction, City staff will develop a workplan to adopt the Council's recommendations.

Responsible Agency: Community Development Department

Timeframe: Community workshops complete by December 2023; conduct feasibility analysis by June 2024; adopt new regulations by December 2025

Objective: Adopt local regulations to protect existing residents from displacement

Action 13-2. Homeless Services and Housing

To address the local and regional need for homeless services and housing, the City will administer programs and funding, including:

- The City of Huntington Park Police Department will provide support and participate in the Southeast Regional Mental Evaluation Team (SERMET), a successful mental health and homeless outreach partnership with the Los Angeles County Department of Mental Health. Concentrate outreach efforts in the Downtown Specific Plan area, along railroad rights-of-way, parks, and in the northwest part of the city.
- The City will seek new funding for the development and operation of emergency shelters, transitional housing, and permanent supportive housing, and emergency housing assistance Potential new funding sources include Project Homekey, and the Continuum of Care program.
- Train SERMET team members to inform veterans of available Housing Authority of the County of Los Angeles veterans' housing programs, and provide SERMET team with printed materials to distribute.

- Together with SERMET, Los Angeles Homeless Services Authority (LAHSA), and service providers local to Southeast Los Angeles, conduct increased outreach to people experiencing homelessness within the City to ascertain needs and better tailor efforts to decrease homelessness within the City.

Action 7-1 includes provisions to streamline and facilitate the provision of housing for people experiencing homelessness, including emergency shelters, low-barrier navigation centers, and transitional and supportive housing.

Responsible Agency: City of Huntington Park Police Department (HPPD) and Community Development Department

Timeframe: Apply for funding annually or as available. Provide SERMET members with training and materials by December 2024. Develop and implement outreach plan by June 2024.

Objective: Establish and preserve 86 housing units or shelter beds

Action 13-3. Special Needs Housing

Pursue and prioritize funding for resources to assist and housing for special needs populations, including extremely low-income households, female-headed households, and seniors and people with disabilities. Specific actions include the following actions:

- Prioritize CDBG funding for after-school programs, child care, youth services, and other programs to increase housing opportunities for female-headed and single-parent households. (See also Action 7-4, Zoning Changes to Address Affirmatively Furthering Fair Housing Issues.)
- Eliminate the requirement for a Conditional Use Permit for SROs and approve SROs through a Development Permit process eliminate the current requirement for a Conditional Use Permit and approve SROs through a Development Permit process, modify subjective standards that do not apply to other multifamily development types, remove the prohibition on the conversion of existing hotels, motels, or apartments to SROs, and evaluate the cap on SRO units citywide.
- Update the City's Density Bonus Ordinance to provide greater incentives for projects that include units affordable to extremely low-income households. Further updates to the Density Bonus Ordinance are outlined in Action 7-4. The City may also update any funding policies to prioritize funding for projects that include units for extremely low-income households.

Housing Choice Vouchers provide an important source of funding for rent subsidies for extremely low-income households. Actions 2-3 and 12-2 support the Los Angeles County Development Authority (LACDA)'s Housing Choice Voucher program by publicizing the program and encouraging large and small landlords to participate in the program.

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Support 1,000 extremely low-income households through the provision of housing or services.

Action 13-4. Placemaking

Implement a community development placemaking program for the city's lowest-resource areas. The placemaking program will be created with community involvement from a diverse social and economic spectrum, focused on:

- Wayfinding

- Active transportation opportunities
- Cultural identity and diversity
- Recreation and community programming
- Identifying and actively pursuing economic development opportunities, training, and programs that empower local residents
- Neighborhood-serving needs and opportunities

These efforts may be completed as standalone effort or may be incorporated into the updated General Plan Land Use Element (see Action 14-1).

Responsible Agency: Community Development Department

Timeframe: 2026

Objective: Increase resource levels in lowest-resource census tracts by 2028

Action 13-5. Tenants' Rights Information

The City will partner with fair housing organizations to ensure that information about the California Tenant Protection Act of 2019 (AB 1482). Develop print and online educational materials and make materials available at City facilities and on the City's website.

Responsible Agency: Community Development Department

Timeframe: October 2023

Objective: Disseminate information to community and fair housing organizations

Action 13-6. Relocation Assistance and Replacement Housing

The City will adopt a relocation and replacement housing plan consistent with the Tenant Protection Act of 2019 (AB 1482), California Density Bonus Law (Government Code Section 65915), and the Housing Crisis Act of 2019 (SB 330).

SB 330 (effective January 1, 2020, until January 1, 2025) requires developers demolishing housing to replace statutorily defined "protected units" (any units that were restricted affordable or rent-controlled units within the past five years, units that were rented by a tenant who was low income for any of the previous five years, or units that were removed from the market per the Ellis Act in the previous ten years) and comply with specified requirements, including the provision of relocation assistance and a right of first refusal in the new housing to displaced occupants.

With the passage of AB 1482 (effective January 1, 2020, until January 1, 2030), residential tenants are provided statewide rent control. Any housing units covered under AB 1482 statewide rent control are therefore also subject to replacement requirements in SB 330.

Density Bonus Law requires replacement housing "if the housing development is proposed on any property that includes a parcel or parcels on which rental dwelling units are or, if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control through a public entity's valid exercise of its police power; or occupied by lower or very low income households" (Government Code Section 65915 (c)(3)(A)).

As permits are requested for the demolition of housing, the City will obtain information related to the following and require replacement consistent with all applicable state laws:

- The number of existing residential units proposed to be demolished or converted; and
- The number of these residential units by bedroom size occupied which meet the criteria established by state law, described above.

Responsible Agency: Community Development Department

Timeframe: October 2023

Objective: Adopt a relocation and replacement housing plan

Action 13-7. Small Business Support

To support small businesses and prevent displacement of those businesses due to conversion of land uses from commercial to mixed-use or residential, the City will continue to encourage and support efforts to assist locally owned businesses to remain in Huntington Park. Working with nonprofit agencies, the City will outreach to small businesses and conduct needs assessments for a select number of businesses. The City will also continue to coordinate with the Chamber of Commerce to conduct outreach to local businesses and help them access capital (e.g., the California Rebuilding Fund, Loan Guarantee Program, Disaster Relief Loan Guarantee Program, California Capital Access Program).

Responsible Agency: Community Development Department

Timeframe: Ongoing, renewing funding for small business support program annually

Objective: During the planning period, outreach to 100 small businesses, and conduct 10 business needs assessments

Program 14. Comprehensive Planning Updates

Action 14-1. General Plan Update

The City will update elements of the General Plan including but not limited to Land Use, Circulation, Public Facilities, and Open Space that were not in progress at the time of the 6th Cycle Housing Element Update. The General Plan update will comply with new state laws and provide more clarity for developers and property owners. The Land Use Element will be updated to include growth projections consistent with this Housing Element. The Public Facilities Element will establish a comprehensive plan for ensuring adequate water and wastewater capacity to accommodate the 2,500 housing units anticipated in this Housing Element, and will include a funding strategy for increasing capacity, bolstering conservation measures, and improving water recycling infrastructure.

Responsible Agency: Community Development Department

Timeframe: 2026

Objective: Updated General Plan

Action 14-2. Safety Element Update

Adopt an updated General Plan Safety Element in accordance with Government Code Section 65302(g)(2).

Responsible Agency: Community Development Department

Timeframe: June 2023

Objective: Adopted Safety Element

Action 14-3. Open Space Planning

Pursue funding for and develop an urban greening plan to increase access to open space throughout the City. Complete updates to the City's General Plan Land Use and Public Facilities elements to update population projections and parks ratio. Adjust the open space requirements in the City's residential development standards to reduce barriers to building housing while still ensuring equitable access to greenspace throughout the city.

Responsible Agency: Community Development Department

Timeframe: End of 2025

Objective: Adopt Citywide comprehensive open space plan

Action 14-4. Active Transportation Planning

Conduct outreach and a feasibility analysis for a comprehensive citywide bicycle and pedestrian plan. Use regional resources such as the Gateway Cities Council of Governments Strategic Transportation Plan and other Gateway Cities regional coordinating and funding efforts. Planning efforts may include, but are not limited to, updating the General Plan Circulation Element or adopting a bicycle and pedestrian master plan. Present results of feasibility analysis at a public study session.

Responsible Agency: Community Development Department

Timeframe: 2027

Objective: Complete a feasibility analysis, study session, and work plan for planning effort

Quantified Objectives for 6th Cycle

The City of Huntington Park has established the following quantified housing objectives for the 2021-2029 Housing Element:

Table VI-1
Quantified Housing Objectives

TYPE OF CONSTRUCTION	INCOME CATEGORY					
	EXTREMELY LOW	VERY LOW	LOW	MOD	ABOVE MOD	TOTAL
New Construction	240	240	324	392	1,304	2,500
Preservation (Code Enforcement of Substandard Housing)	80	80	80	80	80	**400**
Conservation (At-Risk Housing)	0	0	162	0	0	**162**

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Attachment "C"

CITY OF HUNTINGTON PARK GENERAL PLAN



HEALTH AND SAFETY ELEMENT

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GENERAL PLAN ACTIVITY LOG

Adoption Date: February 19, 1991

Subsequent Amendments Adopted by City Council

Adoption Date	Amendment	Case No.
	Amended concurrent with adoption of the 6th Cycle Housing Element.	

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1 INTRODUCTION TO THE HEALTH AND SAFETY ELEMENT

SCOPE OF HEALTH AND SAFETY ELEMENT

The Health and Safety Element of the City of Huntington Park General Plan focuses on public safety through prevention and preparedness. The implementation of the programs outlined in this Element will assist in preventing or reducing the potential for injury, damage and disruption resulting from natural or man-made catastrophes. Public safety programs include procedures for the elimination or avoidance of hazards, emergency preparedness, and emergency response. This Element also serves as the framework for emergency preparedness planning that may be undertaken in the future. Finally, the Health and Safety Element outlines the public safety issues that will need to be considered as part of the implementation of land use and development policy provided for in this General Plan.

The Health and Safety Element also establishes specific standards related to public safety. These standards serve as guidelines for future planning and land use decisions. The Health and Safety Element maps the location of known hazards, evacuation routes, and indicates peak water supply requirements, minimum road widths, clearances around structures, and other factors affecting safety procedures.

RELATIONSHIP TO GENERAL PLAN

The Health and Safety Element is consistent with other elements of the General Plan. The information, policies and programs contained in this element are closely related to other General Plan elements. For example, the placement of sensitive land uses that may be subject to various hazards described in this element is regulated by policies contained in the Land Use Element. Evacuation, which is assessed in this element, is mediated by the efficiency of traffic flow determined in part by the Circulation Element. The Health and Safety Element, however, is concerned with the health and welfare of those persons living, working, or visiting the City. The successful implementation of the Health and Safety Element may result in a significant reduction in loss of life and injury. According to the State's planning laws, a Health and Safety Element is required for the protection of the community from any unreasonable risks associated with the effect of seismically induced surface rupture, ground-shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mud slides and landslides, subsidence, and other geologic hazards known to the legislative body; flooding and wild land and urban fires, and hazards associated with climate change. The Health and Safety Element shall include the mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

The City of Huntington Park Health and Safety Element fulfills the aforementioned requirements. The Health and Safety Element considers a wide range of natural and man-made hazards that could affect the City in the future . As stated previously, this Health and Safety Element emphasizes the importance of emergency preparedness in reducing the potential for loss of life, injury, and property damage. An additional objective of the Health and Safety Element is to implement programs that will help to avoid the creation of hazardous conditions. Finally, the Health and Safety Element underscores the City's commitment to provide the material and human resources needed to deal with future emergencies.

2 PLANNING BACKGROUND

OVERVIEW OF SEISMIC HAZARDS

The City of Huntington Park is located on the northeastern portion of the Los Angeles Basin. This basin is an alluvial plain bounded on the north by the Santa Monica Mountains, on the northeast by Repetto Hills, and Puente Hills, on the south by the Santa Ana Mountains and San Joaquin Hills and on the east by the Pacific Ocean. The severity of earthquakes is normally classified according to their magnitude, or intensity. Because the amount of destruction generally decreases with increasing distance from the epicenter, earthquakes are assigned several intensities, but only one magnitude. The destructiveness of an earthquake at a particular location is commonly reported using the Richter scale (magnitude) or Mercalli scale (intensity).

The Modified Mercalli Scale (MM) employs a subjective classification system based on observations of damage caused by past earthquakes. The scale has 12 levels of damage, the higher the number, the greater the damage. For example, the City of Huntington Park is predicted to experience ground-shaking with a MM intensity of 6.0 to 6.5 during a Magnitude 8.3 along the San Andreas Fault with a maximum MM intensity 6.5 to 7.0. The intensity of seismic ground-shaking at any given location is a function of several factors, but primarily the magnitude of the earthquake, the distance from the epicenter to the planning area, and the local geologic and topographic conditions. The recent Elysian Park and Northridge earthquakes did demonstrate, however, that the ground intensities from these previously unknown blind thrust faults could generate significant damage to both low-rise and high-rise structures which were previously considered to be capable of withstanding the effects of strong ground motion.

SEISMIC FAULTS IN THE AREA

The State of California, under the guidelines of the Alquist-Priolo Special Studies Act, classifies earthquake faults according to the following criteria:

- Active faults exhibit proven displacement of the ground surface within the last 11,000 years (Holocene);
- Potentially active faults exhibit evidence of movement within the last 750,000 to two million years.
- Inactive faults have not moved in the last 11,000 years, as determined from direct geologic evidence, and are presumed to be inactive.

The State definition of an active fault is designed to gauge the surface rupture potential of a fault, and is used to prevent development from being located directly on the trace of an active fault. In general, potentially active faults are, relative to active

faults, less likely to be the origin of a damaging earthquake. In reality, however, there is a gradation of seismic risk posed by potentially active and active faults.

There are no active or potentially active earthquake faults known to traverse the City of Huntington Park, thus, no ground rupture hazards are expected in the City. The City is, however, located within a seismically active region and is subject to ground-shaking hazards associated with earthquake events in the region. Seismicity in the Los Angeles area historically has been defined by earthquake events along the Newport-Inglewood, San Fernando, San Jacinto, and San Andreas faults. Other faults of concern in the area include the Whittier fault, the Elysian Park Thrust, and the Santa Monica-Hollywood fault, as shown in Figure 1.

The major faults within the Southern California region, their distance and direction relative to the City of Huntington Park, the maximum credible earthquake postulated for each fault, and the maximum probable earthquake for the faults identified in Table 1. The maximum credible earthquake is the largest magnitude event that appears capable of occurring under the presently known tectonic framework. The maximum probable earthquake is the maximum earthquake likely to occur during a 100-year interval.

The major faults in the Southern California region are described below.

- The **Newport-Inglewood Fault Zone** is located approximately 9.0 miles west of the City. The 1933 Long Beach Earthquake occurred on the Newport-Inglewood fault. A maximum credible earthquake of Magnitude 6.8 on the Newport-Inglewood fault has the potential of generating horizontal peak ground accelerations of about 0.2 to 0.3 g in the area. Ground-shaking could last approximately 22 seconds, with seismic Mercalli intensity values of VII to VIII. This type of earthquake would be particularly damaging to older low-rise structures located within the City.
- The **Palos Verdes Hills Fault** is located 20 miles southwest of the City and is considered to be an active fault based on late Pleistocene and Holocene age displacements that have been interpreted along offshore segments of the fault in the San Pedro shelf. The fault is considered to be capable of generating a maximum credible earthquake of Magnitude 7.0 that would cause seismic intensities in the IX to X range. The Palos Verdes fault extends for a distance of approximately 60 miles from San Pedro Bay to the Santa Monica Bay. The Palos Verdes fault could result in greater damage than that anticipated from an earthquake on the San Andreas Fault due to its proximity to the City.
- The **Sierra Madre Fault Zone** is located approximately 15 miles northeast of the City at the base of the San Gabriel Mountains and forms a prominent 50-mile long east-west structural zone on the south side of the San Gabriel Mountains. The Sierra Madre fault system was responsible for the uplift of the San Gabriel Mountains by faulting in response to tectonic compression.

Figure 1 Regional Fault Map



Table 1 Major Faults

Fault	Distance	Maximum Magnitude
Whittier	9 miles E	7.00
Santa Monica-Hollywood	10 miles NW	7.00
Raymond Hill	10 miles NE	6.50
Sierra Madre	15 miles NE	6.50
San Fernando	25 miles NW	6.50
Elysian Park	5 miles N	7.60
San Jacinto	44 miles NE	7.50
Palos Verdes	20 miles SW	7.00
San Andreas	37 miles NE	8.25
Malibu Coast	22 miles W	7.00
Source: United States Geological Survey		

The **Whittier-Elsinore Fault Zone** is located along the southern base of the Puente Hills approximately 9.0 miles east of the City of Huntington Park. This northwest-trending fault extends from the Whittier Narrows area continuing southeast across the Santa Ana River, past Lake Elsinore, into western Imperial County and then continuing on into Mexico. This fault is expected to be capable of generating a Magnitude 6.6 earthquake.

The **Santa Monica-Malibu Coast Fault System** is an east-west trending fault system located along the southern margin of the western Santa Monica Mountains and into Santa Monica Bay. The nearest fault trace is located approximately 22 miles west of the City. Although there has been very little seismic activity along this fault system, the Malibu Coast fault segment has been characterized as active based on displaced soils. This displacement was estimated to have occurred about 5,000 years ago.

The **San Andreas Fault Zone** is located approximately 37 miles to the north and northeast of the City at its nearest point. This fault zone extends from the Gulf of California continuing northward to the Cape Mendocino area where it continues northward along the ocean floor. The total length of the San Andreas Fault Zone is approximately 750 miles. This fault has been active during historic times including the 1906 (estimated Magnitude 8.0) earthquake in San Francisco and the 1857 Fort Tejon earthquake (estimated Magnitude 7.9) where at least 250 miles of surface rupture occurred. The length of the fault and its active seismic history indicates that it has a very high potential for large-scale movement in the near future (Magnitude 8.0), and should be considered in land use planning for most areas of California.

The **San Jacinto Fault Zone** is located approximately 44 miles northeast of the City and is part of the San Andreas Fault System. The two fault strands separate near the San Gabriel Mountains, where the San Jacinto fault extends southeastward to form the southwestern boundary of the San Jacinto Mountains and the San Timoteo Badlands. This fault is thought capable of generating a maximum credible earthquake of magnitude 7.0. Strong ground-shaking from this earthquake would last about 25 seconds, with MM intensity values in the VIII-IX range.

The **Elysian Park Blind Thrust Fault** is exposed for approximately two miles at Elysian Park but is not exposed over the rest of its trace toward the east. (Blind thrust faults are low-angle or low-lying faults occurring generally five to 15 kilometers below the ground surface which have no surface manifestation). This fault underlies the urbanized portion of the Los Angeles Basin, including downtown Los Angeles, as inferred from geophysical and geomorphologic evidence and the clustering of deep earthquakes in the region. The Elysian Blind Thrust is located approximately five miles from the City of Huntington Park at its nearest point. The Elysian Park Fault was the source of the magnitude 5.9 earthquake near Whittier in 1987. This fault is thought to be capable of generating earthquakes of magnitude 7.2 to 7.6 and would result in intense ground-shaking in the entire Los Angeles basin.

The **Torrance-Wilmington Fault** is a newly postulated, blind thrust fault and fold system located under the Palos Verdes Peninsula. Although the location of the Torrance-Wilmington Fault System is not well defined, the fault and fold belt have been divided into several segments. It is estimated that if one of the segments ruptures, an earthquake of Magnitude 5 to 7.5, would occur. If two or more segments rupture simultaneously, an earthquake of a magnitude greater than 7.8 could occur.

The four largest recent earthquakes that have caused major damage in the Los Angeles basin include the 1933 Long Beach (Magnitude 6.3), 1971 San Fernando (Magnitude 6.4), the 1987 Whittier Narrows (Magnitude 5.9), and the 1994 Northridge (Magnitude 6.7) earthquakes. The 1933 Long Beach earthquake occurred on the southern segment of the Newport-Inglewood fault, from Newport Beach to Signal Hill. The 1971 San Fernando earthquake occurred along the San Fernando segment of the Sierra Madre fault zone. The Whittier Narrows earthquake occurred on the Elysian thrust fault in 1987. Finally, the most recent major earthquake, the Northridge earthquake, occurred on the Oakridge fault in the San Fernando Valley in January 1994. Most injuries and property damage from a major earthquake impacting the City will be caused by strong ground motion, especially structural damage to buildings. The developed areas of Huntington Park consist mostly of low density and medium density residential zones. Less extensive areas are devoted to low-rise commercial development. Low-rise buildings (less than three stories) common in the City are more likely to be damaged by a near-field earthquake, such as one occurring on the Newport-Inglewood fault or the Hollywood fault.

The wood-frame construction used in the residential and some commercial development in the City generally performs well during earthquakes. These buildings may experience significant structural and nonstructural damage, but rarely collapse. However, a trend in wood-frame construction in recent years, in particular in housing construction, has been the split level and irregular floor plans. Earthquake intensities of VIII in the Mercalli Scale may cause torsional racking of the foundation and wall elements of irregular structures. Single-family residences built before the 1952 Building Code was implemented are more likely to slip off their foundations as a result of strong ground motion associated with nearby earthquakes. Mobile homes are also susceptible to slipping off their foundation.

Critical facilities are structures and parts of a community's development that must remain operational after an earthquake. In addition, those facilities that pose unacceptable risks to public safety if severely damaged are also of critical concern. Essential facilities such as medical centers, fire and police stations, emergency operations centers, schools, and communication centers are also considered to be critical facilities. High-occupancy facilities have the potential of resulting in a large number of casualties or crowd control problems. This category includes the Civic Center, churches, and large multi-family residential complexes. Dependent care facilities that house populations with special evacuation considerations, such as pre-schools and schools, group care homes, and nursing and convalescent homes are also considered critical facilities.

The State, with the passage of the Garrison Act of 1969, has jurisdictional responsibility to ensure that public schools are adequately constructed to seismic standards. The Los Angeles County Fire Department is responsible for inspections of deficient electrical, plumbing, mechanical, or fire safety fixtures in high-occupancy residential and commercial facilities.

The California Department of Conservation, Oil, Gas, and Geothermal Division has prepared Planning Scenarios for a major earthquake on the Newport-Inglewood and San Andreas faults to assist in emergency response and recovery efforts. These reports show the City of Huntington Park as having seismic intensities of eight and above, and liquefaction hazards. The Long Beach Freeway and other infrastructure and utility lines in the area would be subject to localized damage.

LIQUEFACTION RISK

Liquefaction may occur when loose, unconsolidated, saturated fine-to-medium-grained sandy soils are subjected to ground vibrations during an earthquake. Liquefaction occurs in areas where the ground water table is within 50 feet of the ground surface when the Mercalli scale intensities are VII or greater. When these sediments are shaken, a sudden increase in pore water pressure causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and cracks in the soil causing water-soil slurry to bubble onto the ground surface. These are called sand boils, sand blows, or sand volcanoes. Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping. Structures constructed on soils that liquefy may sink or topple over as the soil loses its bearing strength.

A study of earthquake hazards by the United States Geological Survey (USGS) indicates that a majority of the City is subject to liquefaction, although the portion located north of Gage Avenue, west of Pacific Boulevard, and east of Wilmington Avenue is not at risk for liquefaction (refer to Figure 2). Areas containing shallow groundwater within 30 feet or less of the ground surface are susceptible to liquefaction hazards during seismic shaking.

Figure 2 Liquefaction Map



FLOODING AND INUNDATION HAZARDS

The City is located approximately 14 miles to the north of the Pacific Ocean and will not be exposed to the effects of a tsunami. In addition, there are no surface bodies of water located in the city; therefore, the risk of being impacted by a seiche is non-existent. A seiche occurs when two waves traveling in opposite directions collide, creating a larger standing wave.

A review of the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the FEMA Flood Map Service Center, indicated that the entire city is located in Zone X an "Area of Minimal Flood Hazard"[1]. This flood zone represents areas outside the 500-year flood plain. Thus, properties located in Zone X are also not located within a 100-year flood plain.

[1] FEMA Flood Map Service Center. https://msc.fema.gov/portal/search?AddressQuery=Huntington%20Park#searchresultsanchor

The City of Huntington Park is located within the inundation paths of the Hansen and Sepulveda Dams. Large areas downstream of the Hansen and Sepulveda Dams, including the City of Huntington Park, are at risk of inundation in the event of dam failure. The Hansen and Sepulveda Dams are operated by the Army Corps of Engineers and were constructed primarily for flood control. The flood hazards associated with dam failure will affect most areas south of the dams.

The **Hansen Dam** is located on the northern edge of the San Fernando Valley, approximately four miles west of Sunland. The inundation area of the Hansen Dam include areas along the Tujunga Creek and several communities in the valley, the City of Los Angeles, cities in south central Los Angeles, and areas along the Los Angeles and San Gabriel Rivers. The City of Huntington Park is located approximately 25 miles south of the dam but dam failure will affect the entire City of Huntington Park. Flood waters will arrive 17.75 hours after failure with a maximum depth of one foot approximately 21 hours after failure.

The **Sepulveda Dam** is located on the Los Angeles River near the intersection of the Ventura and San Diego Freeways near the City of Van Nuys. The probable maximum flood from the Sepulveda Dam is expected to last four days with a total volume of 163,200 acre-feet. The flood will affect areas along the Los Angeles River, and the cities of Los Angeles, Huntington Park, South Gate, Compton, Lynwood, Maywood, Huntington Park, Huntington Park, and Huntington Park Gardens. The flood waters are anticipated to reach the City approximately ten hours after failure. A maximum flood elevation of two feet is expected approximately 12 hours after failure.

FIRE HAZARDS

There are no open grass areas in or around the City which present brush fire or wildfire hazards in the City of Huntington Park. The major risk involves structural fires associated with older buildings in the City which may not be in compliance with the more recent and stringent fire safety codes and regulations.

Furthermore, industrial uses may also be considered to have a greater risk for fire due to the higher potential for use of flammable, explosive, and hazardous materials. The industrial uses in Huntington Park are located within the western and northern portions of the City.

HAZARDOUS MATERIALS

All businesses that handle hazardous materials are required by various Federal, State, and local agencies to submit a business plan to their local administering agency (the reportable quantities are 50 or more gallons of a liquid, 500 pounds or more or a solid, or 200 cubic feet or more of a gas at standard temperature and pressure; quantities for acutely hazardous materials vary according to the substance).

Every hazardous material handler is required to submit a business plan and an inventory of hazardous substances and acutely hazardous materials to the Huntington

Park Police Department and the County Fire Department on a yearly basis. If the hazardous materials inventory of a business should change, a revised business plan must be submitted. Hazardous material users and generators in the City include gasoline stations, auto repairs shops, printers and photo labs, clinics, dry cleaners, schools, fire stations, and a variety of other commercial and industrial land uses. See the Environmental Justice Element for more detailed information about hazardous waste in Huntington Park.

The State of California defines a hazardous material as a substance that is toxic, ignitable or flammable, or reactive and/or corrosive. An extremely hazardous material is defined as a substance that shows high acute or chronic toxicity, carcinogenicity, bio-accumulative properties, persistence in the environment, or is water-reactive (California Code of Regulations, Title 22).

The primary concern associated with the release of a hazardous material relates to the public health risks of exposure. Toxic gases are a primary concern, since a gaseous toxic plume is more difficult to contain than a solid or liquid spill and a gas can impact a larger segment of the population in a shorter time span. Releases of hazardous materials may also occur during a natural disaster, such as during an earthquake. Improperly stored containers of hazardous substances may overturn or break, pipelines may rupture, and storage tanks may fail. Containers may also explode when subjected to high temperatures, such as those generated by a fire. If two or more chemicals which are reactive when combined come in contact as a result of a spill, the hazard may be compounded.

The Uniform Fire Code includes criteria designed to minimize the risk of an accident. These guidelines are to be followed when storing, using, or transporting hazardous materials, and include secondary containment of substances, segregation of chemicals to reduce reactivity during a release, sprinkler and alarm systems, monitoring, venting and auto shutoff equipment, and treatment requirements for toxic gas releases.

EMERGENCY RESPONSE

The City of Huntington Park contracts its fire services through the Los Angeles County Fire Department. The Los Angeles County Fire Department operates two fire stations in the City: Fire Station 164, located at 6301 South Santa Fe Avenue, serves as the area's battalion headquarters (Huntington Park is serviced by Los Angeles County Fire Department-Battalion 13); and Fire Station 165, located at 3255 Saturn Avenue.

HEALTH CARE SERVICES AND EMERGENCY SHELTERS

Primary health care is provided by the St. Francis Medical Center in Lynwood; Downey Community Hospital; U.S.C. Medical Center and the Los Angeles Community Hospital in East Los Angeles; Martin Luther King, Jr. Hospital in Los Angeles; Rio Hondo Memorial Hospital in Downey; Rancho Los Amigos Medical Center in Downey; and Community Hospital of Huntington Park. A number of

structures have been designated as emergency shelters by the Emergency Preparedness Commission for the cities in Los Angeles County.

FIRE PROTECTION STANDARDS – FIRE FLOW

To ensure emergency water supply throughout the City, new construction is required to meet specific fire flow standards. Fire flows for individual structures are calculated according to size of the structure (floor area), type of construction (wood, non-combustible, fire-resistance), building height, presence of sprinkler systems, distance between buildings, and type of use. The Los Angeles County Fire Department's Fire Prevention Bureau determines the minimum flows for new construction based on building plans and developers are responsible for providing adequate fire flows. This ensures that hydrant capacity is available to meet fire emergency needs of all developments. The City of Huntington Park follows the County Fire Department Fire Code standards for fire flows and emergency access roads. Fire flows of 1,000 gallons per minute (gpm) to 5,000 gpm at 20 pounds per square inch (psi) of residual pressure for a duration of two to five hours is needed at residential and commercial uses, with hydrants every 300 to 600 feet, based on the type of occupancy. The water system must be capable of supplying adequate quantities of water for firefighting purposes, in addition to the daily supply for domestic demand in the area. Adequate reservoir capacity is determined by the availability of water for peak day supply plus fire flow requirements. Generally, peak day supply is twice the average day demand and total fire flow requirements are estimated by the population of the area.

Figure 3 below shows the location of critical facilities, such as fire stations and medical centers, throughout the city.

Figure 3 Critical Facilities



CLIMATE CHANGE HAZARDS

The impacts of climate change on Huntington Park are included in this Health and Safety Element, as mandated by State law. Climate change is driven by the human contribution of certain gases, like carbon dioxide and methane, into the atmosphere. These gases, commonly known as greenhouse gases (GHGs) absorb and re-emit heat that has been discharged from the Earth's surface. This works to trap heat near the Earth's surface, increasing the natural greenhouse effect. GHGs from human activities have been collecting in the atmosphere since the 1800's and are raising global average temperatures. This rise in average temperatures across the globe affects precipitation patterns, temperature, and ocean water levels, temperatures, and chemistry. The Intergovernmental Panel on Climate Change, a United Nations subgroup responsible for global advancement and communication of climate change science has concluded that global climate change will impart adverse effects on the Earth's natural and built systems, resources, and populations.

The intergovernmental Panel on Climate Change has established several GHG emissions scenarios used to describe possible future GHG emissions and associated warming. These emissions scenarios are referred to as Representative Concentration Pathways (RCPs). Two of these RCPs are commonly used to compare possible futures and were selected for the City's 2023 Climate Vulnerability Assessment, consistent with guidance from the California Government Office of Emergency Services (Cal OES) California Adaptation Planning Guide. The two scenarios used for the climate vulnerability assessment are RCP 4.5 which represents a "medium emissions "scenario, and RCP 8.5 which represents a "high emissions" scenario.

The City conducted a Climate Change Vulnerability Assessment (Appendix S-1) consistent with Government Code Section 65302(g) as amended by SB 379, which assesses how the populations and assets in Huntington Park are vulnerable to climate change. According to the vulnerability assessment, the City is most vulnerable to increased extreme heat and worsened air quality. Additionally, climate change is expected to result in Huntington Park experiencing more extended droughts and stronger storms, which may cause more frequent, localized stormwater flooding., Specific impacts on the community and assets of Huntington Park will vary based on exposure, physiological and socio-economic characteristics of the City's populations and resources. The following section includes key findings from the climate vulnerability assessment including overviews of each climate hazard and how it may impact health and safety in Huntington Park. Refer to the climate vulnerability assessment for additional details about the RCPs, climate hazards, and potential climate impacts.

EXTREME HEAT

The number of extreme heat days and warm nights is expected to increase dramatically over the rest of the century.

Extreme heat can cause a wide range of health problems such as rashes, cramps, heat exhaustion, heat stroke, or even death. In Huntington Park, an extreme heat day is defined as any day when the maximum temperature exceeds 96.1°F. Historically, the city experienced an average of two extreme heat days per year. The average number of extreme heat days is expected to increase to a total of 10 (RCP 4.5) to 21 (RCP 8.5) days per year by the end of the century.

Warm nights affect the body's ability to cool down and recover from heat stress during extreme heat periods exacerbating heat-related health problems including, heat exhaustion, dehydration, and cardiovascular stress. In Huntington Park, a warm night is defined as nights when the daily minimum temperature is above a threshold temperature of 70.3°F (CEC 2021). Historically, the city has had an average of five warm nights per year. End-of-century projections range from 25 (RCP 4.5) to 63 (RCP 8.5) additional warm nights annually.

Urban heat island effect compounds the impact of increased temperatures and disproportionately impacts low-income communities and communities of color.

Urban heat island is a term that refers to developed areas that are hotter than the surrounding landscape primarily due to the use of building materials and surfaces that absorb and re-radiate heat (like roofs and pavements), as well as a lack of vegetation, particularly trees. The urban heat island effect causes people in cities to have higher heat exposure than residents in less densely developed areas. Urban heat island will likely compound the impact and risk of extreme heat days and higher average temperatures resulting from climate change. In some locations, the effect could be twice as strong as the impact of global warming.

Within urban landscapes, neighborhoods with more impermeable and dark colored surfaces, and fewer trees, parks, and water features, have greater heat exposure and heat related risk than urban communities with more green space and reflective surfaces. These differences in development patterns typically correspond with income and demographic disparities across the urban environment. Low-income communities and many communities of color across Los Angeles County are the most impacted by the urban heat island effect.

The condition of housing stock can increase heat health risk.

Housing and socio-economic factors can intersect in ways that compound the risks of climate impacts such as extreme heat events. When housing is in short supply and unaffordable this can lead to overcrowding, especially for lower-income communities. Aging, overcrowded, and poorly insulated housing can contribute to risk from heat related illness, which can in turn lead to hospital visits and even increased mortality. If the electricity grid is strained during a heat wave and there are power outages, this can further increase the risk of heat related illnesses if access to adaptations such as air conditioning, fans, and refrigeration are lost. Aging and overcrowded housing, in addition to affordability issues increases risk of heat related health issues in Huntington Park.

All priority populations groupings identified in the climate vulnerability assessment are likely to face impacts from extreme heat and warm nights.

Extreme heat and warm nights can lead to heat related illnesses such as heat stress, heat stroke, and dehydration, which can be life-threatening. In addition, extreme heat conditions can exacerbate asthma, cardiovascular disease, certain disabilities, and other respiratory and cardiovascular conditions leading to increased emergency room visits, hospitalizations, and fatalities.

The populations most impacted by extreme heat include seniors, children, people with chronic health conditions, especially asthma and cardiovascular disease, outdoor workers, and people experiencing homelessness.

AIR QUALITY

Air quality is expected to worsen in Huntington Park due to existing regional characteristics combined with climate driven increases in dust, smog, smoke, and decreases in natural filtrations.

- **Regional characteristics.** The City of Huntington Park is in the South Coast Air Basin. Air quality in this basin is primarily influenced by a wide range of emissions sources – such as dense population centers, heavy vehicular traffic, industry – and weather. The region often has low wind speeds, and together all these conditions can contribute to high-pollution days.
- **Dust.** Increased temperature leads to dry, dusty conditions also associated with drought. Dust particles are considered a type of air pollution, called particulate matter, because they are small enough to be breathed into the lungs where they can cause health issues. Particulate matter can cause increased respiratory disease, lung damage, cancer, reduced visibility, and surface soiling.
- **Smog.** Increases in ambient temperature can lead to higher levels of smog. Depending on the level of exposure, smog can cause various health impacts ranging from mild discomfort to more serious aggravation of existing health conditions. Smog can cause coughing, sore or scratchy throat, difficulty breathing, airway inflammation or damage, and increased susceptibility to lung infection. Exposure to smog can also aggravate lung diseases such as asthma, emphysema, and chronic bronchitis. Higher rates of ground-level smog leads to raised cardiovascular and respiratory morbidity and mortality rates.
- **Fewer Natural Filtrations.** Long dry periods without rain lead to less reliable air quality for the entire region. Moisture in the air can filter pollutants and provide for overall improved conditions. Trees remove gaseous air pollution. Large healthy trees remove more pollution than younger, smaller trees. Rising temperatures could increase mortality for large healthy trees which would reduce the ability for urban vegetation to reduce air pollutants, therefore increasing pollutant exposure to sensitive populations.
- **Wildfire Smoke.** Wildfires have increased throughout the state and are expected to continue to increase. Wildfire smoke can travel many miles beyond the perimeter of the fire, meaning that increased wildfires regionally will lead to increased exposure to wildfire smoke. Wildfire smoke is a mixture of gaseous pollutants, hazardous air pollutants, water vapor, and fine particulate matter, which is made up of very small particles. Fine particulate matter is the main component of wildfire smoke and the principal threat to public health. Exposure to fine particulate matter of up to 24-hours has been associated with premature mortality, increased hospital admissions for heart or lung issues, acute and chronic bronchitis, asthma attacks, emergency room visits, respiratory symptoms, and restricted activity days.

The populations most impacted by reduced air quality are children, seniors, and people with chronic health conditions, outdoor workers, and people experiencing homelessness.

As discussed in the Environmental Justice Element, all 26 census tracts in Huntington Park are deemed "disadvantaged communities" defined as low-income areas disproportionately affected by environmental pollution.

Particulate matter of all sizes most impacts infants, children, and older adults with preexisting heart or lung diseases. Groups most sensitive to smog include children, the elderly, people with respiratory disorders, and people who exercise strenuously outdoors, including outdoor workers. Smog has also been shown to have particularly disproportionate adverse impacts on populations experiencing homelessness and with lower median incomes. Outdoor workers and people experiencing homelessness will have greater levels of exposure to harmful air pollution.

DROUGHT

The number of days between rainstorms is known as a dry spell. In California there is a lot of variation in how much rain falls each year and in each storm. When the amount of rain from all storms in a year, or groups of years, is averaged together it can seem like there have not been major changes in the amount of rain that has fallen. However, the maximum length or dry spells is increasing, and is expected to increase through the end of century. End-of-century projections estimate an increase in the maximum length of dry spells between 7 to 16 days (RCP 4.5 - RCP 8.5) for a total maximum dry spell length of 167 to 176 days each year. These long periods without rain can lead to drought conditions. Dry, hard-packed soil, and impermeable surfaces like asphalt, can make it more difficult or impossible for water to filter into the ground when it rains, instead causing more storm water runoff. This can lead to temporary storm flooding in some areas, but it can also mean that water doesn't stay in the landscape and that big storms don't necessarily make up for long dry spells when it comes to relieving drought conditions.

More heat and less water can cause trees and plants to die if they are not given additional water. These can mean losing the benefits of green spaces (such as cooling and cleaning the air) and increasing cost to maintain them. Drought can lead to increased water rates, and higher water bills. Most impacted populations would be those with the fewest resources, including people experiencing homelessness, who may experience increased cost for and decreased access to water.

STORMWATER FLOODING

Though flooding in Huntington Park is currently infrequent and considered a low-probability event, the increased frequency of high-precipitation storms may contribute to increased storm flooding in localized areas throughout the city.

When an influx of stormwater exceeds a drainage system's capacity to infiltrate water into the soil or to carry it away, localized stormwater flooding can occur. Urban

landscapes tend to be built with lots of impermeable surfaces. Impervious surfaces, such as asphalt and pavement, don't allow water to infiltrate the ground, and storm water instead must travel along the ground's surface, as runoff. Most runoff is channeled into gutters and storm drains, and eventually into the regional flood channels. Existing development and drainage infrastructure was not built to manage stormwater flows from the increased precipitation events that are occurring and will continue to occur more frequently with climate change. Retrofitting these infrastructure systems can be costly.

Localized flooding could impact properties and leave roads temporarily unusable. Areas with high amounts of impermeable surfaces and those adjacent to drainage systems are prone to stormwater flooding during periods of heavy rainfall.

Flooding can cause water damage to property, disrupted commutes, trash and pollution in runoff, including the potential movement of hazardous materials in stormwater runoff, and potential loss of power during storms.

EMERGENCY EVACUATION

Emergency evacuation is an important component of disaster preparedness. Huntington park has a gridded street system that allows for efficient evacuation. The City does not have set evacuation routes and relies instead on a dynamic evacuation strategy which is based on the location and extent of the hazard or safety incident requiring evacuation, the speed in which evacuation needs to occur, and available evacuation locations. The grided street system allows for many viable evacuation routes in any given scenario. Therefore, the Safety Element does not identify pre-determined evacuation routes or locations, as evacuation routes will be dependent upon the location, extent, and type of hazard.

Responsibility for identifying emergency shelters is with the City Police Department. Their role is to identify facilities for evacuation in cases where shelter is required. Evacuation locations are typically located at local schools and parks, as judged appropriate for a particular evacuation scenario.

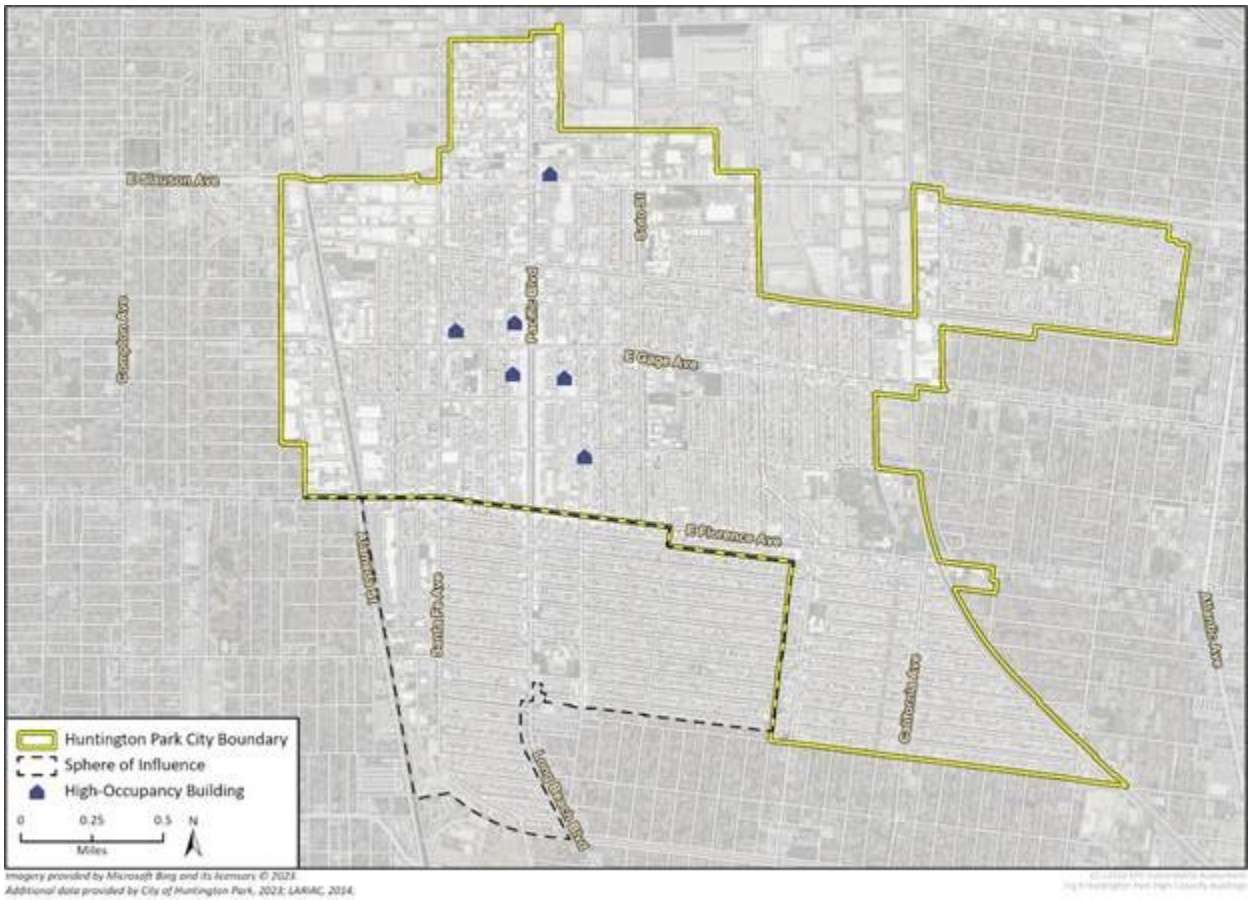
Consistent with Government Code Section 65302.15, the City conducted an emergency evacuation analysis to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. The City evaluated two emergency scenarios that were likely to occur in Huntington Park. The emergency scenarios were as follows:

- A hazardous material spill in the Alameda Corridor
- A structure fire at a high-occupancy senior living community

Evacuation routes and emergency shelter locations were selected for the specific scenarios evaluated. Under actual emergency conditions, situation-specific routes and emergency shelter locations would be determined by emergency responders, as appropriate. See Appendix S-2 for the full results of the analysis.

In keeping with Government Code Section 65302(g)(5), Safety Elements must also identify residential developments in hazard areas that do not have at least two emergency evacuation routes, referred to as single access roads. Single access roads are a local street that feeds into a collector with a singular point of entry and exit. These roads present potential evacuation complications necessitating added evacuation management. GIS evaluation of Huntington Park did not identify any neighborhoods with single ingress/egress. The gridded street system provides multiple evacuation route options for all areas of the city. However, the Fire Department and Police Department identified several buildings with a high number of residents or occupants that may require assistance evacuating. Occupants of these buildings could require additional resources and planning to ensure timely and safe evacuation despite the numerous ingress and egress routes. The locations of these high-occupancy buildings are included in Figure 4, below.

Figure 4 High Occupancy Buildings



3 PLANNING VISION

HEALTH AND SAFETY ELEMENT POLICIES AND PROGRAMS

The City of Huntington Park seeks to minimize the danger to residents, workers, and visitors to the City from the various hazards described within the Health and Safety Element with the implementation of the policies and programs outlined in the following section. The policies are arranged under each of the hazards discussed previously. Health and Safety programs will implement the policies identified in this section and are included under the relevant hazard and policy.

GOVERNANCE AND EMERGENCY PREPAREDNESS

Health and Safety Element Policy 1. The City of Huntington Park should incorporate climate change projections as part of updates to the local hazard mitigation plan and emergency preparedness plans, and as part of the development of other planning documents, including future park, urban greening, storm drain maintenance, or capital improvement plans.

> Program 1.1 Develop a review committee of appropriate staff members to explore the feasibility of incorporating climate impacts and related adaptation actions into relevant planning documents.

Health and Safety Element Policy 2. The City of Huntington Park should update and implement its Natural Hazard Mitigation Plan (NHMP) on a regular five-year cycle.

> Program 2.1 The City should update the HMP and submit it for FEMA approval. Upon adoption of the FEMA-approved HMP, the City should also adopt the HMP into this Health and Safety Element with the same resolution, thereby incorporating all identified policies, programs, and actions into this element.

Health and Safety Element Policy 3. The City of Huntington Park should adequately prepare its operations for emergencies and provide information and resources to residences to help households prepare for emergencies.

> Program 3.1 In the event of a major earthquake or other major disaster, persons living or working in the City may need to be self-sufficient for up to 72 hours before the results of any major relief efforts are realized. Under this program, a database will be created to identify medical professionals, heavy equipment operators, and volunteers trained in first aid and search-and-rescue. The database would identify other volunteers that would staff emergency collection centers, distribution centers, and otherwise assist in the recovery efforts. This information, and the appropriate procedures, would then be incorporated into the City's emergency preparedness plan.

Program 3.2 The City of Huntington Park should hold emergency drills to test the effectiveness of emergency operations plans.

Program 3.3 The City of Huntington Park should expand the emergency operations plan to improve evacuation coordination and assistance as well as post-disaster recovery. Additionally, it should explore new evaluation guidance options such as: stay-at-home requests for unaffected communities, early evacuations under high-risk conditions, implement access restrictions during evacuations.

Program 3.4 The City should develop an improved emergency alert and communications system for delivering evacuation orders and emergency notifications.

Health and Safety Element Policy 4. The City of Huntington Park should provide the community with information on available financial, technical, and educational resources and programming for reducing climate change risks and emergency planning, including on the topics of building weatherization, energy and water efficiency, signs of heat-related illness, and emergency preparedness. The City should distribute information about emergency planning to community groups, schools, churches, and business associations.

Health and Safety Element Policy 5. All educational, promotional, community engagement materials, City emergency preparedness plans, and emergency notifications shall be released by the City in both English and Spanish, consistent with Environmental Justice Element Policy 6.1.

Health and Safety Element Policy 6. The City of Huntington Park's development review process, and its engineering and building standards, should ensure that new construction is designed to minimize risks from geologic, fire, flood, and climate change-related hazards by ensuring the appropriate site planning and design of new development.

Health and Safety Element Policy 7. The City of Huntington Park should expand the resilience of critical facilities and infrastructure through assessment of needed retrofits to function properly while subject to increased climate hazard frequency including drought, stormwater flooding, extreme heat, and poor air quality.

Program 7.1 Encourage schools, hospitals, and critical facilities not operated by the City to identify and seek funding for necessary upgrades.

Program 7.2 Identify and seek funding for necessary upgrades to city-owned and operated critical facilities.

Health and Safety Element Policy 8. The City of Huntington Park should explore the feasibility and funding options for installation of self-sufficient energy systems in residential areas, such as microgrids, to minimize service disruptions during power outages triggered by a climate event or other disaster.

Health and Safety Element Policy 9. The City of Huntington Park should identify targeted and sustained funding sources to improve access to solar to alleviate high energy costs.

Health and Safety Element Policy 10. The City of Huntington Park should coordinate with emergency services as well as utility providers to assess needed service improvements in providing increased redundancy and uninterrupted service for water, power, and emergency service response.

EXTREME HEAT

Health and Safety Element Policy 11. The City of Huntington Park should partner with Los Angeles Unified School District to implement greening projects including renovations that result in removal of asphalt, creation of native plant gardens, planting of trees and development of shaded outdoor learning spaces, with a focus on schools in neighborhoods with fewer trees and less access to parks.

Health and Safety Element Policy 12. The City of Huntington Park should attempt to mitigate impacts from extreme heat through increased and equitable access to publicly accessible green spaces by implementing Housing Element Policy 5.7, Environmental Justice Element Policies 2.1, 2.2, 2.10, 2.12, 5.3, and Environmental Justice Element Programs 2.1.1, 2.2.1, 5.3.1, and 5.3.2. Greenspaces should be modified and designed to include climate-smart landscaping, shade structures, tree canopy, cooling amenities such as splash pads, and materials with low solar gain to improve usability on high heat days.

Program 12.1 Park programming should be adjusted to discourage high-intensity activities during peak heat periods, and provide additional cooling opportunities during warm nights, by potentially extending open hours to early morning or late evening.

Program 12.2 Establish climate-oriented standards for new green spaces, including watering and maintenance, shade, and access to drinking water.

Program 12.3 Conduct a park audit to evaluate existing facilities and identify climate-related improvements.

Program 12.4 Collaborate with schools in Huntington Park to provide landscaping maintenance and safety features to prevent and respond to vegetation drying and loss, provide shade, and maintain safe use through proper lighting and other measures.

Program 12.5 Identify funding to subsidize operation of the Splash Pads at Salt Lake Park and Freedom Park for reduced fees for public use during extreme heat events.

Health and Safety Element Policy 13. The City of Huntington Park should consider initiatives and promote design principles that increase the urban tree canopy through the planting and maintenance of additional climate-resilient trees, prioritizing neighborhoods with tree equity scores below 65, for provision of shade, cooling, and air quality benefits, consistent with the Environmental Justice Element Policy 5.7 and 1.18, and Programs 5.7.1, and 1.21.1.

Program 13.1 Seek funding from grant programs that support urban greening and community forestry projects, such as the Green Schoolyards Grant, to fund tree planting and maintenance projects.

Program 13.2 Explore the creation of a training program to support workforce development in urban forest management, tree planting, and green infrastructure development.

Program 13.3 Develop an urban forest maintenance program that includes partnerships with local community organizations to help engage and educate community members about tree care, while assisting with maintenance activities. The maintenance program should include plans for supplemental watering in the first three years after planting new trees to increase tree establishment and early growth.

Health and Safety Element Policy 14. The City of Huntington Park should reduce heat exposure in the use of public transit and active transportation by encouraging retrofits to bus stops and waiting areas to provide shade cover, and promoting design for thermal comfort for any new active transportation infrastructure including the incorporation of permeable or "cool" pavement, shading, lighting, and safety improvements consistent with the Housing Element Policies 1.6 and 5.8, and Environmental Justice Element Policies 2.3, 2.4, 5.5 and Programs 2.3.1, 2.3.2, 2.3.3, 2.4.1, 5.5.1.

Health and Safety Element Policy 15. The City of Huntington Park should encourage Southern California Edison to retain and enhance lifeline programs for life sustaining services for priority populations, especially due to hazards such as an increase in high heat days and the potential for related power disruptions, and work to increase awareness of these programs among residents.

Health and Safety Element Policy 16. The City of Huntington Park should encourage Southern California Edison to address financial obstacles to the use of air conditioning and other indoor cooling strategies, by setting electricity rates at the point of affordability during peak demand hours for HVAC, especially for priority populations.

Health and Safety Element Policy 17. The City of Huntington Park should mitigate the compounding impact of housing conditions and extreme heat on public health by improving the housing stock, with the aim of reducing overcrowding, increasing affordability, encouraging new developments and home retrofits to include heating, ventilation and air conditioning (HVAC) upgrades or installations, improve insulation,

and replace aging roofs, consistent with Housing Element Policies 2.5, 2.7, and Program 1, and Environmental Justice Element Policies 4.2, 4.5, 4.6, 4.10, 4.11, 4.12 and Programs 4.2.1, 4.10.1, 4.10.2, 4.12.1, 4.12.2.

Program 17.1 Amend the building code to include a requirement that new developments include HVAC.

Program 17.2 Include cooling-related retrofits, such as improved insultation, new windows, new or improved HVAC systems, and roof repair and replacement in home improvement funding programs consistent with Environmental Justice Element Program 4.10.1.

Health and Safety Element Policy 18. The City of Huntington Park should help mitigate the risk of heat-related health impacts to people experiencing and at risk of homelessness by coordinating with local service providers such as the Los Angeles Area Homeless Services Agency (LAHSA) to support provision of housing support services and facilities consistent with the Housing Element Policy 5.4.

Program 18.1 Collaborate with local service providers to ensure community members experiencing homelessness are aware of the available cooling center locations and hours, symptoms and signs of heat illness, and available resources for accessing medical attention if suffering from heat illness.

Program 18.2 Coordinate with churches or other community groups to offer additional cooling services for community members experiencing homelessness during heat waves.

Health and Safety Element Policy 19. The City of Huntington Park should consider the provision of additional cooling access by advocating for expanded operating hours and high-quality HVAC at the Huntington Park Library, consistent with the Environmental Justice Element Policy 2.7 and programs 2.7.1 and 2.7.2, including advocating for special extended early morning and late evening hours during heat waves and considering potential use of existing public facilities as cooling facilities during heat waves.

Program 19.1 The City should seek funding and partner with local CBOs to establish a resilience hub in the city that is operated by a local community organization which can serve as a safe space during climate induced events, including high heat days and warm nights.

Health and Safety Element Policy 20. The City of Huntington Park should consider increasing the capacity of community health care services that will be impacted by increased heat health events.

AIR QUALITY

Health and Safety Element Policy 21. The City of Huntington Park should promote strategies that help improve air quality and reduce greenhouse gas emissions by expanding access to public transportation, restricting truck routes and idling time, improving provisions for bicyclists and pedestrians, and encouraging mixed use and higher density development around transit stations, consistent with the City's Environmental Justice Element Policies 1.10, 1.11, 2.3, 2.11 and Programs 1.10.1, 1.10.2, 1.10.3, 2.3.1, 2.3.2, 2.3.3, 2.11.1 and Housing Element Policies 1.6 and 5.8.

Health and Safety Element Policy 22. The City of Huntington Park should discourage new land uses with potential adverse air quality impacts, including the emission of toxic air contaminants and fine particulates, near residential neighborhoods, schools, hospitals, nursing homes, and other locations where public health could potentially be affected, consistent with the Environmental Justice Element Policy 1.12.

Health and Safety Element Policy 23. The City of Huntington Park should reduce particulate matter and the impacts of particulate matter and other air pollutants consistent with the Environmental Justice Element Policies 1.1, 1.2, 1.4, 1.6, 1.21 and Programs 1.1.1, 1.2.1, 1.4.1, 1.4.2, and 1.6.1.

Health and Safety Element Policy 24. The City of Huntington Park should provide informational resources regarding air pollution health risks and personal adaptation options consistent with the Environmental Justice Element Policy 1.3 and Programs 1.3.1 and 1.3.2.

Health and Safety Element Policy 25. The City of Huntington Park should raise awareness about local asthma risks and personal mitigation strategies and help to mitigate the risks of undiagnosed asthma consistent with the Environmental Justice Element Policies 5.1 and 5.8, and Programs 5.1.1, 5.8.1, and 5.8.2.

Health and Safety Element Policy 26. The City of Huntington Park should consider retrofitting critical facilities under the City's operational control with air filtration devices to reduce indoor air pollution.

FLOODING

Health and Safety Element Policy 27. The City of Huntington Park should work with the Los Angeles County Department of Public Works to identify and implement needed local and regional storm drain improvements to relieve local flooding problems in Huntington Park which are anticipated to increase in frequency and severity due to climate change.

> Program 27.1 Coordinate with the LA County Department of Public Works as it conducts a comprehensive assessment of the current condition of the storm drain system, provide local knowledge of storm drain condition, areas of localized stormwater flooding, and equity needs.

Program 27.2 Partner with the Los Angeles River Upper Reach 2 Watershed Management Area (LAR UR2 WMA) and LA County Department of Public Works to secure funds to implement any needed improvements to critical storm drain infrastructure and address maintenance needs on a regular schedule. Consider upgrading storm drain infrastructure based on climate induced changes in precipitation patterns rather than historical rain events.

Program 27.3 Distribute informational resources to residents and business on proper disposal of waste and debris that can clog the storm drain system, and strategies that can limit on-site flooding.

Program 27.4 Develop a system for reporting and addressing drainage issues in a timely manner.

Health and Safety Policy 28. The City of Huntington Park should revise and update construction codes and regulations to incorporate the increased use of green infrastructure in new developments as a means of improving stormwater quality.

Program 28.1 Provide developer education on low-cost and best practice drainage improvements. Explore the establishment of an incentive program for developers who incorporate green infrastructure into their designs.

Health and Safety Policy 29. The City of Huntington Park should incorporate green infrastructure into street design and maintenance. This should include the incorporation of low impact development (LID) drainage design in public and private streets and parking lots. This also includes the use of best management practices to reduce impervious surfaces, including strategies using vegetation, soils, and natural processes to manage water and create a healthier urban environment.

DROUGHT AND WATER QUALITY

Health and Safety Element Policy 30. The City of Huntington Park should disseminate education and outreach materials regarding the City's conservation measures to decrease water use consistent with Housing Element Programs 6-2, 6-3.

Program 30.1 The Department of Public Works should conduct a water audit of all city-owned buildings and facilities and implement water-saving measures by 2025.

Program 30.2 The City should continue to promote rebate programs for replacement of appliances with more efficient versions on the City website.

Program 30.3 The City should explore the feasibility of incentives for businesses that participate in water conservation efforts through the City's Business Assistance Program.

Health and Safety Element Policy 31. The City of Huntington Park should continue to implement the Watershed Management Program (WMP), including regular ground water quality monitoring, and scheduled street sweeping aimed at reducing pollution

runoff into the Los Angeles River Basin. These programs should emphasize best management practices by residents, businesses, contractors, and public agencies to ensure that surface water quality is maintained at levels that meet state and federal standards.

Health and Safety Element Policy 32. The City of Huntington Park should promote water efficiency best practice and leakage repairs.

> Program 32.1 Through public works develop a public outreach campaign on ways to reduce water use in homes and offer leakage repair services to priority populations as well as assistance for appliance replacements.
>
> Program 32.2 Partner with water utilities and seek funding to distribute leakage detection technologies, such as the Flume app, to eligible properties with compatible water meters.

Health and Safety Element Policy33. The City of Huntington Park should ensure adequate access to clean drinking water in the public realm by requiring public facilities to install public hydration stations, incorporate hydration stations in all recreational and park facilities, where feasible.

SEISMIC HAZARDS

Health and Safety Element Policy 34. The City of Huntington Park shall continue to implement the City's seismic hazard abatement program for existing un-reinforced buildings.

Health and Safety Element Policy 35. In areas with liquefaction potential, the City of Huntington Park shall require review of soils and geologic conditions, and if necessary, on-site borings, to determine liquefaction susceptibility of the proposed site.

Health and Safety Element Policy 36. The City of Huntington Park shall maintain and periodically review emergency procedures for earthquakes in the City's Disaster Response Plan.

Health and Safety Element Policy 37. The City of Huntington Park shall promote earthquake preparedness within the community by participation in quake awareness programs, including distribution of brochure materials in Spanish and English. The City will encourage property owners to anchor buildings to their foundations, bolt water heaters to walls, and implement other preventive measures.

> Seismic Safety Program The City enforces the seismic retrofit requirements of the State of California Uniform Building Code. These standards apply to bracing systems, wall anchors, and the filling in of excess openings. The City has adopted an Earthquake Hazard Reduction Ordinance to address ground-shaking hazards in the City. Department personnel are trained to use the Emergency Response Handbook.

HAZARDOUS MATERIALS

Health and Safety Element Policy 38. The City of Huntington Park shall locate new and existing land uses involved in production, storage, transportation, handling, and/or disposal of hazardous materials a safe distance from other land uses that may be sensitive to such activities.

Health and Safety Element Policy 39. The City of Huntington Park shall coordinate with Los Angeles County in sponsoring regular household hazardous waste disposal programs to enable residents to bring backyard pesticides, cleaning fluids, paint cans, and other common household toxics to a centralized collection center for proper disposal.

Health and Safety Element Policy 40. The City of Huntington Park shall cooperate with the County in local implementation of applicable portions of the Los Angeles Hazardous Waste Management Plan.

Health and Safety Element Policy 41. The City of Huntington Park shall consult with companies operating underground pipelines, as well as the Public Utilities Commission and Office of Pipeline Safety, to determine the likelihood of explosion or rupture in case of accident or earthquake and shall ensure that the Fire Department and other disaster response agencies have access to route, depth, and shut-off information about each line.

Hazardous Materials Control Program. The City shall continue to cooperate with County, State, and Federal agencies involved in the regulation of hazardous materials' storage, use, and disposal. The City shall work with the fire department in requiring hazardous materials users and generators to identify safety procedures for responding to accidental spills and emergencies. The LACFD shall also work with local law enforcement officials in regulating the transport of hazardous materials through the City. The City will continue to promote the safe disposal of "hazardous and toxic substances" used in private households through the support of "Hazardous Materials Collections" conducted at specific locations and times within Huntington Park. The City will continue to collect and maintain up-to-date records concerning the type, location, owners, and responsible persons for properties which involve the handling of hazardous materials and wastes.

Community Hazardous Waste Education Program. The City will implement an education program for households and small businesses regarding identification and disposal of potential hazardous wastes, including machine oils, pesticides, etc.

EVACUATION

Health and Safety Element Policy 42. The City of Huntington Park shall be prepared to efficiently mobilize City staff and use communications systems to facilitate efficient and equitable emergency evacuation.

Program 42.1 Develop a cross department evacuation coordination taskforce in charge of evacuation route maintenance, annual hazard-based evacuation scenario trainings, identification of neighborhoods and households containing vulnerable populations, additional assistance required populations, communication of real time traffic congestion and conditions during an evacuation, and general outlined evacuation planning and trainings. This taskforce will meet regularly with staff from relevant departments to additionally oversee the updates to emergency planning documents and processes.

Program 42.2 Explore the feasibility of partnering with LA Metro and other transportation operators to provide buses and vans to assist with timely evacuation of high-occupancy buildings or community members with limited access to transportation during an emergency.

Program 42.3 Publish the City's Emergency Operations Plan, evacuation information, and resources for emergencies on the City website.

Health and Safety Element Policy 43. The City of Huntington Park shall adopt communication tools to reach at-risk communities and coordinate with local service providers to assist vulnerable populations such as the unhoused, elderly, and young children with evacuations.

Program 43.1 Facilitate community outreach to at-risk populations throughout the community through educational materials and real time evacuation assistance through the cross-department evacuation coordination taskforce.

Program 43.2 Expand emergency alert systems so the Police Department, Los Angeles County Fire Department, and cross-department evacuation taskforce can coordinate advanced mobilization and facilitate evacuations during emergencies.

Program 43.3 Provide property owners, tenants, renters, and landlords of high-occupancy buildings with evacuation checklists as well as information on available resources during different emergencies.

4 PUBLIC SAFETY PLAN

EMERGENCY PREPAREDNESS PROGRAM

The City originally adopted a Civil Defense and Disaster Plan in 1972 and this Plan was updated in February 1983. The Huntington Park Police Department has adopted procedures for dealing with hazardous spills on the highway. These procedures are based on the California Highway Patrol's and the Federal Department of Transportation's Emergency Response Materials. To ensure emergency water supply throughout the City, new construction is required to meet specific fire flow standards. Fire flows for individual structures are calculated according to size of the structure (floor area), type of construction (wood, non-combustible, fire-resistive), building height, presence of sprinkler systems, distance between buildings, and type of use.

FIRE PROTECTIVE STANDARDS FIRE FLOW

The Los Angeles County Fire Department's Fire Prevention Bureau determines the minimum flows for new construction based on building plans and developers are responsible for providing adequate fire flows. This ensures that hydrant capacity is available to meet fire emergency needs of all developments. The City of Huntington Park follows the County Fire Department Fire Code standards for fire flows and emergency access roads. Fire flows of 1,000 gallons per minute (gpm) to 5,000 gpm at 20 pounds per square inch (psi)of residual pressure for a duration of two to five hours is needed for residential and commercial uses, with hydrants every 300 to 600 feet, based on the type of occupancy. The fire standards outlined above are subject to the following conditions:

Fire flow increases with building size (square feet) and/or lot coverage: 20 psi and 600 feet hydrant spacing is required for single-family dwelling, and 20 psi and 300 feet hydrant spacing is required for all other occupancies.

Road width increases where parallel parking allowances, hydrant requirements, or serial fire suppression requirements, or aerial fire suppression requirements indicate the need.

Minimum 20 feet private road width is permitted only if life safety is not jeopardized, topography, or lot shape/dimensions are constraints, and the Fire Department grants discretionary approval.

A paved access is required if any portion of the first-floor building exterior is more than 150 feet from a public vehicle access (private driveway, bridge, alley).

Final fire flow will be based on the size of the building, its relationship to adjacent structures and the type of construction.

Table 2 Fire Standards

Development	Fire Flow (gpm)	Road Width (feet)	Access (feet)	Turn Radius (feet)
Single-Family (Fire Zone 4)	1,000-1,250	20-26	150	32
Single-Family (Fire Zone 3)	750-1,250	20-26	150	32
Two-Family (Duplex)	1,500	26-36	150	32
Mobile Home (Fire Zone 4)	1,250	26-36	150	32
Multi-Family & Hotel	1,000-5,000	26-36	150	32
Schools	1,000-5,000	26-36	150	32
Commercial & Industrial	1,000-5,000	26-42	150	32
High-Rise (5-stories/75')	5,000	NA	NA	32
Source: Los Angeles County Fire Department Fire Code				

FIRE PROTECTION STANDARDS PEAK LOAD WATER SUPPLY

The water system must be capable of supplying adequate quantities of water for firefighting purposes, in addition to the daily supply for domestic demand in the area. Adequate reservoir capacity is determined by the availability of water for peak day supply plus fireflow requirements. Generally, peak day supply is twice the average day demand and total fire flow requirements are estimated by the population of the area. Table 2 lists the Los Angeles County Fire Department Fire Code Standards for water flow, road width, and property accessibility for adequate fire response.

FIRE PROTECTION STANDARDS EMERGENCY ACCESS

The provision of adequate roadway widths will facilitate emergency response during a disaster. The City supports fire access standards that have been established by the County Fire Department to ensure access for firefighting equipment to all areas of the City.

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CITY OF HUNTINGTON PARK GENERAL PLAN



HEALTH AND SAFETY ELEMENT

Appendix S-1
Climate Change Vulnerability Assessment







City of Huntington Park

Climate Change Vulnerability Assessment

March 2023

Prepared by
Rincon Consultants, Inc.

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Executive Summary

The City of Huntington Park Climate Change Vulnerability Assessment evaluates how climate change may impact community members, natural resources, critical facilities, buildings, services, and infrastructure in Huntington Park. This report will inform the development of climate adaptation goals, policies, and implementation programs for the Health & Safety Element as part of the City's General Plan Update.

Climate change is a global phenomenon that can impact public health, natural resources, infrastructure, emergency response, and other aspects of society at the local scale as the averages and extremes of climate conditions change. In Huntington Park, temperature and precipitation are expected to change in the following ways:

- **Increasing temperatures.** Average maximum temperatures in Huntington Park are expected to increase between 3.6° Fahrenheit (F) and 4.4°F by 2050 and between 4.6°F and 7.6°F by 2100.
- **Increasing intensity of precipitation events and longer dry periods.** It is projected that more precipitation will occur during extreme storm events and dry periods will be longer and more frequent.

Changes in temperature and precipitation are expected to influence the frequency, duration, and magnitude of a variety of climate hazards. Climate change models indicate that Huntington Park is expected to experience the following by the end of the century:

- **Extreme Heat.** Huntington Park is projected to experience an increase in the annual number of extreme heat days in the coming decades. In Huntington Park, an extreme heat day occurs when the maximum temperature is above 96.1°F. The annual number of extreme heat days is projected to increase by as much as 21 days and the annual number of warm nights is projected to increase by as much as 63 nights by 2100.
- **Drought.** The City is projected to experience increases in the length of dry spells.
- **Stormwater Flooding.** Climate change may cause changes in precipitation patterns, leaving low-lying and highly paved areas throughout Huntington Park exposed to more frequent stormwater flooding.
- **Air Quality.** Air quality within the Los Angeles region is projected to worsen because of an increase in regional wildfires and average maximum temperature. Longer periods of drought will also contribute to worsening air quality.

Report Organization

The report is comprised of the following sections:

1. **Introduction** describes the methodology and key data sources used to prepare the Climate Change Vulnerability Assessment.
2. **Exposure to Climate Hazards** outlines climate drivers (GHGs in the atmosphere), climate indicators (temperature and precipitation), relevant climate hazards, historical hazard events, how hazards are expected to change, and includes figures mapping climate hazards spatially across Huntington Park.
3. **Sensitivity** identifies populations and assets most at risk to climate change.
4. **Adaptive Capacity** summarizes plans, policies, and programs that help Huntington Park cope with climate hazard events.

5. **Vulnerability Analysis** describes potential impacts for each hazard based on sensitive communities, natural, and built assets, with consideration given to their adaptive capacity. The chapter includes vulnerability scores of low, medium, or high for each population group and asset. See Vulnerability Scoring Methodology section below for more detail.
6. **Conclusion** presents the key findings of this report.

Populations, Assets, and Services at Risk

Projected changes in climate indicators and hazards will adversely impact community members, natural resources, critical facilities, buildings, services, and infrastructure in Huntington Park. Priority populations are comprised of those community members that have either higher exposure, increased physiological sensitivity, or experience societal factors that increase risk from climate change hazards. The Huntington Park Climate Change Vulnerability Assessment describes the impacts climate change is expected to have on the following populations and assets:



Priority Populations

- Individuals with high outdoor exposure
- Under-resourced individuals
- Individuals facing societal barriers
- Individuals with chronic health conditions or health related sensitivities



Natural and Recreational Resources

- Municipal parks & open spaces
- Urban forest



Buildings and Facilities

- Municipal buildings
- Educational facilities
- Hospitals
- Residential and commercial development
- Fire stations
- Police stations



Infrastructure and Critical Services

- Water services
- Wastewater
- Storm drainage and flood protection
- Solid and hazardous waste and recycling
- Fire services
- Emergency services
- Medical services
- Utilities and major utility corridors
- Public transportation
- Roadways
- Active transportation routes

Adaptive Capacity

Adaptive capacity is the ability to adjust to the consequences of climate change. Types of adaptive capacity include adjustments in behavior, resources, processes, and technologies. Huntington Park is currently taking steps to increase the City's adaptive capacity by reviewing and updating existing policies, plans, programs, and institutions that contribute to the City's resilience to climate change hazards. There are existing plans, programs, and policies in place to mitigate some impacts of stormwater flooding, drought, and power outages from extreme heat on the City's buildings, facilities, infrastructure, and critical services. Policies and programs related to air quality and extreme heat are included in the recently adopted Environmental Justice Element.

Vulnerability Analysis

Understanding local climate risks and impacts allows communities to prepare for the future and increase their resilience. Population groups and asset categories with higher risk from climate hazards are described below.



Priority Populations

- **Extreme Heat.** Increased number of extreme heat days will result in increased public health risks, particularly to populations with increased exposure or sensitivity, through heat-impacted diseases and air quality degradation. Individuals with high outdoor exposure, under-resourced individuals, individuals facing societal barriers, and individuals with chronic health conditions are all susceptible to extreme heat.
- **Drought.** Individuals with high outdoor exposure are particularly at risk to drought conditions. During prolonged drought conditions, people experiencing homelessness may have difficulty accessing clean and affordable drinking water.
- **Stormwater Flooding.** Outdoor workers may be exposed to hazardous work conditions during stormwater flooding events and therefore are more likely to experience health impacts. People experiencing homelessness are disproportionately at risk of health impacts during flood events because they often live in flood hazard areas and do not have access to transportation or resources needed to evacuate inundated areas.
- **Air Quality.** Individuals with high outdoor exposure and individuals with chronic health conditions are particularly at risk of negative impacts from poor air quality. Outdoor workers and people experiencing homelessness are disproportionally exposed to air pollutants because they spend much greater time outdoors. Individuals with chronic health conditions or health related sensitivities are at risk of developing or experiencing exacerbated health impacts from poor air quality. Children are extremely susceptible to health impacts from poor air quality because their respiratory system has not fully developed yet. Older adults and pollution burdened individuals are disproportionately impacted by poor air quality because they are more likely to have underlying respiratory and/or cardiovascular conditions. Individuals with cardiovascular disease and individuals with asthma may experience severe health impacts if exposed to poor air quality.



Natural and Recreational Resources

- **Extreme Heat.** Natural and recreational resources are highly exposed to extreme heat and warm nights. Plants are more

likely to experience heat stress and drying. Urban wildlife under these conditions face impacts of heat stress and heat related illness as well as disrupted reproductive cycles.

- **Drought.** Impacts from drought involve risks associated with water scarcity and availability for reliant natural and recreational resources such as parks and open space. There is a risk of generally water-stressed resources and increased maintenance costs.
- **Stormwater Flooding.** Stormwater flooding will reduce overall water quality through transport of debris and pollutants in runoff.
- **Air Quality.** The direct effects of air quality declines on natural resources relates to plant and wildlife health as increased air pollutants causes stress and mortality. Impacts from air quality can further impact natural resources since air quality declines correspond with other hazards such as extreme heat, compounding the risks.



Buildings and Facilities

- **Extreme Heat**. Extreme heat could strain HVAC systems and increase cooling and maintenance costs for buildings and facilities that are not adequately weatherized for increased temperatures.

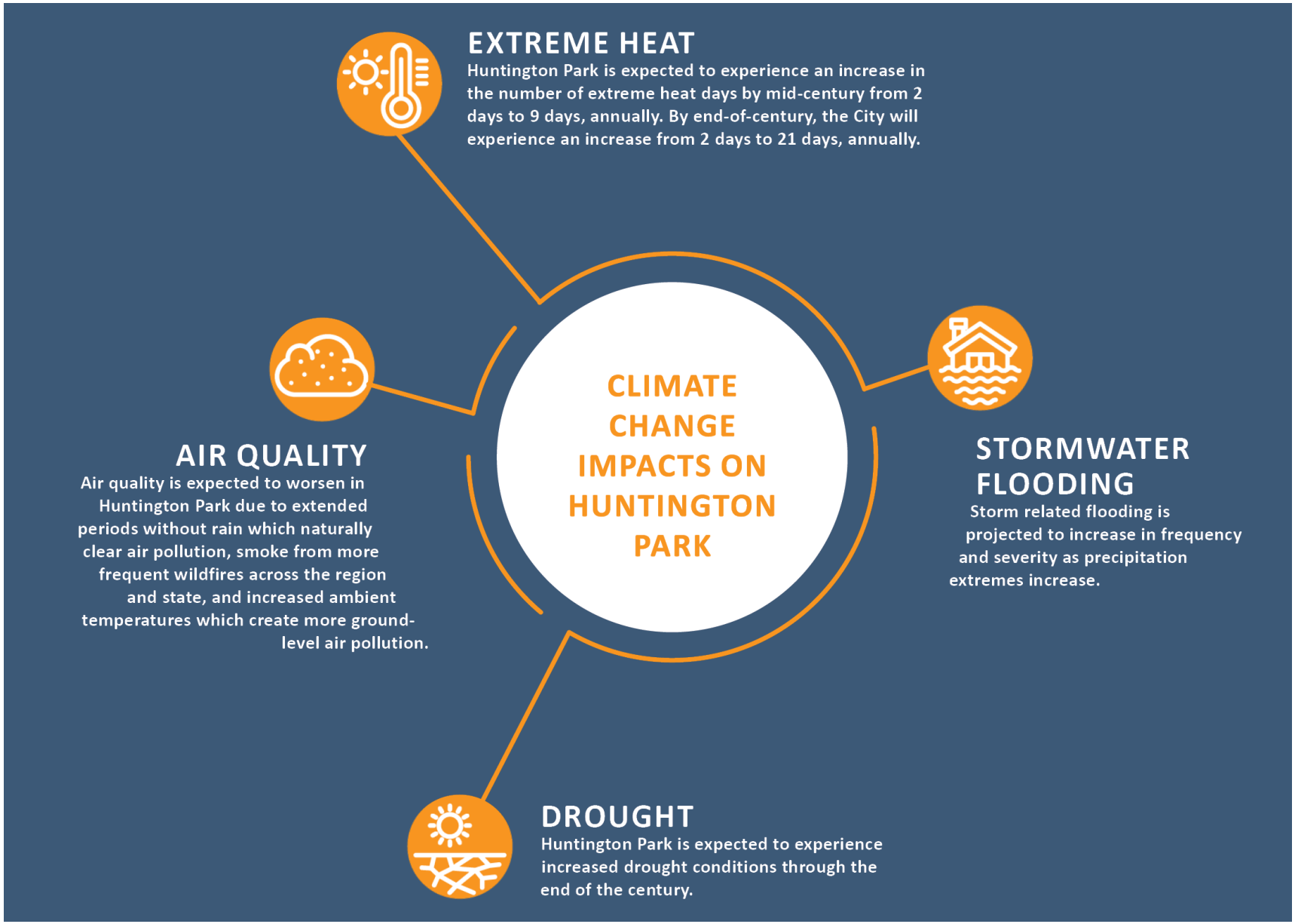


Infrastructure and Critical Facilities

- **Extreme Heat**. Extreme heat affects roadways, active transportation routes, and railroads creating vulnerabilities to damages through sustained heat. Electrical infrastructure is also at risk of grid overload through increased power demand.
- **Drought.** Drought can impact water reliability and water infrastructure. All emergency services depend on water, particularly firefighters who require adequate water supply for fire suppression. Drought vulnerability can create service strain for emergency and medical services.
- **Stormwater Flooding.** Impervious surfaces can impede the absorption of water and augment stormwater flooding in areas of Huntington Park. There is risk of damage from increased extreme precipitation events including erosion, washouts, and an influx of debris and pollutants in runoff. Storm drainage and flood protection services for the City may be impacted by these events.
- **Air Quality** Higher incidence of unsafe air quality generated by increased smog, dust and interactions with higher temperatures can create general strain on existing infrastructure and critical services through increased rates of hospitalization and demand on emergency and medical services.

Key Findings

The Climate Change Vulnerability Assessment identifies the community members, natural resources, critical facilities, buildings, services, and infrastructure most susceptible to climate change hazards in Huntington Park. Although the City has some policies and programs in place to prepare for climate related hazards, gaps remain as summarized in the Climate Change Vulnerability Assessment. This assessment is a starting point for establishing adaptation policies and programs in the Huntington Park Health & Safety Element.


EXTREME HEAT
Huntington Park is expected to experience an increase in the number of extreme heat days by mid-century from 2 days to 9 days, annually. By end-of-century, the City will experience an increase from 2 days to 21 days, annually.
CLIMATE CHANGE IMPACTS ON HUNTINGTON PARK
AIR QUALITY
Air quality is expected to worsen in Huntington Park due to extended periods without rain which naturally clear air pollution, smoke from more frequent wildfires across the region and state, and increased ambient temperatures which create more ground-level air pollution.
STORMWATER FLOODING
Storm related flooding is projected to increase in frequency and severity as precipitation extremes increase.
DROUGHT
Huntington Park is expected to experience increased drought conditions through the end of the century.

1 Introduction

1.1 Background on Climate Change

This report evaluates how climate change may impact vulnerable community members, natural and recreational resources, buildings and facilities, and services and infrastructure in Huntington Park. This report is consistent with Government Code § 65302 (as amended by Senate Bill (SB) 379) which requires cities and counties across California to prepare a Climate Change Vulnerability Assessment to inform updates to the Health & Safety Element of the General Plan. Understanding the City's vulnerabilities to climate change provides a foundation to develop required climate adaptation goals, policies, and implementation programs for the City's Health & Safety Element.

Causes of Climate Change

Climate change is caused by the addition of excess greenhouse gases (GHGs) to the atmosphere, which traps heat near the earth's surface raising global average temperatures in what is referred to as the greenhouse effect. This increase in average temperatures across the globe affects sea level rise, precipitation patterns, the severity of wildfires, the prevalence of extreme heat events, water supply, and ocean temperatures and chemistry (NASA 2022). According to the Intergovernmental Panel on Climate Change (IPCC), GHGs are now higher than they have been in the past 400,000 years, raising carbon dioxide levels from 280 parts per million to 410 parts per million in the last 150 years (IPCC 2021). The dramatic increase in GHGs is attributed to human activities beginning with the industrial revolution in the 1800s, which represented a shift from an agrarian and handicraft-based economy to one dominated by industry and machine manufacturing (NASA 2022).

1.2 Huntington Park Snapshot

Huntington Park is centrally located within the greater Los Angeles metropolitan area. It is located about five miles southeast of downtown Los Angeles. The City borders the cities of Vernon and Maywood to the north, the City of South Gate and unincorporated Los Angeles County to the south, cities of Cudahy and Bell to the east, and the City of Los Angeles and unincorporated Los Angeles County to the west. The City of Huntington Park was first incorporated in 1906, and currently has a population of approximately 59,515 residents. The City has a land area of approximately 3.01 square miles.

1.3 Lexicon

Several words and phrases are used throughout the plan to illustrate climate vulnerabilities within Huntington Park.

- **Adaptation.** The process of adjustment to actual or expected climate and its effects, either to minimize harm or exploit beneficial opportunities. In natural systems, human intervention may facilitate adjustment to expected climate (IPCC 2012).
- **Adaptive Capacity.** The City of Huntington Park's ability to cope with and adjust to the impacts of climate change (Cal OES 2020).
- **Asset.** Refers to a resource, structure, facility or service that is relied on by a community.
- **Cascading Impact.** Climate hazard caused impacts that compromise infrastructure or disrupt critical services (i.e., power supply or water conveyance) broadening the scope of impact past a singular subject to reliant subsystems and populations (Collins et al. 2019).
- **Climate Driver.** An increase in the proportion of greenhouse gases in the atmosphere is the primary human-caused driver of change to the earth's climate (USGCRP 2017).
- **Climate Hazard**. A dangerous or potentially dangerous condition created by the effects of the local climate (Cal OES 2020). Climate hazards of concern for Huntington Park are extreme heat and warm nights, drought, stormwater flooding, and air quality.
- **Climate Indicator.** A measure of a particular aspect of the earth's climate that can be tracked over time to show trends and changes in climate. Climate indicators relevant to the City of Huntington Park and discussed in this report are temperature and precipitation.
- **Compounding Risk**. When two or more extreme events or average events occur simultaneously and increase the scope of impact or severity of the event; an additional risk brought about by increased frequency of events from climate change (Seneviratne et al. 2012).
- **Impact.** Effects on natural and human systems including effects on lives, livelihoods, health, ecosystems, economies, societies, cultures, services, and infrastructure due to the interaction of climate hazards and the vulnerabilities of the system or asset effected (IPCC 2012).
- **Mitigation.** An act or sustained actions to reduce, eliminate, or avoid negative impacts or effects (Cal OES 2020).
- **Resilience.** The capacity of an entity (an individual a community, an organization, or a natural system) to prepare for disruptions, to recover from shocks and stresses, and to adapt and grow from a disruptive experience (Cal OES 2020)
- **Sensitivities**. The degree to which a species, natural system, community, asset, or other associated system would be affected by changing climate conditions (Cal OES 2020).
- **Priority Populations**. Certain populations experience increased exposure, risk, or sensitivity to climate change impacts and often have less capacity and fewer resources to cope with, adapt to, or recover from climate impacts (Cal OES 2020). Assessing and mitigating impacts to these populations is prioritized given the increased risks and sensitivities.
- **Vulnerability.** The propensity or predisposition to be adversely affected (IPCC 2012).

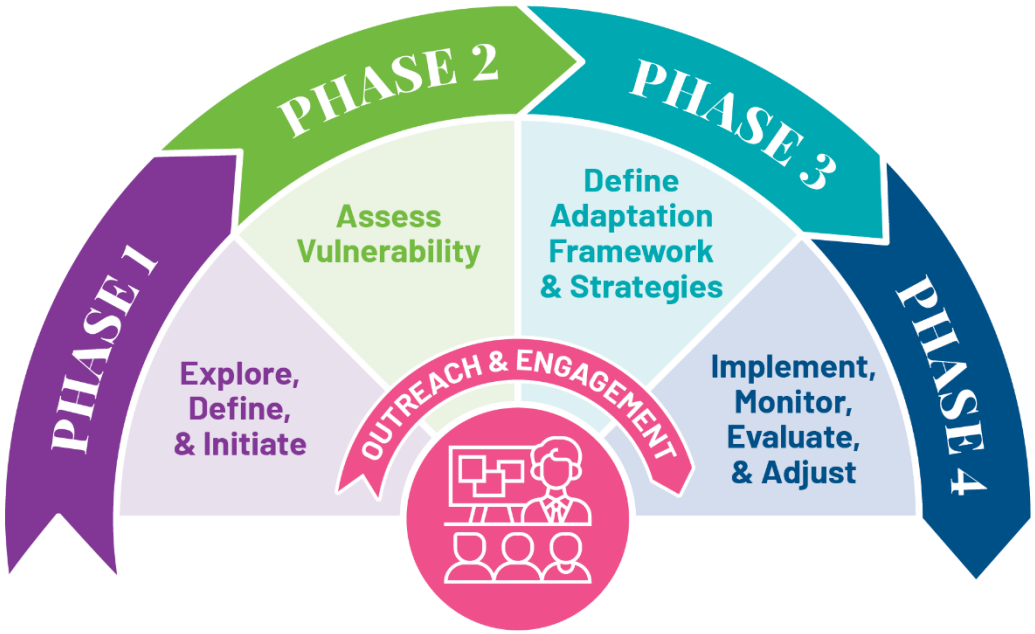
1.4 Vulnerability Assessment Methodology

The following section details state guidance, methods, and sources used in the production of this report.

California Adaptation Planning Guide Phases

The Huntington Park Climate Change Vulnerability Assessment follows the vulnerability assessment process recommended by the California Governor's Office of Emergency Services (Cal OES), as documented in the 2020 California Adaptation Planning Guide (Cal APG).

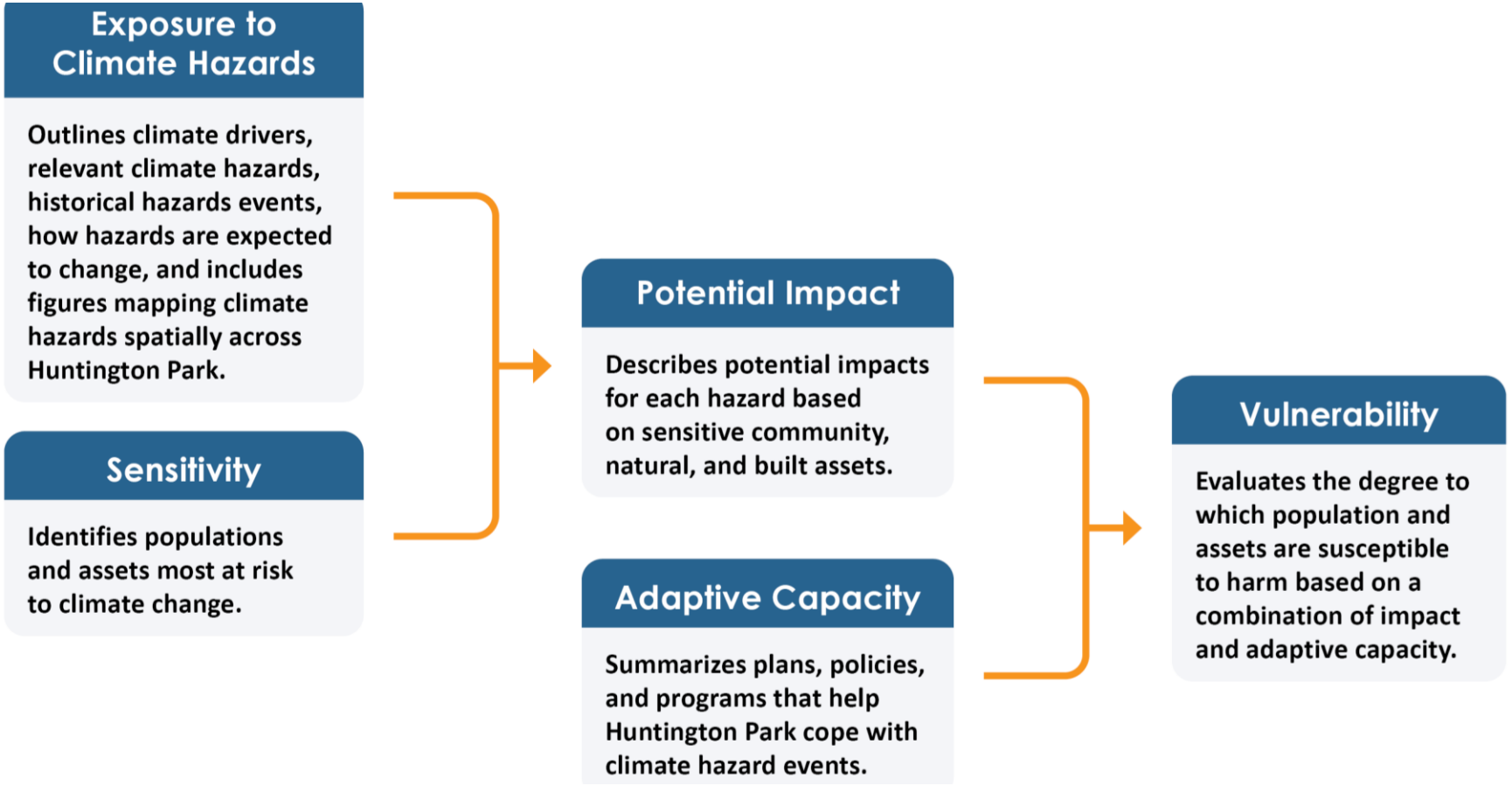
The adaptation planning process outlined by the Cal APG consists of four phases, illustrated in the graphic below. Phase 2 is comprised of the vulnerability assessment process (Cal OES, 2020).



Source: 2020 California Adaptation Planning Guide

The Huntington Park Climate Change Vulnerability Assessment is consistent with Phase 2 of the 2020 Cal APG and is composed of the following parts found in Figure 1.

Figure 1 Vulnerability Assessment Flow Diagram



Vulnerability Scoring Methodology

Vulnerability scoring is a valuable step in the climate vulnerability assessment process because it identifies which assets and populations face the greatest threat from climate hazards. This can aid in the prioritization of adaptation actions. The vulnerability score is a combination of the impact and adaptive capacity scores.

The impact and adaptive capacity scores are developed using a qualitative methodology outlined in the Cal APG, as seen in Table 1. Impact and adaptive capacity scores are assigned for each climate hazard for all assets and sensitive populations. The vulnerability score is prepared by combining the two scores as demonstrated in Table 2. The range of potential impacts spans 1 through 5 with 4-5 representing the highest levels of potential impact.

Table 1 Impact and Adaptive Capacity Scoring Rubric

Score	Impact	Adaptive Capacity
Low	Impact is unlikely based on projected exposure; would result in minor consequences to public health, safety, and/or other metrics of concern.	The population or asset lacks capacity to manage changes; major changes would be required.
Medium	Impact is somewhat likely based on projected exposure; would result in some consequences to public health, safety, and/or other metrics of concern.	The population or asset has some capacity to manage climate impact; some changes would be required.
High	Impact is highly likely based on projected exposure; consequences to public health, safety, and/or other metrics of concern.	The population or asset has high capacity to manage climate impact; minimal to no changes are required.

Source: Cal OES 2020

Table 2 Vulnerability Score Matrix

Potential Impacts	**High**	3	4	5
	Medium	2	3	4
	Low	1	2	3
		High	**Medium**	**Low**
		Adaptive Capacity		

Source: Cal OES 2020

Social Sensitivity Methodology

The presence and overall distribution of priority populations in the City of Huntington Park were identified based on Healthy Places Index (HPI) and U.S. Census and American Community Survey (ACS) data unless supplemented with additional data sources specifically mentioned in discussion of particular populations. This report follows the Southern California Association of Governments (SCAG) Southern California Adaptation Planning Guide (SoCal APG) methodology for identifying, grouping, and analyzing vulnerable populations.

The SoCal APG identifies the following populations as generally experiencing higher risk for climate impacts in a given community:

- Low income
- Experiencing homelessness
- Incarcerated
- Unemployed or underemployed
- Seniors and young children
- Military veterans
- Non-white communities
- Renters
- Students
- Visitors and seasonal residents
- Outdoor workers
- Single female heads of households
- Undocumented immigrants
- Non-English speakers
- Tribal and indigenous communities
- Individuals with impaired health/disabilities
- Isolated individuals (e.g., no car or transit access)
- Individuals with educational attainment less than 4 years of college

Priority populations were identified in Huntington Park through several state recommended data sources. For groups analyzed using U.S. Census data, the report identified populations in Huntington Park present at higher rates than the statewide average. For populations analyzed using the Healthy Places Index, this report used a percentile score of 25 or lower to designate vulnerable populations. Huntington Park's sensitive populations are described in the Populations, Assets, and Services at Risk section later in this report.

Key Data Sources

The following data sources and tools, many of which are recommended within the Cal APG and SoCal APG, were used in preparation of this report.

- **The California Healthy Places Index (HPI)** is an online mapping tool that reports on community conditions that are known to predict health outcomes and life expectancy. The tool was prepared by the Public Health Alliance of Southern California, a collaborative of local health departments in Southern California. The Healthy Places Index displays 25 community characteristics at various legislative boundaries, including census tracts and city and county boundaries. The community characteristics relate to the following identified Policy Action Areas: economic, education, housing, health care access, neighborhood, clean environment, transportation, and social factors. The Healthy Places Index applies a relative percentile score across all census tracts in California using statistical modeling techniques based on the relationship of the Policy Action Areas to life expectancy at birth. Low percentile scores reflect unhealthy conditions. The Healthy Places Index was used to identify priority populations as described above. The Healthy Places Index is useful in providing both big picture and localized insights into community health.

The tool was supplemented with additional information from **alternative** data sources as noted, for indicators that are not included in the Healthy Places Index.

- **U.S. Census, 2015-2019 American Community Survey (ACS)** presents demographic data by census tract and was used to supplement the Healthy Places Index percentile score. U.S. Census data was used to identify the percentage of the Huntington Park population that corresponds to each higher sensitivity group.
- **Cal-Adapt** is an online tool that presents historic and modeled projections based on 10 different global climate models. The tool was developed and is maintained by the University of California Berkeley with oversight from the California Energy Commission (CEC). This tool is used to present projection data related to minimum and maximum temperature, precipitation, extreme heat, warm nights, drought, and wildfire.
- **California's Fourth Climate Change Assessment** was developed by the CEC and other State of California coordinating agencies to present up-to-date climate science, projections and potential impacts associated with climate change. The CEC and coordinating agencies developed nine regional reports to provide regional-scale climate information to support local planning and action. The Los Angeles Region Summary Report (2018) presents an overview of climate science, regional projections, specific strategies to adapt to climate impacts, and key research gaps needed to spur additional progress on safeguarding the Los Angeles Region from climate change. The Los Angeles Region Summary Report was used to understand regional changes that may affect Huntington Park both directly and indirectly.
- **California Heat Assessment Tool (CHAT)** is an online mapping tool funded by the California Natural Resources Agency as part of California's fourth state climate change assessment to help state and local public health officials understand how heat vulnerability will change with increasing temperatures due to climate change. CHAT uses historical and projected daily maximum and minimum temperature, humidity, and emergency room visit data along with population and environmental characteristics to assign census tracts with heat vulnerability scores and to project the frequency and length of Heat Health Events over the course of the century for two climate scenarios (RCP 8.5 and RCP 4.5). A Heat Health Event (HHE) is any heat event that generates public health impacts, regardless of the absolute temperature.
- **Tree Equity Score** is a mapping tool created by the non-profit organization, American Forests, using tree canopy data from Earth Define. Trees provide numerous environmental and health benefits, including improved air quality, shade, and ambient cooling. Trees are often distributed unequally throughout the neighborhoods in cities. Tree Equity Score is intended to help identify census tracts that could benefit from additional tree planting the most and to estimate the benefits of tree planting to make the case for allocating the resources needed to do so. Tree Equity Scores are based on how much tree canopy and surface temperature align with income, employment, race, age and health factors. Scores are meant to indicate whether there are enough trees in specific neighborhoods or municipalities for everyone to experience the health, economic and climate benefits that trees provide.
- **City of Huntington Park Natural Hazard Mitigation Plan** contains a series of proposed actions that align with the General Plan, Capital Improvement Plans, and City Building & Safety Codes. Some of these proposed action items include enhancing debris management and building safety measures for stormwater flooding. The plan also mentions the improvement

of City water systems, enhancing utility and communications systems for emergency services, and conducting community outreach to educate about natural hazards.

Data Limitations

The limitations of this report and analysis stem from gaps in data availability and completeness of data methods. Census data can miss portions of the population (e.g., individuals experiencing homelessness, undocumented individuals) and general demographic information may not fully identify the full extent of populations at increased risk from climate change impacts (Census Bureau 2022; Warren 2022). Federal Emergency Management Agency (FEMA) 100-year and 500-year flood plains do not account for climate change projections, zones are instead based on historical information. Extrapolating air quality hazard exposure data in the context of climate change is difficult and the estimates of exposure to these hazards are likely to be underestimated.

The data presented in **Cal-Adapt** tools are projections, or estimates, of future climate. The limitation in these projections is that the long-term behavior of the atmosphere is expressed in averages – for example, average annual temperature, average monthly rainfall, or average water equivalent of mountain snowpack at a given time of year. The averages discussed often downplay the extremes by which daily weather events occur and when presented as an average, only show moderate changes within the climate. What is often lost in averages is that the frequency of extremes, like atmospheric rivers, may increase while low-moderate intensity weather events decrease through the end of the century. In instances of modeled precipitation projections, it maintains an average similar to historic levels which does not account for anticipated fluctuations in extremes (CEC 2021).

2 Exposure to Climate Hazards

Climate change is a global phenomenon that can impact local health, natural resources, infrastructure, emergency response, and many other aspects of society. There are several climate drivers that impact climate change. The primary driver of climate change is increased GHGs in the atmosphere due to human activity. Future projections of climate and climate hazards are dependent on both location and the trajectory of global GHG emissions over the time period considered. The Cal-Adapt tool provides climate data from global scale models that have been localized (downscaled) to 3.7 mile by 3.7-mile grids (CEC 2021). The data in Cal-Adapt is combined with information from the California Fourth Climate Change Assessment to model future changes in specific types of hazards within this assessment. This report discusses Huntington Park climate projections and impacts as part of California's Los Angeles Region, as detailed in the California Fourth Climate Change Assessment Los Angeles Region Report. Projections throughout this section are outlined by two separate GHG emissions scenarios referred to as Representative Concentration Pathways (RCP) that describe potential trajectories of global GHG emissions (CEC 2021).

- RCP 4.5 is a medium emissions scenario in which global GHG emissions peak by the year 2040 and then decline.
- RCP 8.5 is a high emissions scenario in which global GHG emissions continue to rise through the end of the 21st century.

Additionally, projections are forecasted to mid-century (2035-2064) and end-century (2070-2099) as 30-year averages to be compared to a modeled historical baseline (1961-1990) (CEC 2021).

This section presents information on temperature and precipitation, which are characterized as climate indicators. The following section then provides information on projected changes to natural hazards of extreme heat, drought, poor air quality, and stormwater flooding resulting from changes to climate indicators.

2.1 Climate Indicators

The climate indicators most relevant to Huntington Park are temperature and precipitation. The following section summarizes projected changes to these climate indicators. All projections are pulled from the Cal-Adapt Local Climate Change Snapshot tool (CEC 2021, CEC 2018).

Temperature

Huntington Park has an average maximum temperature of 74.8°F and an average minimum temperature of 55.2°F. Average maximum temperatures are expected to increase in Huntington Park by approximately 3.6°F (RCP 4.5) to 4.4°F (RCP 8.5) by the mid-century and 4.6°F (RCP 4.5) and 7.6°F (RCP 8.5) by end-century. Average minimum temperature are expected to increase in the city by approximately 3.4°F (RCP 4.5) and 4.3°F (RCP 8.5) by mid-century and 4.4°F (RCP 4.5) to 7.5°F (RCP 8.5) by end-century (CEC 2021). Temperature increases affect various climate related hazards including extreme heat and warm nights, drought, and air quality, further described in the Hazards section.

Precipitation

Climate projections show that there will be more frequent and longer dry periods punctuated by increased precipitation intensity of the largest storms or wet periods (CEC 2018). Projections for Huntington Park predict that annual precipitation totals will remain relatively stable, increasing slightly by up to 0.3 inches by end-century. However, as already observed in recent decades, precipitation changes are largely observed as more extreme variability with intense wet years followed by extreme drought (CEC 2018). Climate change is projected to increase the intensity of extreme precipitation events in the Los Angeles region (CEC 2018). Maximum 1-day precipitation values are projected to increase by approximately 0.1 inches by mid-century and between 0.2 inches and 0.3 inches by end-century (CEC 2021). These changes in extremes will produce little net change in precipitation totals as the wetter storms and drier dry periods are summed into the precipitation total, but the individual precipitation events and general conditions are expected to be more extreme and alter the risk landscape for related climate hazards (CEC 2018). In Huntington Park precipitation changes are expected to affect drought, stormwater flooding, and air quality.

2.2 Hazards

This section outlines projected changes for the following climate hazards:



Extreme Heat and Warm Nights



Drought



Stormwater Flooding



Air Quality

Extreme Heat and Warm Nights

In Huntington Park an extreme heat day is defined any day when the maximum temperature exceeds 96.1°F. Historically, between 1961-1990, the city experienced an average of two extreme heat days per year. By mid-century the average number of extreme heat days is expected to increase to a total of 7 (RCP 4.5) to 9 (RCP 8.5) days. The average number of extreme heat days is expected to increase to a total of 10 (RCP 4.5) to 21 (RCP 8.5) days per year by end of century. In addition to increasing frequency of extreme heat days, Huntington Park is also expected to experience a higher number of warm nights.

Warm nights affect the body's ability to cool down and recover from heat stress during extreme heat periods exacerbating heat-related health problems including, heat exhaustion, dehydration and cardiovascular stress, especially for sensitive populations. In Huntington Park, a warm night is defined as nights when the daily minimum temperature is above a threshold temperature of 70.3°F (CEC 2021). Between 1961-1990, the city experienced an average of five warm nights per year. Mid-century projections range from an average increase of 16 (RCP 4.5) to 24 (RCP 8.5) additional warm nights annually. End-of-century projections range from 25 (RCP 4.5) to 63 (RCP 8.5) additional warm nights annually.

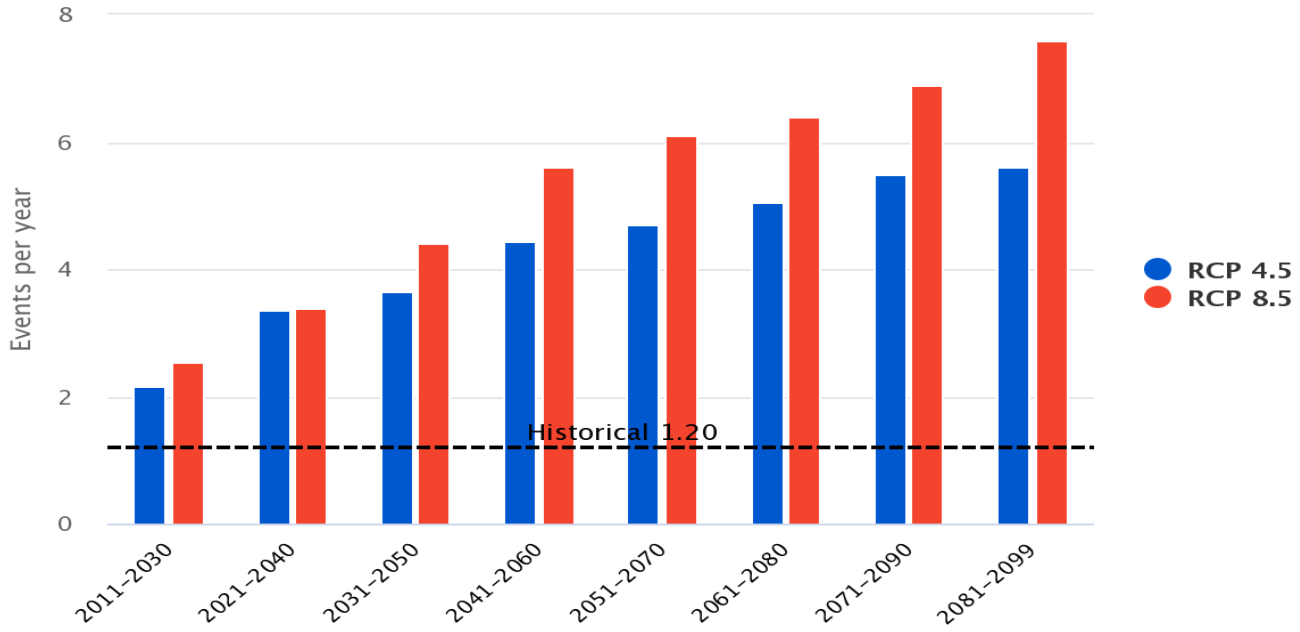
Urban Heat Island (UHI) is a term that refers to developed areas that are hotter than the surrounding landscape primarily due to the use of building materials and surfaces that absorb and re-radiate heat (like roofs and pavements), as well as a lack of vegetation, particularly trees. The UHI effect causes people in cities to have higher heat exposure than residents in less densely developed areas. Within urban landscapes, neighborhoods with more impermeable and dark colored surfaces, and fewer trees, parks, and water features, have greater heat exposure and heat related risk than urban communities with more green space and reflective surfaces. These differences in development patterns typically correspond with income and demographic disparities across the urban environment. Low-income communities and many communities of color across Los Angeles County are the most impacted by the urban heat island effect (LA CDPH 2021). UHI will likely compound the impact and risk of extreme heat days and higher average temperatures resulting from climate change. In some locations, the effect could be twice as strong as the impact of global warming (Huang et al. 2019).

The California Heat Assessment Tool (CHAT) projects increases in heat heath events (HHE) which are heat events such as heat waves that have public health impacts, over the course of the



century for census block groups across California. CHAT projects similar increases in HHEs for all the census block groups in Huntington Park, so an HHE frequency projection chart is included from only one of the census block groups (block # 6037532603) in Figure 2, below. The projections are tailored to estimate the number of heat events with public health impacts for priority populations with experience higher heat-sensitivity than the general population, including those with asthma, the elderly, and children. The red bars indicate the projected number of HHEs in the RCP 8.5 "business-as-usual", or high GHG emissions scenario, and the blue bars indicate the projected number of HHEs under the more moderate RCP 4.5 scenario. Under both scenarios the number of HHEs are expected to increase by several times the historical average, shown as a dotted black line. These projections show that public health is likely to be impacted for all community members in Huntington Park, especially those with higher sensitivity to heat. The projections also show the importance of planning to minimize the public health impacts from increasingly frequent HHEs over the course of the century.

Figure 2 Projected Heat Health Events for Higher-risk Populations in a Selected Census Tract in Huntington Park



Source: California Heat Assessment Tool

Historical Causes of Inequitable Heat Exposure

After the Great Depression the U.S. Government undertook numerous projects to stimulate the economy, expand housing stock, and evaluate the riskiness of home mortgages. The Home Owners' Loan Corporation was established in 1933 with the passage of the Home Owners' Loan Act, with the key task of refinancing mortgages and slowing down the rate of foreclosures (FHFA). During the 1930's the HOLC created detailed maps of urban areas across the United States. HOLC maps documented the perceived risk of lending and determined the lending practices of banks and other mortgage lenders administering the federal loans.

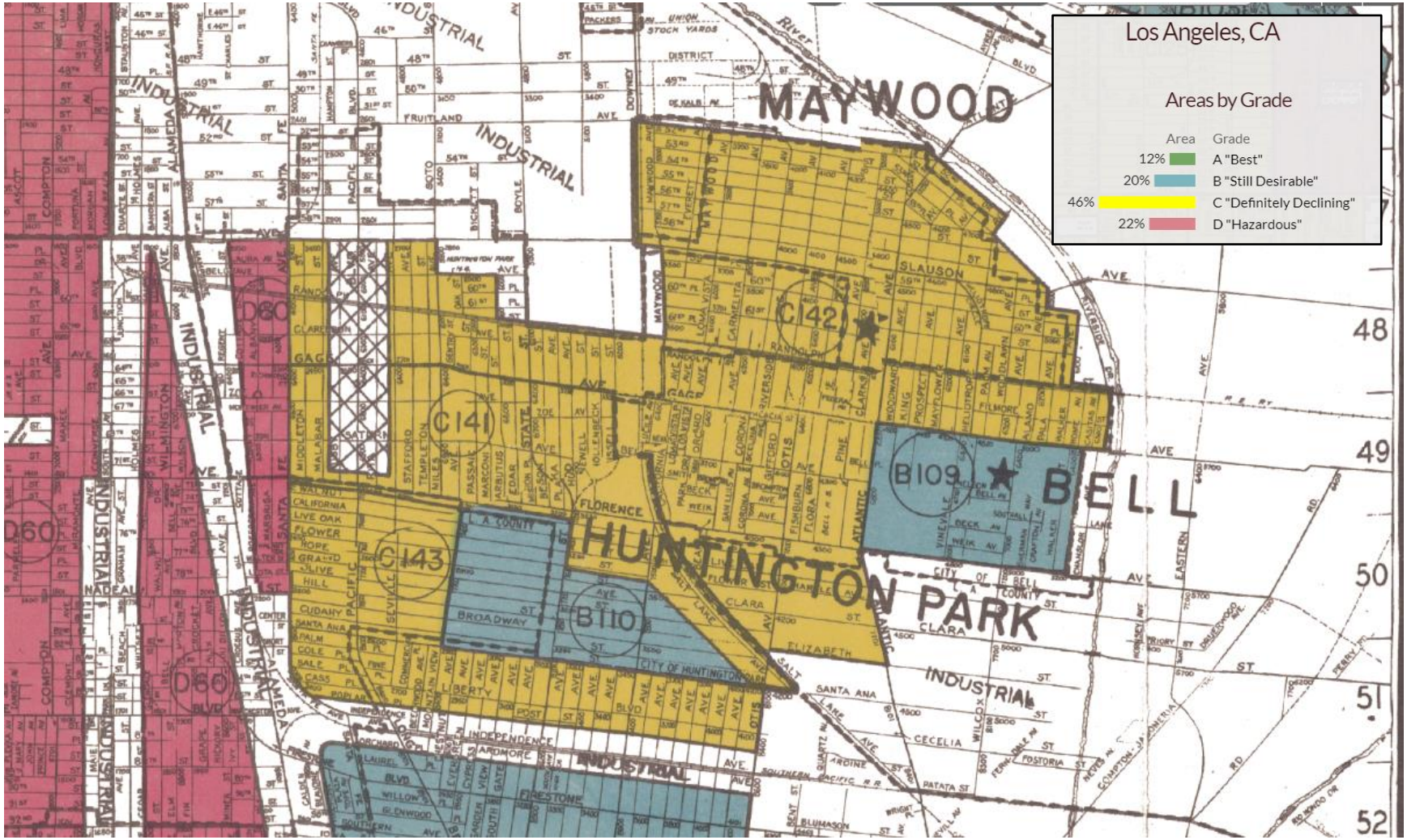
These maps graded neighborhoods on a scale from "A" through "D" and the grade correlated with color coding on the maps of green through red, hence the term "redlining". A-rated neighborhoods, colored green on the maps, were classified as the most desirable, and least risky for lenders. D-rated neighborhoods, colored red on the maps, were classified as the highest risk neighborhoods, and families in these neighborhoods were typically denied mortgages and their mortgages were often not federally insured if they were granted one (Rothstein). The HOLC neighborhood assessments explicitly used racial makeup of residents as a determinant of neighborhood quality and mortgage risk (Rothstein). Neighborhood descriptions included references to the racial make-up of a neighborhood, in particular the homogeneity, percentage of immigrants and whether they were considered "subversive", and the number of black, Mexican, and residents of various non-white ethnic groups (Nelson et al.; Rothstein). In the HOLC assessments, racially integrated neighborhoods and neighborhoods with higher numbers of immigrants and people of color were considered higher risk and perceived as destined to deteriorate in value (Nelson et al.; Rothstein). This led to disinvestment in low-rated areas of cities and a loss of wealth building for generations of American families who were unable to purchase homes (Rothstein). This practice of racial exclusion from homeownership allowed white Americans to accumulate wealth through government backed homeownership while minority communities were excluded and marginalized (Rothstein). Historic disinvestment and constraints on loans to real estate developers tied to racial restrictions resulted in differences in the quality of housing, amount of housing, and the amount of green space and other amenities that were built in different neighborhoods based on the income and racial demographics of potential residents (Nelson et al.; Rothstein).

Many of these development differences still largely persist to this day. Recent research has shown that neighborhoods that HOLC rated as a "D" level of risk are still predominantly low-to-moderate income and communities of color, while "A" neighborhoods are still predominantly white and above average income. Previously red-lined neighborhoods are also correlated with more impervious paved surfaces, fewer trees and green spaces, and higher average temperatures than the non-redlined, historically white neighborhoods in the same city (Hoffman et al.). Another study assessing 175 of the largest urbanized areas in the United States found that the average person of color lives in a census tract with greater than 2 degrees Celsius higher urban heat island intensity compared to non-Hispanic whites (Hsu et al.). A few degrees of temperature difference, and especially warmer temperatures at night, can translate into an appreciably increased risk of heat stress. This means that communities that faced historical housing discrimination often bear a greater health burden as excessive heat events become more frequent and severe due to climate change. This disparate heat exposure risk is known as heat inequity.

Huntington Park was included in the 1939 Los Angeles and Vicinity Residential Security Map produced by HOLC and the Federal Home Loan Bank Board. See Figure 3 below for a close up of the

Huntington Park area in the HOLC map. Green colored areas represent neighborhoods that were graded “A – Best”. No neighborhoods in Huntington Park received an A grade. Most of Huntington Park was graded “C – definitely declining”, colored yellow on the map, the reasoning provided for this grade was the presence of lower-income and working-class residents, powerlines and industrial uses, and mixed quality of housing. The western portion of Huntington Park was rated at the “D – Hazardous” level, colored red on the map, due to the presence of low-income residents, range of building quality, heterogenous population, and increasing numbers of African American and Mexican residents. The southeast portion of the city bordering Walnut Park was graded “B – Still Desirable” due to deed restrictions that limited development to single family housing and prevented non-white families from purchasing homes. This area was developed with federal financing and graded favorably on the mortgage risk map as a result of the good quality homes this financing afforded and the racial segregation achieved through racially restrictive deeds.

Figure 3 Close Up of Home Owners' Loan Corporation (HOLC) Neighborhood Grading Map of Los Angeles circa 1939



Source: Nelson et al. University of Richmond. Mapping Inequality: Redlining in New Deal America.

Tree Equity Score

The number and distribution of trees in cities in the United States, often reflects differences in race and income across city landscapes. While the amount of paved and impermeable surfaces and lack of water features and green spaces can increase the impact of temperature increases from climate change, adding more green spaces and especially trees, can have the opposite effect. Trees provide a number of critical services to cities and residents including shade, improved air quality, increased rain interception and reduced stormwater runoff, and in great enough numbers trees can cool ambient temperatures and reduce the impact of climate change and extreme heat on public health.

Treeequityscore.org analyzes a range of neighborhood characteristics including the existing tree canopy, population density, income, employment, surface temperature, racial demographics, age distributions, and health metrics to create a single tree equity score between 0 and 100. A score of 100 would indicate that a neighborhood has achieved tree equity.

Of the 43 census block groups included in the Tree Equity Score Municipality Report for Huntington Park 11 have a tree equity score below 65. The remaining block groups have a score between 65-89. No census block groups have a tree equity score of 90 or above.. It is estimated that 6,818 trees would need to be planted in the 11 block groups with the lowest scores to get all census block groups to a tree equity score of at least 65. This would increase the total tree canopy of Huntington Park by 4.6% and result in numerous other annual benefits including those listed below.

Estimated Annual Service Benefits from Increasing Huntington Park's Tree Canopy by 4.6% (adding 6,818 trees):

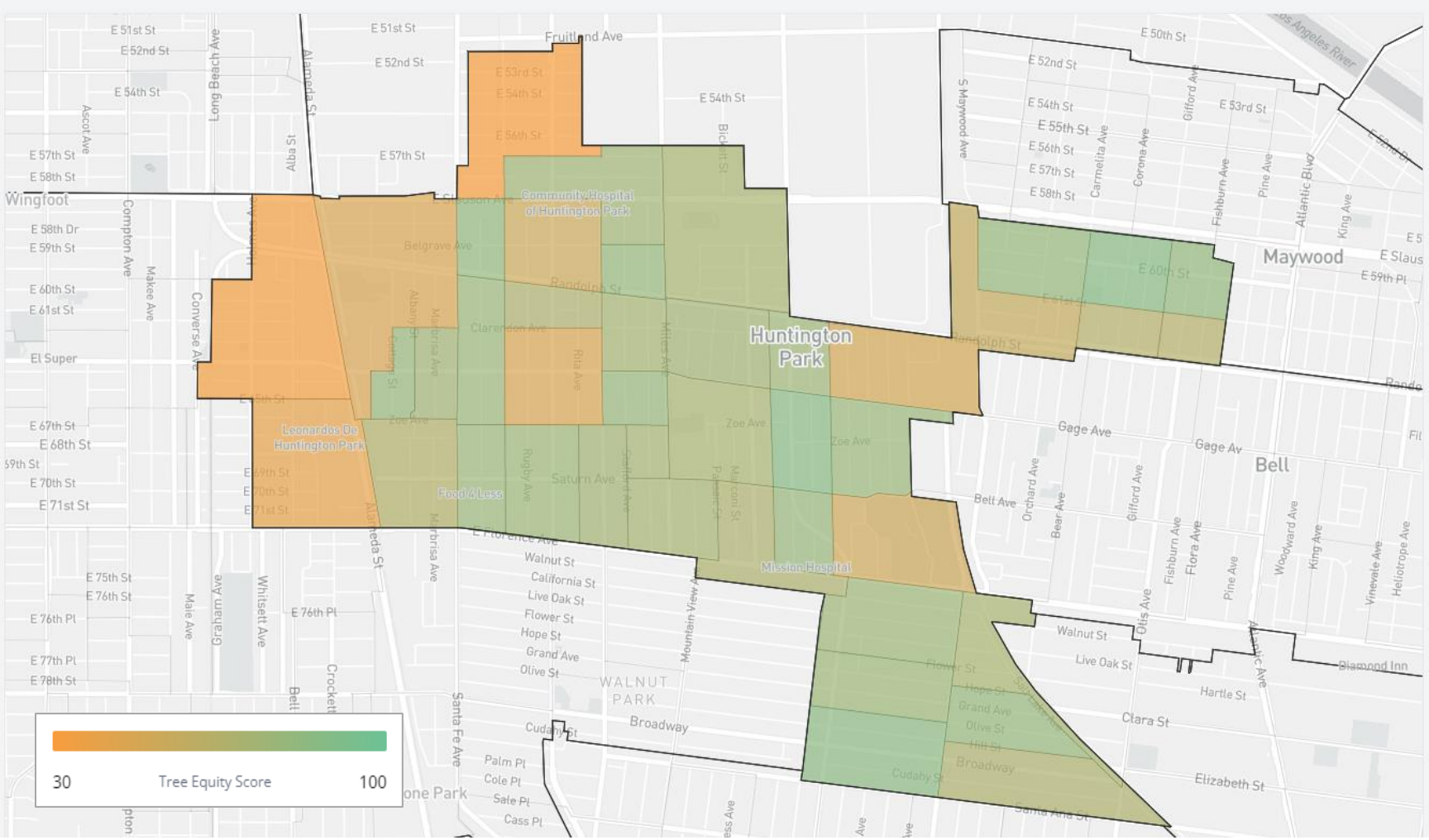
- Carbon Sequestered: 147.9 tons.
- Runoff Avoided: 5,257 m^3.
- Ozone Reduced: 3.6 tons.
- Particulate Matter Pollution Reduced (PM 10 and PM2.5): 1 ton.
- Other pollutants reduced: <1 ton.

Comparing the HOLC map in Figure 3 and the Tree Equity Score map in Figure 4 can shed some light on the legacy of redlining and historic disinvestment on current levels of heat risk throughout the city. In line with the research referenced above, the western portion of Huntington Park that had "D" graded neighborhoods continues to have fewer trees, and lower tree equity scores relative to the rest of the city, the southeastern portion of the city that had been graded "B" has some of the highest tree equity scores in the city, and the historically "C" graded areas vary with a range of tree equity scores, as illustrated in Figure 4 showing current tree equity scores by census block in Huntington Park.

Compounding Risks: Housing and Heat Related Illness

Housing and socio-economic factors can intersect in ways that compound the risks of climate impacts such as extreme heat events. When housing is in short supply and unaffordable this can lead to overcrowding, especially for lower-income communities. Aging, overcrowded, and poorly insulated housing can contribute to risk from heat related illness, which can in turn lead to hospital visits and even increased mortality. If the electricity grid is strained during a heat wave and there are power outages, this can further increase the risk of heat related illnesses if access to adaptations such as air conditioning, fans, and refrigeration are lost.

Figure 4 Municipality Tree Equity Score Map for Huntington Park



Source: Tree Equity Score Municipality Report for Huntington Park.

A study published in 2022 found that housing age, housing crowding ratio, and roof condition were found to be correlated with the risk of heat-related illness indexes and can predict the risk of heat-related emergency department visits and heat-related mortality on a state level. This analysis indicates that housing quality and affordability as characterized by age, crowding, and roof condition can impact heat related illness risk (Hu et al. 2022).

Huntington Park is one of the densest cities in the United States, and overcrowding is prevalent throughout the city with 60% of renter-occupied households and 21% of owner-occupied households being overcrowded. Of those, 20% of the renter-occupied households and 4% of the owner-occupied households are severely overcrowded. Overcrowding is more common in Huntington Park than in the surrounding region, indicating a lack of family-sized housing sufficient to meet demand. The California 2020 Census Hard-to-Count index rated all of Huntington Park as falling within the highest difficulty level for accurately enumerating population. The variables most cited for contributing to difficulty in getting accurate counts were renter occupied units, crowded units, foreign born population and limited English speaking population (CA Census 2020). The large numbers of undocumented immigrants, Spanish speakers, and crowded housing conditions likely contributed to an undercount of the true population of Huntington Park.

Housing affordability issues also impact Huntington Park residents. According to the U.S. Department of Housing and Urban Development ("HUD") and the California Department of Housing and Community Development ("HCD"), housing is considered "affordable" if monthly housing costs are no more than 30% of a household's gross income. In Huntington Park, 62.9% of renter households spend 30% or more of their income on housing cost, compared to 55.3% regionally, and home sale prices are also increasing at a faster rate in Huntington Park compared to the larger region (Huntington Park 2021-2029 Housing Element Update).

The age of housing stock can indicate housing quality and the likely need for rehabilitation work that can impact public health, including remediation of lead-based paint and maintenance or replacement of major elements such as roofing. 78% of the housing stock in Huntington Park was built prior to 1980, and 26.2% of those homes, the largest proportion, were constructed prior to 1939 (Huntington Park 2021-2029 Housing Element Update). Typically housing over 30 years of age is likely to need rehabilitation work to major elements of the structure. Given the age of the housing stock in the city, a large majority of Huntington Park's housing stock is in substandard condition, with approximately 12,395 units citywide estimated to need some level of rehabilitation and/or may require replacement (Huntington Park 2021-2029 Housing Element Update). Considering the study mentioned above it is possible that the age, availability, cost-burden and crowding conditions of Huntington Park's Housing may contribute to increased risk of heat-related illnesses, especially as climate change contributes to more frequent extreme heat events.

A separate study analyzed exposure and vulnerability to heat by housing type and location using census tract level data combined with housing characteristics, climate projections, and an index of adaptive capacity and sensitivity to heat. The analysis revealed that subsidized housing in California simultaneously has the most sensitive populations and barriers to adaptation while being disproportionately located in the hottest census tracts (C. J. Gabbe et al. 2020). Specifically, while 8% of California's total number of housing units are located in tracts with high heat exposure and high sensitivity populations (high-high tracts), these high-high tracts contain 16% of public housing units, 14% of Low-Income Housing

Tax Credit units, and 10% of Section 8 Housing Choice Vouchers (C. J. Gabbe et al. 2020).

Taken together these studies show that housing policy should be considered an essential public health and safety mechanism for mitigating climate change-exacerbated health conditions in Huntington Park. Policies and programs should aim to address heat exposure and adaptation for subsidized housing, high sensitivity populations, and seek to increase housing availability and quality, especially in the hottest parts of the community, in order to help reduce health impacts from extreme heat.

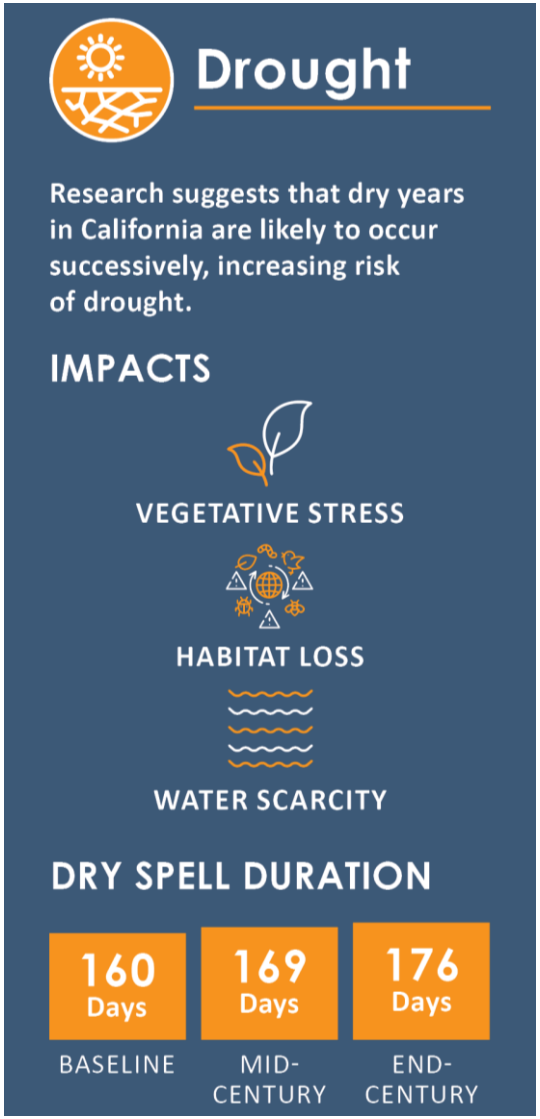
Drought

Climate change will increase the likelihood that low-precipitation years will coincide with above-average temperature years contributing to drought conditions. While the overall average precipitation for Huntington Park is not anticipated to change dramatically by mid- or end-century, this does not reflect a lack of change in risk of drought. Increasing variability of precipitation events is expected to lead to year-to-year precipitation becoming more volatile and the number of dry years in a row increasing (CEC 2018).

The duration of dry spells is projected to vary based on emissions scenario. Like patterns in precipitation, some of the annual variability is obscured within 30-year average. Despite this, the clear trend is for the maximum length of dry spells to increase through the end of century (CEC 2021).

- The Huntington 30-year modeled historical average for maximum length dry spells is 160 days.
- Mid-century projections range between an 8 day (RCP 4.5) and a 9 day (RCP 8.5) increase in maximum length of a dry spell, for a range of 168 to 169 days annually.
- End-century projections range between a 7 day (RCP 4.5) and a 16 day (RCP 8.5) increase in maximum length of dry spell, for a range of 167 to 176 days annually.

Drought can impact natural resources leading to water-stressed vegetation and habitat loss, while water scarcity may necessitate water use restrictions, and sensitive populations may be at greater risk of heat stress and dehydration (CEC 2018).



Stormwater Flooding

When an influx of stormwater exceeds a drainage system's capacity to infiltrate water into the soil or to carry it away, localized stormwater flooding can occur. Urban landscapes tend to be built with impermeable surfaces that do not allow much water to infiltrate the ground and this increases the amount of runoff that must be channeled in storm drainage systems and carried elsewhere. Most urban drainage infrastructure was not built to manage stormwater flows from the increased precipitation events that are occurring and will occur more frequently with climate change and can be costly to retrofit. As a result, the costs and impact of urban flooding are expected to increase as precipitation patterns become more extreme due to climate change (NASEM 2019).

Climate change may cause areas throughout Huntington Park to experience more frequent stormwater flooding. Stormwater systems may be overwhelmed more frequently as more extreme rain events occur, causing localized flooding which could impact properties and leave roads temporarily unusable. Areas with high amounts of impermeable surfaces and those adjacent to drainage systems are prone to stormwater flooding during periods of heavy rainfall.

Flooding impacts directly create physical damage from inundation (Hall et. al 2018). Flooding can also lead to cascading risks due to loss of power, wastewater management issues, pollution carried by stormwater including hazardous materials, and overwhelm storm drainage infrastructure, exacerbating public health concerns.



Air Quality

Local Conditions Impacting Air Quality

The City of Huntington Park is in the South Coast Air Basin (SCAB or Basin), which is bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, and the San Diego County line to the south. The air quality in the SCAB is primarily influenced by a wide range of emissions sources – such as dense population centers, heavy vehicular traffic, industry, and weather. The general region lies in the semi-permanent high-pressure zone of the eastern Pacific Ocean, resulting in light average wind speeds. The SCAB experiences a persistent temperature inversion (increasing temperature with increasing altitude) because of the Pacific high-pressure zone. This inversion limits the vertical dispersion of air contaminants, holding them relatively near the ground. The combination of stagnant wind conditions and low inversions produces the greatest pollutant concentrations in the SCAB. On days of no inversion or high wind speeds, ambient air pollutant concentrations are lowest. During periods of low inversions and low wind speeds, air pollutants generated in urbanized areas are transported predominantly onshore into Riverside and San Bernardino counties.

Ambient Air Quality Measurements

Air quality monitoring stations throughout the region monitor concentrations of air pollutants and determine whether ambient air quality meets the California and federal standards for various air pollutants. From 2019-2021 federal and State 8-hour ozone standards were exceeded, the State worst hour ozone standard was exceeded in 2020 and 2021, and the federal worst hour ozone standard was exceeded in 2020. In addition, the State standard for particulate matter of 10 microns in size was exceeded every year from 2019 to 2021 and the federal standard for particulate matter of 2.5 microns in size was exceeded each year from 2019 to 2021.



Air Quality and Climate Change

Poor air quality is associated with increased health impacts most frequently from inhalation pollutants. Higher temperatures are conducive to air pollution formation,

and rising temperatures could therefore result in worsened air quality. Worsening air quality due to climate change can create respiratory issues for sensitive populations and impact indoor environments that do not have adequate air filtration systems. There are several types of air quality decline sources found below:

- **Dust.** Increased temperature leads to dry, dusty conditions also associated with drought (Hall et al. 2018). Increases in dust conditions increases exposure to particulate matter, including PM_{10} (particulates less than 10 microns in diameter). PM_{10} can cause increased respiratory disease, lung damage, cancer, premature death, reduced visibility, surface soiling. These adverse health effects have been reported primarily in infants, children, and older adults with preexisting heart or lung diseases (CARB 2022).
- **Smog.** Increases in ambient temperature can lead to higher rates of smog also referred to as ozone. Groups most sensitive to O_3 include children, the elderly, people with respiratory disorders, and people who exercise strenuously outdoors (USEPA 2021). Depending on the level of exposure, ozone can cause coughing and a sore or scratch throat; make it more difficult to breathe deeply and vigorously and cause pain when taking a deep breath; inflame and damage the airways; make the lungs more susceptible to infection; and aggravate lung diseases such as asthma, emphysema, and chronic bronchitis. Ground-level ozone specifically will be experienced at higher rates leading to raised cardiovascular and respiratory morbidity and mortality rates (CDPH 2014). Ground-level ozone has also been shown to have particularly disproportionate adverse impacts on populations experiencing homelessness and lower median income (PNAS 2021). Huntington Park will experience increases in ozone concentrations in parallel to temperature increases.
- **Fewer Natural Filtrations.** Precipitation variability and long periods of dry spells lead to less reliable air quality for the entire region. Moisture in the air can filter pollutants and provide for overall improved conditions. Urban vegetation can directly affect air quality. Trees remove gaseous air pollution. Large healthy trees remove more pollution than younger, smaller trees (USDA Forest Service, 2002). Rising temperatures could increase mortality for large healthy trees which would reduce the ability for urban vegetation to reduce air pollutants, therefore increasing pollutant exposure to sensitive populations.
- **Wildfire Smoke.** Temperature, severe wildfire conditions, and the area burned by wildfires have all increased throughout the state and are expected to continue to increase. Higher temperatures accompanied by an increase in the incidence and extent of large wildfires will lead to increased wildfire smoke and associated toxins and air pollution (Hall et al. 2018). Wildfire smoke is comprised of a mixture of gaseous pollutants, hazardous air pollutants, water vapor, and particle pollution (fine airborne particulate matter – $PM_{2.5}$) with particle pollution being the main component and the principal threat to public health (USEPA 2021). Smoke from wildfires is known to contain a large abundance of $PM_{2.5}$ and are estimated to contribute to approximately 18 percent of the total $PM_{2.5}$ atmospheric emissions in the US (Liu 2016). On days where $PM_{2.5}$ exceeds regulatory standards an average of 71.3 percent of the total $PM_{2.5}$ emissions are attributable to wildfires (Liu 2016). Short-term exposures to $PM_{2.5}$ (up to 24-hours duration) has been

associated with premature mortality, increased hospital admissions for heart or lung causes, acute and chronic bronchitis, asthma attacks, emergency room visits, respiratory symptoms, and restricted activity days. These adverse health effects have been reported primarily in infants, children, and older adults with preexisting heart or lung diseases (CARB 2022).

Compounding Risks: Heat and Smog during a Recent Heat Wave

Central and Southern California experienced a heat wave with numerous extreme heat days in early September of 2022. In Los Angeles there was a public health advisory for August 31st through September 8th for both heat and ozone. During this period there were 8 days out of 9 where the temperature was 96 degrees or above in Huntington Park, qualifying as extreme heat days. As discussed in the section on extreme heat and warm nights, heat presents a major health risk to community members, especially to those with higher sensitivity to heat. Air quality monitoring during the heatwave showed ozone levels increased alongside temperature throughout the day, peaking around noon. State ozone standards were exceeded during these peak times on three of the days (September 3rd, 4th, and 5th). Ozone, or smog, can cause negative health impacts from minor irritation to exacerbation of existing health and lung conditions that can be life threatening. Since higher temperatures increase ground level ozone, these health risks are compounded during extreme heat events, particularly when local conditions such as low wind speed, prevent the dispersion of pollution.

3 Community Populations, Assets, and Services at Risk

Populations and community assets are affected by climate change depending on their sensitivity to climate hazards. This section identifies priority populations and assets in Huntington Park. Potential impacts from the climate hazards of concern on priority populations and assets are presented in the Vulnerability Analysis section. Assets are grouped in the following manner:

- Priority Populations
- Natural and Recreational Resources
- Buildings and Facilities
- Infrastructure and Critical Services

3.1 Priority Populations

While all people in a community will experience climate change, some may be more affected than others. For example, older adults and young children are at higher risk for experiencing a heat related illness during an extreme heat event. Several factors influence sensitivity to climate hazards including an individual's health, age, ability, experience of structural inequality, inequities in access to health care, economic opportunity, education and other resources, and inequities found in basic needs and exposure to environmental stressors (Cal OES 2020). These higher-risk populations should be prioritized when considering climate impacts, adopting climate resilience policies, and planning adaptation projects.

In addition to facing greater exposure to and risk from climate change impacts, priority populations often have fewer resources to adapt and recover from climate change impacts. Returning to the example of extreme heat, the health risks of extreme heat events are often compounded due to the enhanced formation of air pollutants at ground level when temperatures are higher, in addition to the health risks from the high temperatures. Community members experiencing homelessness have much higher exposure to both the elevated temperatures and reduced air quality and are less likely to have the resources to adapt through access to air conditioning, air filtration, and medical attention should health issues occur. Urban heat island effect amplifies increased nighttime temperatures, which limits the ability of people to cool down and recover before the heat of the next day, thereby adding to the risk of illness and fatalities, especially for populations without access to air conditioning and those living in overcrowded housing.

These kinds of intersections between population characteristics and climate hazard exposure are important for understanding where there is increased risk from climate change in the community. Understanding where climate vulnerability is greater can help to prioritize adaptive capacity building and resilience planning efforts.

Following guidance from the SoCal APG, populations that will likely experience disproportionate impacts from climate change were identified for Huntington Park (SCAG 2020). Huntington Park has several higher risk populations listed in Table 1 below. Highlighted rows indicate a higher proportion of populations present in Huntington Park than in the statewide average, where comparable state statistics are available.

Table 3 Priority Populations in Huntington Park

Population	Population Description	Percentage of Population or Households,	State Percentage or Population or Household
Individuals with education attainment less than 4 years of college	Percent of people over age 25 without a bachelor's education or higher	**92.2%**	65.3%
Renters	Housing units that are renter occupied	**73%**	45%
Non-white Communities	All individuals that do not identify as white	**99%**	63%
Older adults	Individuals 65 years or older	9%	14%
Individuals with Asthma	Age-adjusted rate of emergency department visits for asthma	10%	NA
Low Income	Individuals below the federal poverty level	**56%**	12.3%
Individuals with no health insurance	Individuals aged 18 to 64 years old currently uninsured	**18%**	7%
Households without broadband internet	Households without access to broadband internet.	**18%**	10%
Individuals with disabilities	Individuals with access and functional needs (physical and mental)	8%	10%
Children	Individuals 5 years and younger	**8%**	6%
Miliary Veterans	Individuals who have served but are not currently serving in the US Armed Forces	1%	5%
Unemployed	Percentage of population aged 25-64 who are unemployed	**7%**	4%
Households without a computer	Households without access to a computer.	**11%**	6%
Linguistically Isolated	Households with individuals who are non or limited English-speaking	**43%**	17%
Outdoor Workers	Individuals who are employed, 16 and older, and work outdoors	6%	NA
Isolated Individuals	Households without access to a vehicle	**13%**	7%
People experiencing homelessness	Individuals who currently lack fixed, regular, and adequate housing	0.4%	0.4%
Single female head of household	Female householder with children under 18-year-old and no spouse/partner present	**10%**	5%
Individuals with Cardiovascular Disease	Age-adjusted rate of emergency department visits for heart attacks per 10,000.	22%	NA
Overcrowded Renter-Occupied Households	Renter-occupied households with more than one person per room	**60%**	13%
Overcrowded Owner-Occupied Households	Owner-occupied households with more than one person per room	**21%**	4%
Cost-burdened Households	Households spending more than 30% of income on housing costs	**63%**	55%*

*Regional statistic

Sources: The percentages used in this table were acquired from the California Healthy Places Index 3.0, U.S. Census, 2015-2019 American Community Survey (ACS), California Health and Human Services Data Portal, Huntington Park Housing Element, and SCAG point in time count.

Additional Sensitive Populations

In addition to the populations listed in the table above, the SoCal APG also identifies the following groups as generally having higher risk or sensitivity to climate impacts:

- Tribal and indigenous communities
- Visitors and seasonal residents
- Students
- Incarcerated individuals
- Undocumented individuals

Huntington Park is not known or reported to have sizeable populations of visitors and seasonal residents, or tribal and indigenous community members, so these population categories were excluded from the table and impact analysis.

While not located near major colleges or universities there are 24 LAUSD operated public schools located in the City of Huntington Park and 39 schools that serve city residents.

When considering incarcerated individuals several factors were assessed. Huntington Park Police Department owns and operates a 22-bed city jail. In addition to this, the Healthy Places Index indicates that the 2017 incarceration rate for LA County was 4.41 incarcerated individuals per 1,000 residents, which is higher than 84.2 percent of other California counties. Incarceration and arrests are not distributed equally among communities within Los Angeles County. A research and mapping project conducted by UCLA averaged the arrests, days spent in jail, and cost of incarceration for all Los Angeles communities between 2012 through 2017, broken out by arresting department. Huntington Park was ranked 33 out of 244 communities for incarceration by the Los Angeles Police Department (LAPD), and 24 out of 244 for incarceration by the Los Angeles Sheriff's Department (LASD). The combined LAPD and LASD annual averages for Huntington Park during the study years were:

- Cost (annual average): $4,273,925
- Days in jail (annual average): 27,275
- Arrests (annual average): 2,322

From January 2010 through December of 2019, the LASD recorded 6,921 total bookings of Huntington Park residents in county jails, with total confinement time during that period totaling at least 764 years with a minimum cost of $38,156,198. Incarcerated individuals may not have their medical needs adequately met and have limited control over their environment while imprisoned including potentially overcrowded or inadequately cooled conditions, and institutional decision-making about evacuations (Cowan 2020). After incarceration, individuals often experience increased financial costs and decreased work opportunities which further decrease resilience to climate hazards for both the formerly incarcerated individual and their families (Carter et al.). Taken together these metrics justify including incarcerated individuals as one of the sensitive populations in the vulnerability assessment.

While attaining accurate statistics for the number of undocumented individuals in Huntington Park is not possible, the Migration Policy Institute (MPI) estimates that Los Angeles County was home to 951,000 unauthorized immigrants as of 2019. Though it is difficult to assess the exact number of undocumented individuals in the community this population is included in the analysis.

Grouping Populations

Priority populations were grouped based on potential exposure to climate hazards, access to resources to prepare, cope with, or recover from climate hazards, whether individuals face societal

disadvantages, or if individuals have heath conditions or health sensitivities that increase their risk from climate hazards. Often there are numerous interacting factors that impact a population's climate hazard risk; however, for the purpose of this assessment, they were grouped based on the sensitivity that increases their risk the most. Priority populations are grouped as outline below:

- **Individuals with High Outdoor Exposure.** Outdoor workers, and people experiencing homelessness.
- **Under-Resourced Individuals.** Low-income, unemployed, individuals with no health insurance, households without a computer, households without a broadband internet, renters, isolated individuals, individuals with educational attainment of less than 4 years of college, single female heads of household
- **Individuals Facing Societal Barriers.** Non-white communities, linguistically isolated individuals, incarcerated individuals, students, and undocumented individuals.
- **Individuals with Chronic Health Conditions or Health Related Sensitivities.** Children, individuals with asthma, and individuals with cardiovascular disease



3.2 Natural and Recreational Resources

Natural and recreational resources within Huntington Park as detailed in the Draft Resource Management Element of the unadopted 2030 General Plan include groundwater resources, parks (Chesley Park, Robert Keller Park, Freedom Park, Salt Lake Park, Senior Citizen Park, and Raul R. Perez Memorial Park), city bikeways, and street trees making up the urban forest. These various resources provide sources of community resilience and recreation to the city. The City currently provides 31 acres of total parkland space. According to the technical appendix to the newly adopted Environmental Justice Element, 13 percent of Huntington Park residents live further than a half mile away from a park and approximately 96 percent of residents live in areas with less than three acres of parks or open space per 1,000 residents. The statewide standard is five acres of park per 1,000 residents. For these reasons, all but two census tracts in Huntington Park are considered "critically underserved" according to the California Statewide Park Program. Because Huntington Park is a heavily urbanized city, there is limited available land left undeveloped within the planning area. Due to this development context, there are existing barriers to the creation of new parks and open space to serve the population. Existing park resources are spread throughout the city and face various levels of exposure to climate hazards.



3.3 Buildings and Facilities

Climate change is expected to amplify extreme weather and climate hazards in Huntington Park. A jurisdiction's vulnerability increases when buildings and facilities are not designed, operated, and/or maintained to function effectively under extreme weather conditions or can be damaged by extreme weather conditions. Due to the roles they play in supporting general community functioning and hazard response, the following City buildings and facilities would be particularly important to assess for climate change impacts: municipal buildings, educational facilities, hospitals, residential and commercial development, roadways and transportation facilities, active transportation routes, fire stations, and police stations. Some key buildings and facilities in Huntington Park include:

- City Hall: 6550 Miles Avenue, Huntington Park, CA 90255
- Field Services Department, Parks and Recreation Center
- Two LA County Fire Department fire stations:
  - Fire Station 164 (Battalion 13 HQ): 6301 S Santa Fe Avenue, Huntington Park 90255
  - Fire Station 165: 3255 Saturn Avenue, Huntington Park 90255
- Huntington Park Police Department: 6542 Miles Ave., Huntington Park, CA 90255
- Educational Facilities:
  - 24 schools operated by the Los Angeles Unified School District, located throughout Huntington Park.
  - LA County Public Library
- Hospitals and Medical Centers:
  - Mission Hospital
  - St. Francis Medical Center
- Community Centers/Resources:
  - Salvation Army
  - Huntington Park Community Center (6925 Salt Lake Ave. Huntington Park, CA 90255)



3.4 Infrastructure and Critical Services

Within Huntington Park, there is a variety of infrastructure and critical services that are vulnerable to climate change. Assets within this category include water services, wastewater, storm drainage and flood protection, solid and hazardous waste and recycling, fire services, emergency services, medical services, utilities and major utility corridors, public transportation, roadways, and active transportation routes. This asset group is sensitive to climate change as the impacts of hazards can affect the ability to provide services and resources; and, the infrastructure in place may not be adequately prepared to sustain increasing and compounding hazards. The following public services may be sensitive to the impacts of climate change. Services information was drawn from the Huntington Park General Plan.

- The city is served by four water companies that receive water from either local groundwater sources or from the Metropolitan Water District. The four water companies are:
  - Maywood Mutual Water Company
  - Walnut Park Mutual Water Company
  - Golden State Water Company
  - Seven Trent Services
- Critical Water Infrastructure includes:
  - H.P. Water Well/Reservoir #12
  - H.P. Water Well/Reservoir #14
  - H.P. Water Well/Reservoir/Elevated Tank #15
  - H.P. Water Well/Reservoir #16
  - H.P. Water Well/Reservoir/Elevated Tank #17
  - H.P. Water Well #18
  - H.P. Water Reservoir #18
  - Maywood Water Well
  - Southern California Water Reservoir
- The Huntington Park Public Works Department maintains the City's sewer system.

- The City's wastewater is conveyed to the Joint Water Pollution Control Plant, a regional treatment facility located outside of the jurisdictional boundaries at 24501 Figueroa Street in Carson. The wastewater plant is maintained and operated by the Los Angeles County Sanitation District.
- Most stormwater drains in Huntington Park are owned and maintained by the Los Angeles County Flood Control District. The city's storm drains parallel major arterials and connect to the Los Angeles River channel 1.9 miles to the east of the city. There are storm drains along the major arterials in the city.
- Southern California Gas Company provides natural gas services to the city.
- Southern California Edison (SCE) Company provided electricity to the city.
- Critical electricity infrastructure includes the Edison Power Transfer Station
- The Huntington Park Police Department provides police services to the city.
- Huntington Park contracts with Los Angeles County Fire Department, Battalion 13 for fire services.
- Trash collection is provided by United Pacific Waste and Waste Management Inc., as well as other private haulers.

4 Adaptive Capacity

Adaptive capacity is the ability to adjust to the consequences of climate change. This section summarizes the ways in which the City currently manages for the negative impacts of climate change. Types of adaptive capacity include adjustments in behavior, resources, and technologies. The City of Huntington Park has actively taken steps to increase the City's adaptive capacity. Existing policies, plans, programs, and institutions that increase the City's resilience to climate change impacts are organized by climate hazard and listed in Table 4.

Table 4 Program, Plans, and Policies to Manage Impacts of Climate Hazards

Existing and Planned Programs, Plans, and Policies	Objectives	Climate Hazard Mitigated
DRAFT 2030 City of Huntington Park General Plan	The City of Huntington Park General Plan includes actions that assess flooding, drought, and air quality issues within the City. The City proposes to work with the Los Angeles County Department of Public Works to identify and construct local and regional storm drain improvements, prepare a master drainage plan, and expand the capacity of the Rio Hondo and Los Angeles River channels. The plan also includes the requirement of drought-resistant landscaping. This plan was never adopted and so the policies and projects outline therein cannot be relied upon as a source of increased adaptive capacity for the City.	Stormwater Flooding, Drought, Air Quality
2004 City of Huntington Park Hazards Mitigation Plan	The Plan contains a series of proposed actions that align with the General Plan, Capital Improvement Plans, and City Building & Safety Codes. Some of these proposed action items include enhancing debris management and building safety measures for stormwater flooding. The plan also mentions the improvement of City water systems, enhancing utility and communications systems for emergency services, and conducting community outreach to educate about natural hazards.	Stormwater Flooding, Drought
2020 County of Los Angeles All-Hazards Mitigation Plan	The County of Los Angeles All-Hazards Mitigation Plan includes potential mitigation actions to achieve AHMP goals. Some of these actions include creating an Urban Forest Management Plan for LA County and urban forests in response to an increase in extreme heat events and poor air quality. The Plan also includes implementing the Green Street Master Plan to slow and watershed ecosystem restoration to slow, filter, and cleanse stormwater flood runoff.	Extreme Heat, Drought, Stormwater Flooding, Air Quality

Existing and Planned Programs, Plans, and Policies	Objectives	Climate Hazard Mitigated
Southern California Edison (SCE) Medical Baseline Program (SCE 2022)	SCE provides assistance to individuals with medical need for electricity to develop emergency back-up contingency plans in the event of a power outage.	Extreme Heat, Stormwater Flooding
Southern California Edison (SCE) Critical Care Backup Battery Program (SCE 2021)	SCE offers customers enrolled in the Medical Baseline Program a free portable backup battery to power a medical device in the event or a power outage as well as a solar panel kit, at no cost.	Extreme Heat, Stormwater Flooding
Southern California Edison (SCE) Automated System (SCE 2022)	SCE regularly communicates with customers in the County during power outages and notifies customers when power will be restored. SCE provides customer service contact numbers for non-English speakers.	Extreme Heat, Stormwater Flooding
2020 Urban Water Management Plan City of Huntington Park	This plan was created in compliance with the Urban Water Management Planning Act. The plan evaluates efficient water uses, reclamation, and conservation activities and analyzes the City's water system, water demands, and projects for future water supply capacity. The plan proposes water operation management tools to support groundwater production projects and includes a drought contingency plan, or, "Water Conservation and Drought Management Plan" codified in Title 6, Chapter 5 of the municipal code. The contingency plan imposes water use reductions in six standard phases, based on total water supply and use of AMI meter technology to assess water production and consumption.	Drought
Environmental Justice Element of the Huntington Park General Plan	This element adopted November 15, 2022 includes policies and programs to address pollution and air quality issues, public facilities and accessibility, food access, safe and sanitary homes, physical activity and community health, and civic engagement.	Air Quality, Extreme Heat

5 Vulnerability Analysis

The following section outlines the impacts each climate hazard has on community assets and services, as described in the Populations, Assets, and Services at Risk.

section. Existing plans, policies, and programs that contribute to the adaptive capacity are summarized throughout. An impact score and an adaptive capacity score is identified for each asset by climate hazard, along with an overall vulnerability score consistent with the scoring methodology described in Vulnerability Assessment Methodology.

5.1 Priority Populations

Individuals with high outdoor exposure

- People experiencing homelessness (0.4%)
- Outdoor workers (6%)

Outdoor workers and people experiencing homelessness face high exposure to outdoor conditions and are at much greater risk from various climate hazards. In Huntington Park, approximately 6% of residents work outdoors.

Huntington Park had an estimated 230 unsheltered individuals at a point-in-time count conducted by SCAG in 2019 (SCAG 2020). Unhoused individuals experience higher rates of respiratory conditions, mental illness and other chronic health conditions that increase sensitivity to climate hazards, and may limit access to resources to respond to climate hazards.

Community Feedback on Climate Impacts

In preparation of this analysis, feedback on experiences with climate hazards was solicited from the community at two well-attended farmers markets, one on August 31, 2022 and the second on September 7, 2022. Posters with questions regarding climate and resilience were available, and community members could write responses on sticky-notes and add them to the posters. Volunteers were available to facilitate and answer questions in English and Spanish.

When provided a list of climate hazards impacting Huntington Park and asked which hazards were of greatest concern, community members expressed the most concern for air quality hazards and heat waves.

When asked about which heat wave impacts members of the community have already experienced, commonly mentioned impacts included loss of electricity as well as physiological impacts including hospitalization, headaches, nausea, dizziness, fatigue, difficulty breathing, fainting and dehydration. Community members described not having air conditioning or adequate insulation in their housing, issues with mosquitoes when relying on open windows for cooling, and uncomfortably warm conditions at night.

Potential Impacts

Extreme Heat

Outdoor workers and people experiencing homelessness have an elevated risk of health impacts from extreme heat. Outdoor workers, including construction workers, roofers, and landscapers, are often subject to strenuous work conditions where there is limited access to cooling through shade or air conditioning, increasing their heat exposure and health risks during extreme heat events. People experiencing homelessness are exposed to health-related impacts associated with extreme heat because they have limited access to shelter and air conditioning. The primary health impacts to these populations are heat-related illnesses, such as heat stress, heat stroke, and dehydration, which can be life-threatening (CDPH 2020).

Stormwater Flooding

Outdoor workers may be exposed to hazardous work conditions during stormwater flooding events and therefore face higher risk of experiencing health impacts (CDPH 2020). People experiencing homelessness are disproportionately at risk to health impacts during flood events because they often live in flood hazard areas and do not have access to transportation to evacuate inundated areas. They may also have their personal belongings destroyed or damaged during a flood event, compounding resource and adaptation constraints. (Ramin & Svoboda 2009).

Air Quality

Outdoor workers and people experiencing homelessness are disproportionally impacted by poor air quality because they are outdoors and are directly exposed to air pollutants for longer periods of time and during hotter parts of the day when levels of ground-level pollutants such as Ozone are higher (CDPH 2017). Both populations may experience exacerbation or development of respiratory diseases and conditions, such as asthma and chronic obstructive pulmonary disease (COPD), and respiratory infections, which in some cases may be life-threatening (Ramin & Svoboda 2009).

Drought

Outdoor workers and people experiencing homelessness are at risk to drought conditions and associated cascading impacts. During prolonged drought conditions, people experiencing homelessness may have difficulty accessing clean and affordable drinking water (Gamble & Balbuls 2016).

Under-resourced Individuals

- **Low-income (56%)**
- **Unemployed (7%)**
- **Individuals with no health insurance (18%)**
- **Households without a computer (11%)**
- **Households without a broadband internet (18%)**
- **Renters (73%)**
- **Isolated Individuals (13%)**
- **Single-female heads of households (10%)**
- **Individuals with educational attainment of less than 4 years of college (92%)**

Refer to Table 3 which enumerates the size of these priority populations in Huntington Park compared to state or regional statistics. Bolded groups are a higher percentage of the population

compared to state or regional percentages where comparable statistics are available.

Under-resourced individuals often do not have access or the ability to afford resources needed to prepare for, cope with, and recover from climate change impacts. When evacuation is necessary due to a climate hazard, under-resourced individuals may lack the financial resources to evacuate and/or find an affordable alternative place to stay when evacuated. Individuals who are unemployed or have low-income often face financial barriers when preparing for and recovering from climate change hazards. Individuals in these groups often live in homes that are less protected against climate hazards. Low-income individuals may not be able to take time off work to address health concerns either caused by or worsened by climate hazards.

Individuals with educational attainment of less than 4 years of college typically have lower earning potential than those with a 4-year college degree. As defined by the U.S. Census Bureau, this population group does not include individuals who have attended trade schools, apprentice program, or who have attained associates degrees. These individuals are more likely to work in outdoor and/or labor-intensive environments (CDPH 2017). Individuals with 4-year degrees are half as likely to be unemployed than those who only have a high school degree (APLGU N.d). Individuals in this group are therefore less likely to have access to transportation, healthcare, and other basic needs.

"Single female heads of households," defined by the U.S. Census as female householders with children under 18-years-old and no spouse/partner present, often face high levels of work-life conflict and financial hardship, which can make preparing for, coping with, and recovering from climate hazards more challenging. They are also more likely to serve as the primary caretaker of children which can make evacuating during a hazard scenario difficult (Flanagan et al. 2011). Additionally, women's wages tend to be lower than their male counterparts. According to U.S. Census Bureau data, in 2020, women earned 84% of what men earned (Pew Research Center 2021).

Households without a computer or broadband internet may not receive emergency alerts or governmental guidance before or during a climate hazard event, increasing risk during evacuation scenarios. Individuals without health insurance are more likely to have undiagnosed pre-existing health conditions which may make them more susceptible to health impacts from climate hazards (Gamble & Balbuls 2016). Individuals who rent housing have limited ability to weatherize their homes for hazard events. They also may not have temperature control in their housing units and generally experience a higher water and energy utilities cost burden than homeowners (Cooley et al. 2012). Isolated individuals lacking access to transportation may not be able to evacuate during climate hazards and may face greater barriers to accessing resources to prepare for, respond to, and recover from climate hazards.

Potential Impacts

Extreme Heat

Under-resourced individuals may not be able to pay for adequate air conditioning or fans, increasing their exposure to extreme heat. Isolated individuals don't have access to a vehicle to travel to cooling centers or move to temporary shelters during extreme heat event (Cooley et al. 2012). Under-resourced individuals are less likely to receive medical care for illnesses triggered or exacerbated by extreme heat. Households without a computer or broadband internet may not receive heat advisory warnings or governmental guidance, causing them to experience increased likelihood of health impacts from extreme heat exposure (CDPH 2017).

Drought

During periods of prolonged drought, under-resourced individuals are more likely to experience the cost burden associated with increased water rates (Feinstein et al. 2017). Additionally, these individuals may struggle to access clean and affordable drinking water which may cause dehydration and/or exacerbate underlying health conditions and illnesses (Gamble & Balbuls 2016).

Stormwater Flooding

Under-resourced individuals may experience injuries or death from high velocity flooding and are less likely to receive medical treatment (CDPH 2017). Individuals in these groups may experience cost burdens if their belongings and homes are damaged from floodwater inundation. Isolated individuals have limited or no access to a vehicle to evacuate flood hazard areas. Households without a computer or internet may not receive communications and emergency alerts to safely evacuate from hazard areas (CDPH 2020). Renters have limited control over home improvements that may protect against flood damage. Subsequently, they may experience economic and health impacts and a greater loss of belongings than homeowners (Gamble & Balbuls 2016).

Air Quality

Under-resourced individuals may be disproportionally impacted by poor air quality because they are more likely to live in housing without high quality insulation and lacking sufficient air filtration, and they may not be able to afford supplemental air filtration equipment (Gamble & Balbuls 2016). Individuals in these groups may experience the development or exacerbation of respiratory illnesses and are less likely to receive medical treatment (CDPH 2017).

Individuals Facing Societal Barriers

- **Non-white communities (99%)**
- **Linguistically isolated (43%)**
- Undocumented Individuals (N.A)
- **Incarcerated Individuals (N/A)**
- Students (N/A)

Refer to Table 3 which enumerates the size of these priority populations in Huntington Park compared to state or regional statistics. Bolded groups are a higher percentage of the population compared to state or regional percentages where comparable statistics are available. Given the number of schools in the city, the high proportion of children in the city, and estimates of undocumented immigrants in the region and subregion it is likely that both undocumented individuals and students make up a larger proportion of the population than comparable regional or state statistics, but these demographic comparisons are unable to be confirmed for Huntington Park at this time. The ranking for incarcerated individuals was produced regionally and not as a percentage of population. See the section on Additional Sensitive Populations for more information on why these priority populations are included in the analysis.

According to U.S. Census, 2020 American Community Survey, 45% of Huntington Park's population identifies as non-white, and 97% identify as Hispanic or Latino/a/x. Communities of color face societal disadvantages in preparing for, coping with, and recovering from climate hazards. Individuals facing societal barriers are directly impacted by social and economic challenges that are ubiquitous in our modern society. These challenges create educational, resource, economic, and health disparities that leave communities of color at much greater risk to climate change impacts (Baird 2008). Across

California, non-white individuals are more likely to live in high hazard risk areas and less likely to be homeowners, which leaves them more susceptible to climate hazards (CDPH 2020). Undocumented individuals often lack access to medical services, quality housing, and basic needs. Because these individuals are not citizens, they lack access to social and economic services that would allow them to prepare for, respond to, and cope with climate hazards. Individuals who are linguistically isolated have no or limited English-speaking ability. If evacuation and/or advisory notices, hazard preparedness material, or governmental guidance are not provided in the appropriate language, linguistically isolated individuals may not be able to prepare for, cope with, or recover from a climate hazard (Gamble & Balbuls 2016). Incarcerated individuals have limited ability to control and alter their environment and may face conditions that increase risk of climate impacts due to overcrowding, inadequate cooling, inadequate provision of medical services, or institutional decisions regarding evacuation (Cowan 2022). Students may experience educational disruption and setbacks including reduced rates of graduation and college attendance as result of climate hazards that cause school closures, loss of personal property, and/or psychological distress, particularly students with additional characteristics that increase sensitivity to climate hazards (GAO 2022). Additionally, students have limited ability to modify the physical conditions at schools that affect climate hazard exposure and risk such as air filtration and air conditioning.

Potential Impacts

Extreme Heat

Across California, non-white communities and undocumented immigrants live in housing with insufficient protection from extreme heat events and limited or no affordable air conditioning at a higher rate than white communities. Nationally, Latino/a/x populations are 21 percent more likely than white populations to live in the hottest parts of cities, which have high concentrations of heat-retaining surfaces and sparse to no tree cover. Across the U.S., over 40 percent of Latino/a/x households are energy insecure and cannot afford to pay for the energy required to cool their homes (Hispanic Access Foundation 2022). Linguistically isolated individuals may not to be able to read heat advisory warnings or governmental guidance, potentially causing them to experience greater exposure to extreme heat (Gamble & Balbuls 2016). Students without access to adequate cooling may experience decreased cognitive functioning and increased psychological distress which may impact their wellbeing and ability to be productive in the classroom (Laurent 2018). Extreme heat may strain the air conditioning systems at jails and potentially lead to a lack of insufficiently cooled spaces for incarcerated individuals, who have limited mobility and options to adapt to increased temperatures. The primary health impacts to these populations are heat-related illnesses, such as heat stress, heat stroke, and dehydration, which can be life-threatening (CDPH 2020). Undocumented immigrants may not have access to medical services to treat heat-related illnesses.

Drought

Non-white communities and undocumented immigrants are at higher risk to drought conditions and associated cascading impacts. Individuals in these groups may face systemic and/or cultural barriers when seeking to access affordable and clean drinking water, which may cause dehydration and/or exacerbate underlying health conditions and illnesses (Gamble & Balbuls 2016). Undocumented immigrants may not have access to medical services or drought relief programs and services (Mendez et al. 2020).

Stormwater Flooding

Across California, non-white communities and undocumented immigrants are more likely to live in flood hazard areas and in housing with insufficient protection against riverine and stormwater flooding (CDPH 2020). Linguistically isolated individuals may not be able to read flood warning or governmental guidance, potentially causing them to experience greater exposure to flooding. Individuals in these groups may face systematic and/or cultural barriers when seeking to access resources needed to safely evacuate hazard areas (Gamble & Balbuls 2016). Individuals in these groups may experience injuries or death from high velocity flooding (CDPH 2017). Undocumented immigrants may not have access to medical services to treat injuries (Mendez et al. 2020).

Air Quality

Non-white communities and undocumented immigrants are vulnerable to health impacts associated with poor air quality because their housing may lack sufficient air filtration and they may not be able to afford supplemental air filtration equipment (CDPH 2020). Undocumented immigrants are less likely to receive medical treatment for health impacts from poor air quality exposure (Mendez et al. 2020). Linguistically isolated individuals may not be able to read air quality advisory warnings or governmental guidance that are in English, potentially causing them to experience greater exposure to extreme heat (CDPH 2017). Incarcerated individuals and students have limited ability to modify exposures to poor air quality that are mediated by the jail or school, such as whether there is adequate air filtration, insulation, open windows, and outdoor access.

Individuals with Chronic Health Conditions or Health Related Sensitivities

- **Children (8%)**
- Individuals with Cardiovascular Disease (22%)
- Individuals with Asthma (10%)
- Older Adults (9%)

Refer to Table 3 which enumerates the size of these priority populations in Huntington Park. Bolded groups are a higher percentage of the population compared to state or regional percentages. No comparable statistics were available at the state level for individuals with cardiovascular disease or asthma.

Individuals with chronic health conditions or health related sensitivities are socially and physiologically susceptible to climate change impacts and hazards. Individuals with chronic health conditions or disabilities may have limited or reduced mobility, mental function, or communication abilities, making it difficult to evacuate during or prepare for a climate hazard event. They may also have medical needs for electricity which may be impacted during a public safety power shutoff or climate hazard event. Individuals in these groups are more likely to have pre-existing medical conditions or chronic illnesses that may exacerbate the risk of illnesses and medical problems from climate hazards. Similarly, individuals with asthma, individuals with cardiovascular disease, and individuals with COPD are more likely to experience health impacts from climate hazards because of their pre-existing conditions or diseases. Children are socially and physiologically vulnerable to climate hazards. They often have limited understandings of climate hazards and insufficient resources to independently prepare for and safely respond during a climate hazard event. Children, especially young children, are reliant on their parental figures to ensure their

health, safety, and wellbeing. Children also have not fully physiologically developed and are therefore more prone to health effects of climate change impacts (Kenney et al. 2014). Individuals experiencing pollution burden are most likely already experiencing the negative respiratory and cardiovascular health impacts associated with environmental stressors. These individuals are particularly at risk of exacerbated health impacts from climate change impacts (Gamble & Balbuls 2016).

Potential Impacts

Extreme Heat

Individuals with chronic health conditions or health related sensitivities are particularly at risk of heat related illnesses during extreme heat events. Individuals with disabilities, older adults, and children may have difficulty turning on air conditioning or traveling to cooling centers during extreme heat events. Extreme heat conditions can exacerbate asthma, cardiovascular disease, certain disabilities, and other respiratory and cardiovascular conditions, potentially causing heat-related illnesses such as heat stress, heat stroke and dehydrations, which can be-life threatening (CDPH 2020). Children are still physiologically developing which means that they are less able to regulate their body temperature during extreme heat events while older adults are at greater risk of mortality under extreme heat events (Kenney et al. 2014, CDPH 2020).

Drought

Individuals with chronic health conditions or health related sensitivities are at risk to drought conditions and associated cascading impacts including lower water quality and risk of waterborne illness. Prolonged drought conditions can lead to water scarcity in the watershed serving communities and may contribute to worsening quality of water supplies. Even under severe drought conditions with mandatory water restrictions, water use restrictions still allow for enough water usage to serve basic needs. However, should individuals experience inadequate access to water as a result of a combination of circumstances including water restrictions, rate increases, overcrowding of housing, and other factors, dehydration can pose a health risk. Individuals with chronic health conditions or health related sensitives may experience negative health impacts if they become dehydrated. Children and older adults are especially at risk of dehydration as their bodies are not able to regulate as well (Kenney et al. 2014). Dehydration may exacerbate underlying health conditions and illnesses.

Stormwater Flooding

Older people and children are particularly at risk to injury and/or death from high velocity flooding (CDPH 2017). Stormwater flooding may limit access to transportation systems, healthcare centers, and emergency response to those in need of consistent medical care, such as those with chronic health conditions or illnesses. Children, older adults, individuals with disabilities, and individuals with chronic health conditions or illnesses may not be able to safely evacuate floodwater hazard areas.

Air Quality

Individuals with chronic health conditions or health related sensitivities are at risk of developing or experiencing exacerbated health impacts from poor air quality. Children are especially predisposed to health impacts from poor air quality because their respiratory system has not fully developed yet (CDPH 2020). Older adults and pollution burdened individuals are vulnerable to health impacts from poor air quality because they are more likely to have underlying respiratory and/or cardiovascular conditions. Individuals with cardiovascular disease, individuals with asthma, and individuals with COPD may experience severe health impacts if exposed to poor air quality (USEPA 2022).

Adaptive Capacity

The City of Huntington Park has some plans and programs in place that protect priority populations across climate hazards. The level of enforceability, implementation, maintenance, and efficacy varies based on the hazard type. Additionally, Los Angeles County has some plans, programs, and resources that enhance regional resilience or otherwise enhance Huntington Park's ability to respond to and adapt to climate change and climate hazards.

Projections from the California Heat Assessment Tool forecast that Huntington Park will see an increase of heat-related health events from 2.5 to 4.5 per census tract by mid-century, and 7 per census tract by end-century. The City of Huntington Park does not have planning documents directly addressing extreme heat. Los Angeles County Department of Public Health has a website providing educational content around extreme heat and an interactive map showing the locations of cooling centers, including the public library in Huntington Park, where residents may go if they lack access to air conditioning.

Community Feedback on Climate Resilience

Community feedback solicited during two farmers market events in the summer of 2022 highlighted numerous barriers for community members in preparing for climate hazards. Community members also provided recommendations for improving resilience. A summary is included below:

- Parks and playgrounds need to be cleaned up, improved, and made to feel safe from gang activity.
- Additional splash parks, benches with shade, and trees at parks for more cooling opportunities need to be provided.
- Houses lack air-conditioning and adequate insulation, fans and more cooling centers should be provided to residents.
- There is a need for education on how to prepare for and protect oneself and family members from extreme heat and other hazards while reducing energy consumption.
- Public transit needs improvements, including more transit stops, more bus shelters and better accessibility.
- Narrow streets are difficult for emergency vehicles to navigate.
- More trees and shade structures are needed throughout the city for shade and air quality improvements.
- Rebates or programs to help people purchase air conditioning, or more efficient appliances.

City and County plans concerning stormwater flooding, watershed management, and drought mainly address infrastructure capacity and resilience, water source reliability and future demand, and drainage improvements. If the identified strategies and projects for improving drainage and increasing flood channel capacity are implemented and maintained they will serve to reduce the likelihood of disruptions in service due to infrastructure failure and reduce the likelihood of stormwater flooding due to overwhelm of the drainage infrastructure, thereby reducing risk for sensitive populations. The urban water management plan and the Water Conservation and Drought Management Plan can serve as a platform of water access assurance for sensitive populations.

Southern California Edison offers two programs, the Medical Baseline Program and the Critical Care Backup Battery Program that can protect sensitive populations with medical needs for electricity during power outages caused by climate hazards.

The Draft 2030 General Plan includes policies aimed at making improvements across a wide range of amenities and services in the city. Policies include proposals and plans for reducing vehicular air pollution, improving public transportation access, conserving water, requiring bus shelters at some new developments, improving park and recreational facilities, drainage improvements, and expansion of housing stock. If implemented these policies can help to mitigate some of the risk from climate hazards for priority populations and support a more resilient community; however, the plan was never adopted and so the policies and programs outlined in the draft plan cannot be considered a source of adaptive capacity.

In order to be eligible for Federal Emergency Management Agency (FEMA) grants from the Pre-Disaster Mitigation Program or the Post-Disaster Hazard Mitigation Program, local communities must prepare a local hazard mitigation plan (LHMP) and update the plan at least every five years. The City's current LHMP has not been updated within the last five years. This reduces Huntington Park's ability to receive funds to help prevent and recover from climate hazards, as well as reduce damage and costs of disasters and increase climate resilience. This can be improved by updating the Huntington Park Natural Hazard Mitigation Plan.

Vulnerability Score for Priority Populations

Climate Hazard	Impact Score	Adaptive Capacity Score	Vulnerability Score
Extreme Heat	High	Low	**5-High**
Drought	High	Medium	**4-High**
Stormwater Flooding	Medium	Low	**4-High**
Air Quality	High	Low	**5-High**

5.2 Natural & Recreational Resources

Potential Impacts

Primary sensitivities for natural resources are associated with climate hazard-caused stress and physical damage to resource types within this asset group. Compounding climate hazards will stress natural ecosystems past their ability to absorb individual climate hazards. Wildlife will seek out more conducive habitats during climate hazards such as extreme heat or drought which tend to be where people recreate (Hand et al. 2018). Recreational areas are also placed under increased risk via climate projections creating additional stress and competing needs for safe habitats.

Extreme Heat

Increased temperatures can cause vegetation stress in parks, landscaping, and the urban forest. Indirect impacts could include reduced carbon storage and increased tree and vegetation mortality, as well as increased watering and related costs. Increased temperatures could also impact summer recreation and community programing resulting in economic loss for the City (PG&E n.d.).

Drought

Drought would likely increase irrigation requirements for maintaining landscaping, park facilities, and street trees, while water use restrictions would potentially prevent asset managers from meeting this increased watering demand, resulting in water-stressed vegetation, increased vegetation mortality, and potentially reducing the quality of and benefits provided by recreational resources such as open spaces and parks and the urban forest.

Stormwater Flooding

California's Fourth Climate Change Assessment projects more extreme precipitation events will occur throughout the Los Angeles region, which may lead to low-lying areas throughout Huntington Park to experience more frequent flooding. In addition, heavy precipitation events could flood recreation facilities, impacting service. Additionally, stormwater flooding can reduce overall water quality through transport of pollutants including potentially hazardous materials via runoff into the water drainage system and wherever floodwaters accumulate as well as algae blooms from increased nutrients (USEPA 2022).

Air Quality

The direct effects of air quality declines on natural resources and parks relates to plant and wildlife health as increased levels of air pollutants cause stress and mortality. Impacts from air quality can further impact natural resources since air quality declines correspond with other hazards, such as extreme heat, compounding risks. The degradation of plant and wildlife health could impact the quality of recreational resources such as open spaces and parks. Impacts from air quality can also make outdoor recreational resources dangerous or unhealthy for sensitive groups identified in the Priority Populations section of this analysis.

Adaptive Capacity

There are no relevant plans programs or policies directly increasing the adaptive capacity of Huntington Park's natural and recreational resources to the climate hazard of extreme heat.

Indirect planning exists around adaptation for natural recreational resources around flooding and drought including the Urban Water Management Plan, and policies encouraging or requiring drought

resistant landscaping. Huntington Park has implemented an Urban and Stormwater Management Program, including installation of a catch basin to collect and remove rash from stormwater runoff, street sweeping to reduce the amount of trash and polluted dust that would get picked up in runoff, and industrial and commercial facility inspections.

Vulnerability Score for Natural & Recreational Resources

Climate Hazard	Impact Score	Adaptive Capacity Score	Vulnerability Score
Extreme Heat	High	Low	**5-High**
Drought	High	Medium	**4-High**
Stormwater Flooding	Medium	Medium	**3-Medium**
Air Quality	Medium	Low	**4-High**

5.3 Buildings and Facilities

Potential Impacts

Extreme Heat and Warm Nights

Increased temperatures are likely to result in minimal impact to physical structures. Indirect impacts could include strain on HVAC systems and increased in cooling costs. Extreme heat could impact occupants of buildings and facilities that are not adequately weatherized for increased temperatures.

Drought

Drought will have minimal impact on the physical structures of buildings and facilities across Huntington Park.

Stormwater Flooding

The extent of impacts from stormwater flooding in urban areas is difficult to assess given currently available tools, and because FEMA flood maps and analyses were not developed to assess urban flood hazards (NASEM 2019). Flooding may cause damage to buildings and facilities or render them temporarily unusable should flooding of buildings or facilities occur.

Air Quality

The impact of reduced air quality will have a similar effect as extreme heat for buildings and facilities. The ability to filter air will greatly affect the reliant subsystems, services, and populations reliant on buildings and facilities. The direct impact on structures is low.

Adaptive Capacity

Huntington Park is working with the Los Angeles County Department of Public Works to improve local and regional storm drainage infrastructure. The City has minimal existing adaptive capacity to increase the weatherization of buildings and facilities throughout the city.

Vulnerability Score for Buildings and Facilities

Climate Hazard	Impact Score	Adaptive Capacity Score	Vulnerability Score
Extreme Heat	Medium	Low	**4-High**
Drought	Low	Medium	**2-Medium**
Stormwater Flooding	Medium	Medium	**3-Medium**
Air Quality	Low	Low	**2-Medium**

5.4 Infrastructure and Critical Services

Potential Impacts

Extreme Heat and Warm Nights

As temperatures increase, roadways, active transportation routes, and railroads are vulnerable to damages through sustained heat such as buckled railroad ties and cracked surfaces (Kalansky et al. 2018). Additional impacts from extreme heat are associated with increased emergency service calls which could strain medical services. Electrical infrastructure could be overwhelmed by demand and result in blackouts or energy providers could conduct power safety shutoffs to avoid impacts to electrical facilities. Power outages have significant impacts on communication networks, water conveyance, and vulnerable populations. The ability for emergency services to fully function is a cascading impact of power outages which can place additional strain on services during extreme heat events.

Drought

Drought can impact water reliability and water infrastructure. All emergency services depend on water, particularly firefighters who require adequate water supply for fire suppression. Water providers within the county will encounter increased difficulty as drought impacts general service reliability. Drought impacts can create service strain for emergency and medical services.

Stormwater Flooding

Impervious surfaces can impede the absorption of water and augment stormwater flooding in areas of Huntington Park. The City's storm drains parallel major arterials and connect to the Los Angeles River outside of the city. There is risk of damage from increased extreme precipitation events including localized flooding, erosion, transport of debris, and sediment deposition. Storm drainage and flood protection services for the City may be impacted by these events, and flooded roadways may be temporarily impassable, disrupt or delay provision of emergency services, or increase risk to road users.

Air Quality

Higher incidence of unsafe air quality generated by increased smog, dust and pollutants can create general strain on existing infrastructure and critical services through increased rates of hospitalization and emergency and medical services (CDPH 2020).

Adaptive Capacity

Vulnerability Score for Services and Infrastructure

Climate Hazard	Impact Score	Adaptive Capacity Score	Vulnerability Score
Extreme Heat	High	Low	**5-High**
Drought	High	Low	**5-High**
Stormwater Flooding	Medium	Medium	**3-Medium**
Air Quality	Medium	Low	**4-High**

6 Conclusion

This report evaluates how climate change may impact community members, natural resources, critical facilities, buildings, services, and infrastructure in Huntington Park. The report provides a list of priority populations and community assets for which adaptation policies and programs should be developed and implemented to increase community resilience. Vulnerability scoring is based on the combination of potential impacts and adaptive capacity, as identified in the Vulnerability Assessment Methodology section of the report.

A list of asset categories with high vulnerability scores is provided on the next page.

- All sensitive population groups identified are at high risk due to poor air quality, extreme heat, and drought and at medium risk for impacts from storm flooding.
- Natural resources are highly vulnerable to extreme heat, drought, air quality, and storm flooding. Vulnerability for natural resources is focused on damage or strain on recreational resources as well as mortality and scarcity of resources for plants and wildlife.
- Buildings and facilities in the city are vulnerable to extreme heat and potential damage from storm flooding.
- Infrastructure and critical facilities are highly vulnerable to extreme heat, air quality, and drought, with some vulnerability to stormwater flooding. Infrastructure and dependent populations experience additional cascading impacts around power outages from downed utility lines, power safety shut offs and grid overload. All forms of power outages can affect how critical services are able to perform their needed functions during a hazard.

Climate Hazard	Impact Score	Adaptive Capacity Score	Vulnerability Score
Priority Populations			
Extreme Heat	High	Low	**5-High**
Drought	High	Medium	**4-High**
Stormwater Flooding	Medium	Low	**4-High**
Air Quality	High	Low	**5-High**
Natural & Recreational Resources			
Extreme Heat	High	Low	**5-High**
Drought	High	Medium	**4-High**
Stormwater Flooding	Medium	Medium	**3-Medium**
Air Quality	Medium	Low	**4-High**
Buildings & Facilities			
Extreme Heat	Medium	Low	**4-High**
Drought	Low	Medium	**2-Medium**
Stormwater Flooding	Medium	Medium	**3-Medium**
Air Quality	Low	Low	**2-Medium**
Infrastructure & Critical Services			
Extreme Heat	High	Low	**5-High**
Drought	High	Low	**5-High**
Stormwater Flooding	Medium	Medium	**3-Medium**
Air Quality	Medium	Low	**4-High**

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CITY OF HUNTINGTON PARK GENERAL PLAN



HEALTH AND SAFETY ELEMENT

Appendix S-2
Evacuation Analysis

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July 11, 2023

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(via email)

Subject: Evacuation Analysis for the City of Huntington Park Housing Element Code Amendments

Dear Michael:

Translutions, Inc. (Translutions) is pleased to provide this letter discussing the evacuation routes in the City of Huntington Park under the requirements of Assembly Bill (AB) 747. AB 747 (2019) requires that the City's safety element be reviewed and updated to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. This is a requirement for all safety elements or updates to hazard mitigation plans completed after January of 2022.

BACKGROUND

AB 747 added Section 65302.15 to the California Government Code (amended by AB 1409), which became effective in January 2022 and requires local governments to review and update as needed their Safety Element during an update to their Housing Element or Local Hazard Mitigation Plan (LHMP), or no less than every eight years. Specifically, AB 747 requires local governments to identify the capacity, safety, and viability of evacuation routes and locations in the Safety Element or LHMP on or before the next update of their LHMP. Under AB 747, a variety of emergency scenarios must be evaluated to determine the evacuation network's capabilities. Under this, the amount of time available for an evacuation, which is directly related to the amount of lead time available for planning the evacuation, must be considered while examining the system's capacity. It should be noted that roadway capacity normally does not become a problem during an evacuation with enough warning, except for a few minor congested areas. However, when there is very little time to prepare for an evacuation, as was the case during the Camp Fire in Paradise, California, the capacity of the evacuation system became a problem.

Based on discussion with the City, the following two evacuation scenarios were evaluated as part of Huntington Park's Safety Element Update.

HAZMAT Spill. Due to the proximity of the City to the City of Vernon, which has a lot of industrial uses, there are potential threats due to explosions and HAZMAT leaks. The chemical leaked/spilled determines the evacuation zone. Based on discussion with the Los Angeles County Fire Department, emergency responders use a model that uses wind direction, wind speed, chemical name etc. and get the locations and extent of evacuation and are determined on a case-by-case basis. This analysis was based on an evacuation area provided by the City and shown in Figure 1. The triangle shows the potential evacuation area for a major HAZMAT spill in the Alameda corridor with the wind coming from the East, which is the scenario where the most impacts would occur in the City of Huntington Park. All residents within the triangle would be evacuated with the help of the Police Department. Traffic would be pushed North and South within the affected area and would go East from Seville on.

Fire Evacuation. The main evacuation determinant for Fire is which way the wind is blowing, which direction, where to evac first, and how widespread the fire is. Based on discussion with the Police and Fire Departments, the main area of concern for fire evacuation is Concord Apartments. Figure 2 shows the location of the apartment building. The green square would be an immediate and temporary evacuation zone during the actual fire fight until the building could be safely cleared by the city inspector. There are approximately 162 units in the building and depending on which floors the fire affected, will determine the number of displaced individuals. Temporary shelters would need to be established for a potential large number of people. This analysis is based on evacuation of the entire building.

EVACUATION ANALYSIS FOR HAZMAT SPILL SCENARIO

Methodology. The evacuation analysis for this scenario was conducted using 2016 Southern California Association of Governments (SCAG) Regional Transportation Plan and Sustainable Communities (RTP/SCS) regional travel demand model. The Year 2020 scenario of the travel model was used in the analysis to present a worst-case analysis because the 2040 SCAG model shows a reduction in traffic. SCAG RTP/SCS model uses two tiers for traffic analysis zones (TAZs) – Tier 1 and Tier 2. Tier 2 zones are used for model trip generation, distribution, and mode choice steps whereas Tier1 zones are used for traffic assignment.

The first step of the analysis would require identification of evacuation area (origin area) and location of evacuation shelters (destinations) for the evacuees. The evacuation shelters should be outside of the impacted area. As indicated before the evacuation area is shown in Figure 1. The area in the figure (triangle) was approximated to two Tier 1 TAZs of the model. Based on the information provided by County Fire regarding the direction of travel for evacuees, two TAZs outside the City boundary were identified. Figure 3 identifies the TAZs that were used to approximate the evacuation area and area of shelters for evacuees.

Evacuation Time Period. The amount of time required for evacuation depends on the surrounding roadway conditions/traffic congestion. Given SCAG RTP/SCS represents a typical weekday and the roadway congestion is typically worse during the AM and PM peak periods on a weekday, the evacuation was assumed to occur during AM peak period. AM peak period in the SCAG model represents 6:00 – 9:00 AM. Evacuation notification was assumed to occur at 7:00 AM and the evacuation was assumed to start at 7:30 AM.

The departure distribution of evacuation trips was built based on research conducted for other evacuation studies that are based on the resident and employee surveys for those regions. The same evacuation curves/distribution was used for both resident/household and employment trips. Table A shows the percentage of trips beginning evacuation trip after the evacuation notice.

Table A: Percentage of Trips Beginning Evacuation Trip after Evacuation Notice.

Time Interval (AM)	Percent Trips Evacuating
7:00-7:14	0
7:15-7:29	0
7:30-7:44	8%
7:45-7:59	25%
8:00-8:14	30%
8:15-8:29	25%
8:30-8:44	10%
8:45-8:59	2%
9:00-9:14	0

Estimation of Evacuation Trips. The number of evacuation vehicle trips were developed using socioeconomic data (households and employment) from the 2020 SCAG RTP/SCS model. Number of households and employment for the evacuation area from the SCAG RTP/SCS model is shown in Table B.

Table B: Total Households and Employment within Evacuation Area

Total Households in Evacuation Area	2,256
Total Employees	3,401
Percent Employees Assumed for Evacuation	10%

Source : 2016 SCAG RTP/SCS Tier1 2020 Socio Economic data

Only residents and employees were assumed for evacuation. No evacuation trips from schools were included in the trip generation as the evacuation was assumed to start by 7:30 AM and school age children would still be at their residences. Similarly, only 10% of employment was assumed to be present in the evacuation area as the evacuation was assumed to start before the start of typical workday (8:00 AM). The number of vehicle trips by residents/households depend on the number of persons in the household, auto ownership and auto availability. The evacuation vehicle trip rate per household was borrowed from other evacuation studies. A trip rate of 1.91 vehicles per household was used to estimate evacuation trips in the area. For employment, an average auto occupancy of 1 was used to estimate employee vehicle trips. While auto occupancy for work trips has been higher than 1, auto occupancy of 1 was used to present a conservative scenario. Table C shows the total vehicle trips in the evacuation area. Also, given the nature of the model, evacuation trips by other modes were not considered in the analysis.

Table C: Total Evacuation Vehicle Trips

Total Household Vehicle Trips to be Evacuated	4,309
Total Employee Vehicle Trips to be Evacuated	340
Total Evacuation Vehicle Trips	4,649

Notes:
Household evacuation vehicle trip rate of 1.91 was obtained from other studies
Average auto occupancy of 1.0 was assumed for employee trips

Roadway Network Conditions. The typical daily operating conditions for both the number of travel lanes per direction and associated hourly capacity per lane from the SCAG roadway network were used as the baseline road capacities. No lane closures or adjustments to roadway capacities were assumed due to the type of evacuation event (HAZMAT Spill). Depending on the type of evacuation event,

modification of network capacities may be necessary, for example in the event of a fire, roadway capacities in the area may be reduced by visibility issues due to smoke and flying debris. Similarly, no roadway closures or no major traffic incidents were assumed in the evaluation of this scenario that would impede egress from the area.

Evacuation Assessment. Evacuation time estimate (ETE) is the total time taken from beginning of the evacuation to when evacuees reach their destination. Therefore, the ETE includes both evacuation trip generation time (evacuation start time in Table A) and evacuation travel time. To estimate the travel time to evacuation shelters/destinations, TransCAD's macroscopic dynamic traffic assignment (DTA) module was used. DTA requires the travel demand and transportation network to represent the evacuation condition.

Background Traffic: Evacuation specific vehicle trip generation for the area was described above. However, trips and congestion on the surrounding roadways should be accounted to appropriately estimate evacuation time estimates (ETE). 2020 AM peak period origin destination (OD) output from SCAG RTP/SCS was used to generate background traffic conditions. OD trips from the model for the evacuation were replaced by the vehicle trips shown above in Table C. As indicated above, AM period in the SCAG RTP/SCS model represents 6:00 – 9:00 AM.

SCAG RTP/SCS travel model uses a static assignment model that assumes steady-state traffic conditions over the entire AM peak period. The link flows, link costs and other quantities can be viewed as averages over the analysis period. It was determined that by ignoring the temporal distribution of traffic, a static assignment model tends to underestimate travel times. Therefore, DTA was used to appropriately estimate the evacuation travel times.

DTA is conducted for much shorter intervals such as 5, 10, 15, or 20 minutes. As such, after determining the evacuation travel demand and associated transportation network, a dynamic traffic assignment with 15-minute intervals was performed to reflect congestion and departure time to estimate travel time. The AM peak period OD trip table was disaggregated into 15-minute intervals using uniform distribution (8.3% background trips loading onto the network) to account for background traffic. Evacuation trips were distributed using normal distribution shown in previously referenced Table A.

TransCAD's DTA was run for all disaggregated time periods to estimate evacuation travel times. Average evacuation times are also provided based on the start time of the evacuation trip by 15-minute interval, for the scenario. The average evacuation times are shown in Table D.

Table D: Average Evacuation Travel Time (minutes) by Time Period

Evacuation Time Period	Average Travel Time (mins)
7:30-7:44	39.4
7:45-7:59	45.6
8:00-8:14	55.7
8:15-8:29	53.3
8:30-8:44	57.4
8:45-8:59	50.4

Based on DTA as suggested above, it was estimated that approximately 140 minutes would be required to evacuate 100% of vehicle trips from the evacuation area to the designated destinations. The evacuation time estimate of 140 includes both evacuation trip generation (7:30 – 8:59) and the evacuation travel time. Therefore, if the evacuation starts at 7:30 AM in the morning, 100% of vehicle trips will be evacuated to destinations by 9:50 AM. Figure 4 illustrates the AM peak roadway VOC during the evacuation time periods.

EVACUATION ANALYSIS FOR FIRE SCENARIO

Methodology. The evacuation analysis for this scenario was conducted using the 2016 SCAG RTP/SCS Model. Only the assisted living facility was assumed for evacuation. The facility includes a total of 162 units. Both residents and caretakers of the facility were included in the evacuation. The Institute of Transportation Engineers (ITE) *Trip Generation* 11th Edition includes trip rates for land uses by different units. Trip rates for the number of beds/units and employees were used to estimate the number of employees for 162 units. Using the trip rates, it was estimated that 162 would include approximately 100 daily employees. To present a worst-case scenario, it was assumed that the fire event occurred during shift change and all 100 employees were included in the evacuation scenario. Therefore, a total population of 262 people would be evacuated from the facility. Similar to the HAZMAT spill above, all the residents and employees are assumed to be evacuated to a location just outside the City boundary. Figure 5 identifies the TAZs that were used to approximate the evacuation area and area of shelter for evacuees.

Evacuation Time Period. Similar to HAZMAT spill, it was assumed that the evacuation notification would occur at 7:00 AM and the evacuation would start at 7:30 AM. A normal distribution (bell curve) was used for evacuation of the assisted living facility. Since residents are elderly, the bell curve is slightly different from the HAZMAT scenario. Table E shows the percentage of trips beginning the evacuation trip after evacuation notice.

Table E: Percentage of Trips Beginning Evacuation Trip after Evacuation Notice.

Time Interval (AM)	Percent Trips Evacuating
7:00-7:14	0%
7:15-7:29	0%
7:30-7:44	8%
7:45-7:59	20%
8:00-8:14	30%
8:15-8:29	20%
8:30-8:44	15%
8:45-8:59	7%
9:00-9:14	0%

Estimation of Evacuation Trips. Given this is an assisted facility, all the residents should be accompanied by employees. Both residents and employees are assumed to travel together to the evacuation location in vehicles arranged by the assisted living facility such as buses or vans due to absence of personal vehicles for the residents. To present a conservative scenario with respect to number of vehicle trips, 8 person vans were assumed to evacuate the facility and not buses. Table F shows the vehicle trip generation for the facility.

Table F: Assisted Living Facility Total Evacuation Vehicle Trips

Total Residents	162
Total Employees	100
Total Population to be Evacuated	262
Van Capacity	8
Total Number of Vehicle Trips Evacuation	33

Evacuation Assessment. Roadway conditions and background traffic assumptions described above from the HAZMAT spill were used to evaluate this scenario as well. Like HAZMAT spill scenario, TransCAD's DTA was run for all disaggregated time periods to estimate evacuation travel times. Average evacuation times are also provided based on the start time of the evacuation trip by 15-minute interval, for the scenario. The average evacuation times shown in Table G.

Table G: Average Evacuation Travel Time (minutes) by Time Period

Evacuation Time Period	Average Travel Time (mins)
7:30-7:44	17.4
7:45-7:59	18.3
8:00-8:14	19.9
8:15-8:29	19.7
8:30-8:44	19.1
8:45-8:59	17.8

Based on DTA as suggested above, it was estimated that approximately 109 minutes would be required to evacuate 100% of vehicle trips from the facility to the designated destination. The evacuation time estimate of 109 minutes includes both evacuation trip generation (7:30 – 8:59) and the evacuation travel time. Therefore, if the evacuation starts at 7:30 AM in the morning, 100% of vehicle trips will be evacuated to destinations by 9:19 AM. It should be noted that the evacuation trip generation time is the primary contributor for the ETE. Given the evacuation is for a single facility, the evacuation trip generation times can be condensed by streamlining evacuation which would decrease the total evacuation time estimates.

FINDINGS & CONCLUSION

The findings of the analysis show the following:

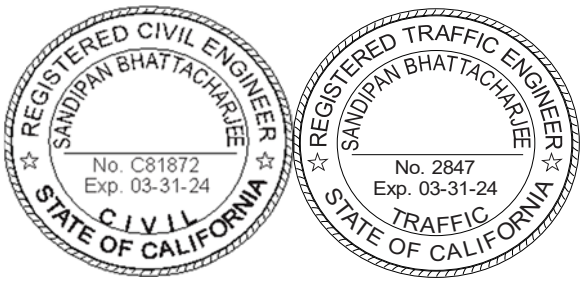
1. Approximately 109 minutes would be required to evacuate 100% of vehicle trips from Concord Apartments to the designated destinations.
2. Approximately 140 minutes would be required to evacuate 100% of vehicle trips in the area affected by HAZMAT spill to designated destinations.

We hope you will find this information helpful. Should you have any questions, please don't hesitate to call me at (949) 656-3131.

Sincerely,

translutions, Inc.

Sandipan Bhattacharjee, P.E., T.E., AICP, ENV SP
Principal



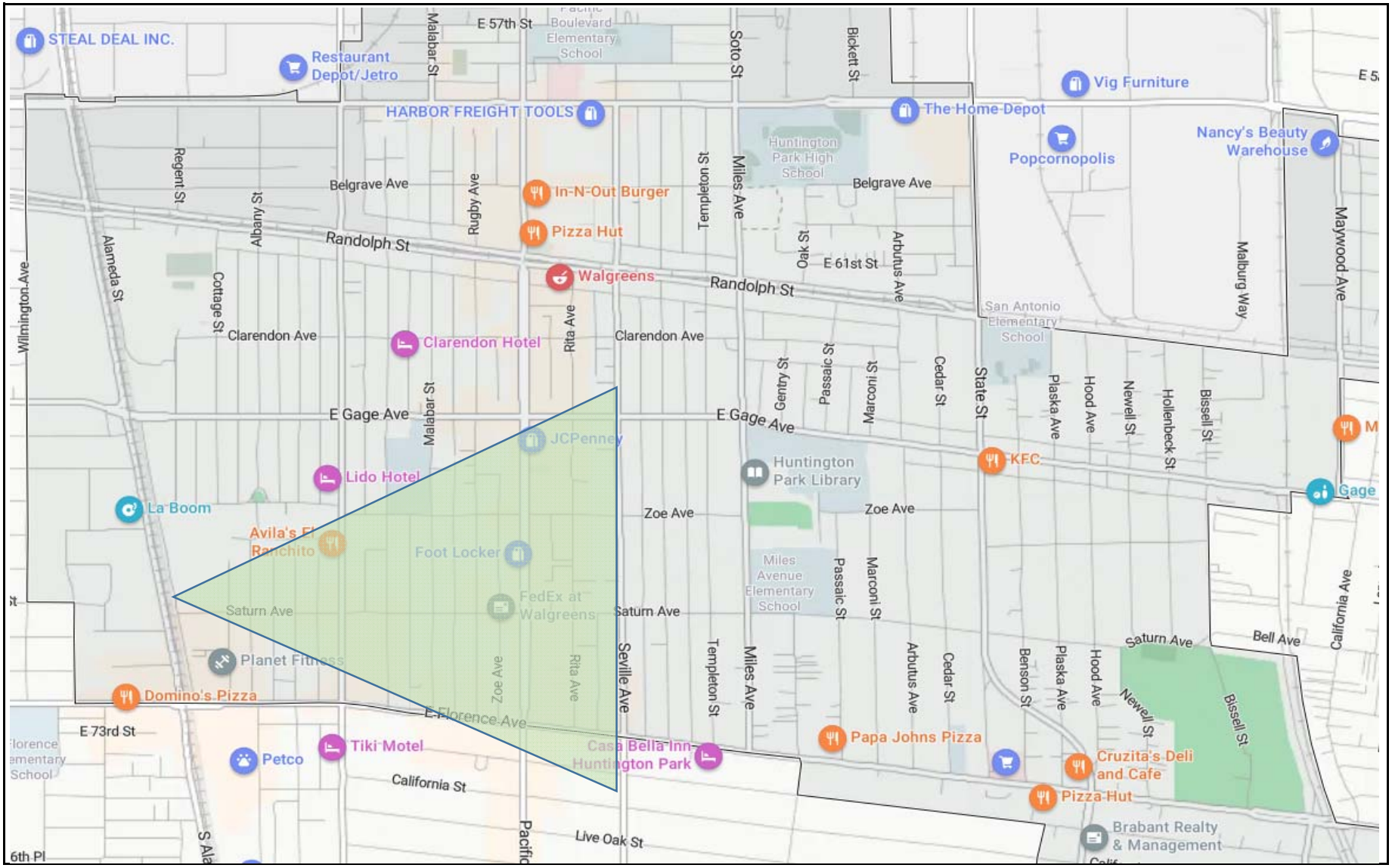


FIGURE 1

Evacuation Cone

City of Huntington Park Housing Element Code Amendments
Evacuation Area for HAZMAT Spill in Almeda Corridor

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P:\Rincon - Huntington Park Housing Element\Evacuation\Figure 1 HAZMAT Landscape (5/17/2023)

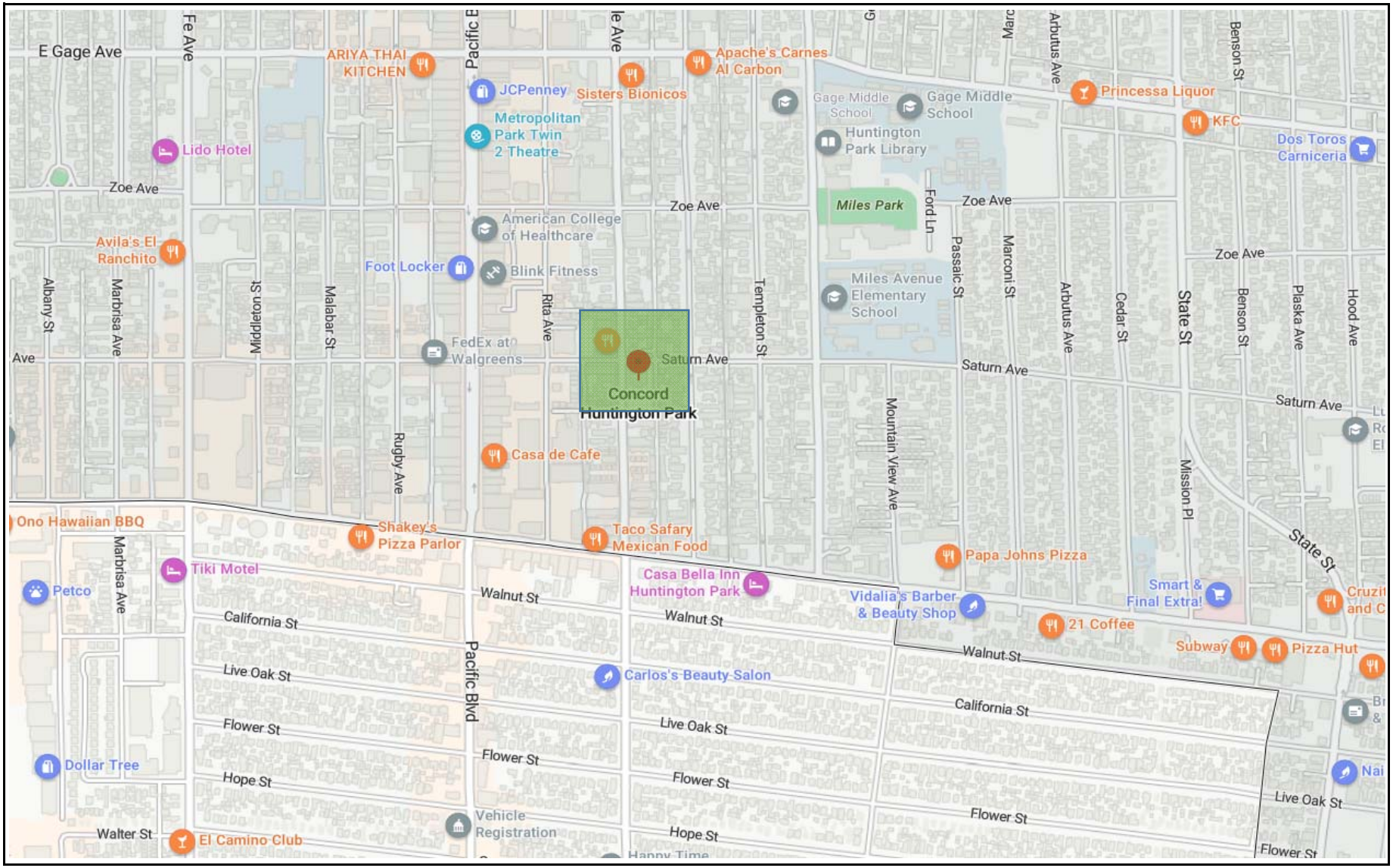


FIGURE 2

Evacuation Zone

City of Huntington Park Housing Element Code Amendments
Concord Assisted Living Facility Fire Evacuation

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P:\Rincon - Huntington Park Housing Element\Evacuation\Figure 2 Concord Landscape (5/17/2023)



FIGURE 3

Evacuation Zone

City of Huntington Park Housing Element Code Amendments
Evacuation Area and Evacuation Shelter Area TAZs

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P:\Rincon - Huntington Park Housing Element\Evacuation\Figure 3 Evacuation Area and Evacuation Shelter Area TAZs (5/17/2023)

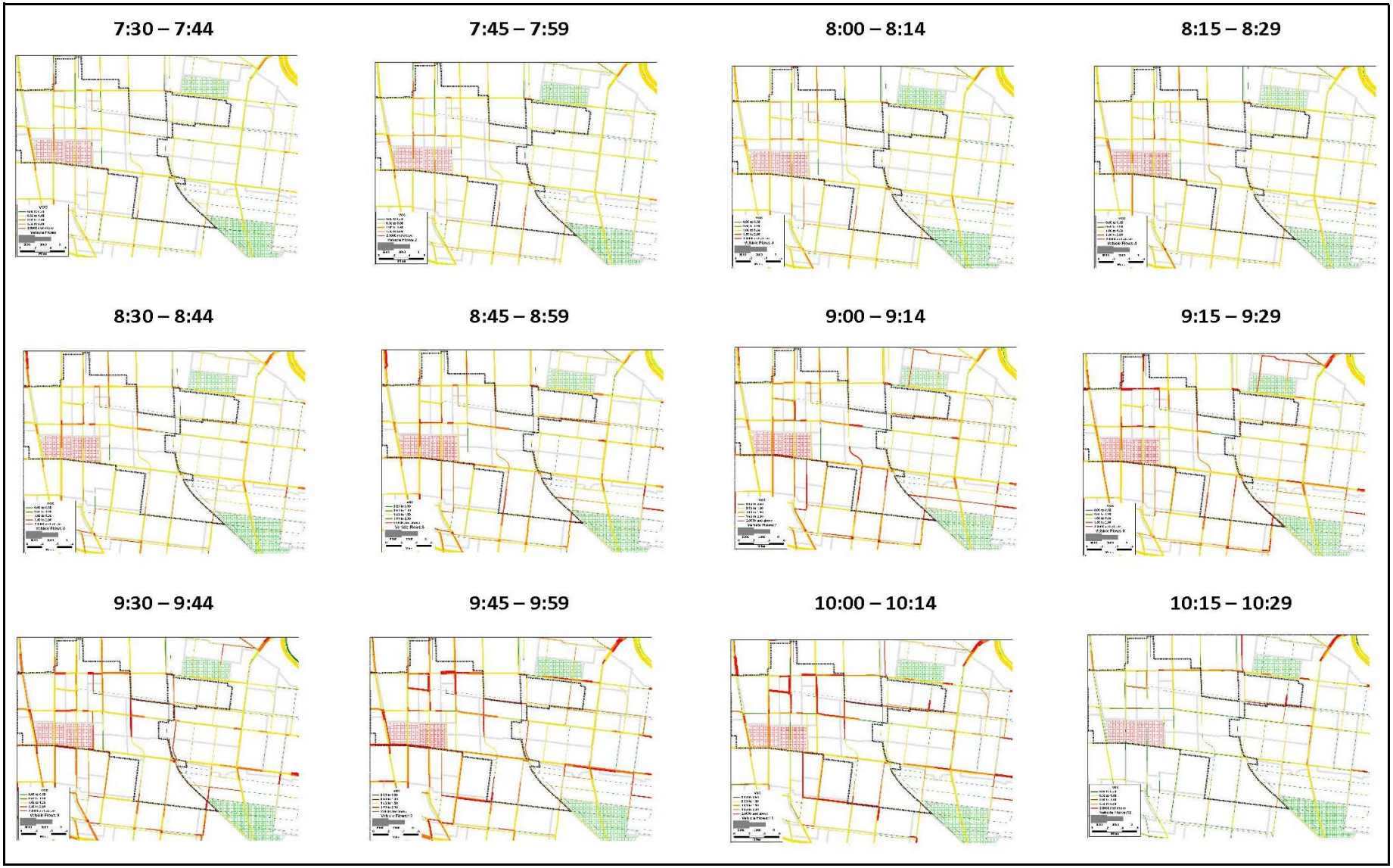


FIGURE 4

City of Huntington Park Housing Element Code Amendments
Roadway Volume/Capacity Ratio (VOC)

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FIGURE 5

City of Huntington Park Housing Element Code Amendments
Concord Assisted Living Evacuation Area and Evacuation Shelter Area TAZs

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Attachment "D"

CITY OF HUNTINGTON PARK GENERAL PLAN



LAND USE AND COMMUNITY DEVELOPMENT ELEMENT

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GENERAL PLAN ACTIVITY LOG

Adoption Date: January 28, 1991

Subsequent Amendments Adopted by City Council

Adoption Date	Amendment	Case No.
TBD	Disadvantaged Unincorporated Community analysis and consistency with 6th Cycle Housing Element	TBD

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1 INTRODUCTION

The Land Use Element is concerned with the physical development and appearance of the City. This Element designates future land use patterns and specifies the appropriate density and intensity of development. The Land Use Element is the central element of the General Plan, and the goals and policies it contains have a common link to the other elements. The Land Use Map provides a graphic depiction of the General Plan's development policies and indicates the land use designations for which pertinent policies have been developed.

PURPOSE OF THE LAND USE ELEMENT

Huntington Park is an older City with its land use patterns well-established and virtually no remaining vacant land suitable for development. As such, changes in land use will occur gradually through the recycling of existing uses. As a means of guiding future changes in land use consistent with community objectives, the City intends to implement the goals and policies contained in this Land Use Element. These objectives include:

- Provide for a mix of land uses which meets the diverse needs of all Huntington Park residents, offers a variety of employment opportunities, and allows for the capture of regional growth.
- Identify and rectify inconsistencies between current land use designations under the Huntington Park General Plan, existing land use, and zoning.
- Provide for compatible neighboring land uses and acceptable transitions between residential, commercial, industrial, public, and transportation uses.
- Ensure that new development is coordinated with the provision of infrastructure and public services including, but not limited to, water, sewers, police, fire protection, and schools.
- Preserve those existing single-family neighborhoods in Huntington Park which are predominately intact, while allowing other neighborhoods where substantial multi-family infill has occurred to recycle to higher densities.
- Provide for expanded residential development opportunities in the City's Central Business District, including residences above municipal parking lots, senior citizen housing overlays, and mixed-use overlays.
- Upgrade deteriorated land uses through aggressive residential and commercial rehabilitation programs.
- Attract new industry in order to expand the City's economic base.
- Provide for additional parking in commercial areas where parking is currently inadequate, particularly along Gage Avenue and Florence Avenue.

- Create consistent urban design in Huntington Park which includes development that is both architecturally and functionally compatible, and neighborhoods and commercial districts which are uniquely identifiable.
- Develop and promote a distinctive visual identity for Huntington Park which capitalizes on the City's regional and local historic character.

Through the use of text and diagrams, the Land Use Element establishes clear and logical patterns of land use as well as standards for future development. An important feature of this Element is the Land Use Map. This map (Figure 3-2) indicates the location, density, and intensity of development for all land uses citywide. Finally, the goals and policies contained in this Element establish a constitutional framework for future land use planning and decision making in Huntington Park.

RELATED PLANS, PROGRAMS, AND OTHER PUBLIC POLICIES

The scope and content of the Land Use Element are primarily governed by the State of California General Plan Guidelines and the Planning, Zoning, and Development Laws for the state. In addition, other plans, programs, and public policies considered in the formulation, adoption, and implementation of land use policy. Relevant plans and programs are described below.

CITY ORDINANCES

The City's Title 9 of the Municipal Code provides additional development and performance standards for development of land uses and related activities. The Zoning Code serves as the primary implementation tool for the Land Use Element and the goals and policies it contains. A Zoning Map consistent with the General Plan Land Use Map identifies the zoning categories applied to each parcel of land within the city. Together, the Zoning Code and Map are used to identify the specific types of use, intensity, and development standards applicable to given parcels or areas of land.

DISADVANTAGED UNINCORPORATED COMMUNITIES

Government Code Section 65302.10 SB 244 defines a DUC as a fringe, island, or legacy community that meets the following criteria:

- Contains 10 or more dwelling units in close proximity to one another
- Is either within a city sphere of influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for more than 50 years
- Has a median household income that is 80 percent or less than the statewide median household income

A sphere of influence (SOI) is an area determined by the Local Agency Formation Commission (LAFCO) to be the probable physical boundary and service area of a

local agency. The Los Angeles County LAFCO has adopted a SOI for the City of Huntington Park that includes the disadvantaged unincorporated community of Walnut Park, as shown in Figure 1-1.

Walnut Park is located east of the Harbor Freeway (SR-110) and between the City of Huntington Park and the City of South Gate. The current land uses in Walnut Park are primarily low- and medium-density residential and industrial uses.

Walnut Park's population was 15,214 as of 2020 with around 3,800 total households (2020 Decennial Census). The median household income in 2021 was $68,708 (US Census, 2021 American Community Survey Five-Year Estimates). Walnut Park meets the definition of a disadvantaged unincorporated community because the median household income is less than $87,360, or 80 percent of the state median income of $109,200 (Department of Housing and Community Development, State Income Limits for 2023).

Public Services in Walnut Park

Public services in Walnut Park are provided by multiple agencies including the City of Huntington Park and the County of Los Angeles. The most recent Municipal Service Review (MSR) prepared by the Los Angeles County LAFCO (adopted November 30, 2005) identified the following issues with regard to the provision of public services in the City of Huntington Park and lands within its SOI:

- The capacity of police, park, and library facilities is limited. The MSR identified Huntington Park's police station as needing replacement. The City has less than one acre of parkland per 1,000 residents, and park improvements are needed. Library services in the City (provided by the County) face challenges due to low book volumes per capita and needed facility improvements.
- Portions of the City's storm drain system and roadway network need repair or replacement.
- The City may face challenges to providing adequate stormwater services due to a large number of discharge permits, infrastructure needs and lack of sufficient funding for stormwater purposes.

The MSR notes that the rate of growth in Walnut Park and the City of Huntington Park is similar and that the demand on public services is expected to grow slightly.

Residents of Walnut Park receive public services from the following providers:

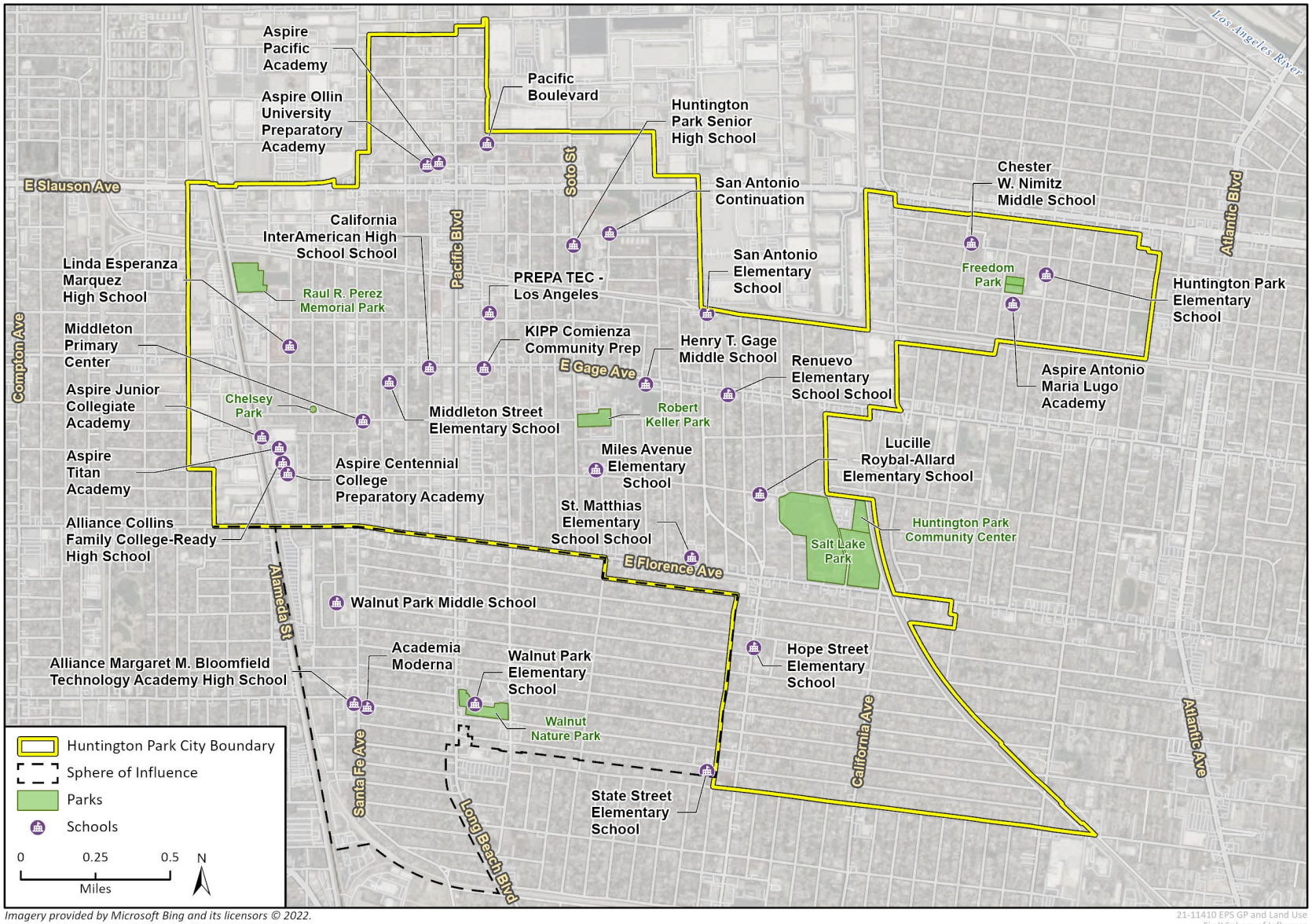
- Electric: Southern California Edison Company
- Gas: Southern California Gas Company
- Library: No libraries are in Walnut Park
- Park: No parks are in Walnut Park
- Police: Los Angeles County Sheriff's Department

- Stormwater: Los Angeles County Public Works
- Water: Walnut Park Mutual Water Company, Golden State Water Company, and Suburban Water Systems
- Waste: Valley Vista Services

Numerous potential funding sources exist that could facilitate extension of needed services, including but not limited to the following:

- Drinking Water State Revolving Fund
- Clean Water State Revolving Fund
- Integrated Regional Water Management (IWRM) Grant Program
- U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG) Funds
- State Department of Housing and Urban Development Infill Infrastructure Grant Program

Figure 1-1 City of Huntington Park Sphere of Influence



Imagery provided by Microsoft Bing and its licensors © 2022.
Additional data provided by County of Los Angeles, 2022.

21-11410 EPS GP and Land Use
Fig X Sphere of Influence

2 LAND USE ELEMENT GOALS AND POLICIES

The Land Use Element consists of both text and diagrams. The following section of this Element titled "Land Use Element Goals and Policies" presents the City's general goals for the long-term growth and development of the community. These goals are defined further in the third section, the "Land Use Plan." The Land Use Plan consists of: 1) the General Plan Land Use Map; 2) land use policy considerations; 3) the descriptions of land use designations indicated on the Land Use Map; and 4) a discussion of the implications of the Land Use Plan.

The goals and policies contained in this Element have been developed in response to issues identified as part of the extensive background research conducted for the General Plan, as well as issues identified by City staff, the Planning Commission, City Council, and City residents as reflected in the community questionnaire. These goals and policies address preservation of major areas of the City, revitalization of selected areas, and guidance of new development in those portions of the City presently undeveloped. The Land Use Element goals and policies focus on maintaining a balance between residential, commercial, and industrial land use, promoting high-quality development, and minimizing existing and potential land use conflicts.

BALANCED DEVELOPMENT IN HUNTINGTON PARK

By providing a broad range of residential, commercial, industrial, and public land uses, a balanced community that responds to all residents' needs can be achieved. Through designation of a range of uses, the City can achieve a balance of housing that meets the needs of all income groups, a stable employment and tax base, and suitable shopping, recreational, and cultural activities for all residents.

Huntington Park is an urbanized and densely developed city whose land use patterns were established by the 1930s. The City's built environment is characterized by a grid street system with commercial strips along the major arterials, concentrated areas of industrial development, and a predominance of older, single-family residential neighborhoods. The City's Central Business District focuses on Pacific Boulevard, which serves as a regional shopping district for East Central Los Angeles. Redevelopment activities over the past several years have resulted in new retail and office centers along Pacific. Through the creation of the Industrial Redevelopment Project Area in 1987, the City has been able to provide for the upgrading of many existing manufacturing facilities, as well as attract new industrial employers.

GOAL 1: Provide for a mix of land uses which meets the diverse needs of all Huntington Park residents, offers a variety of employment opportunities, and allows for the capture of regional growth.

Policy 1.1: Allow infill residential development that complements existing scale, massing, setbacks, and character and is compatible with architectural styles in existing single-family neighborhoods.

Policy 1.2: Encourage community-oriented retail in Huntington Park while continuing to revitalize Pacific Boulevard as a regional retail destination.

Policy 1.3: Improve existing industry and provide for an expanded industrial base by creating new areas for compatible industrial uses through both redevelopment and private enterprise. Encourage the establishment of low-impact industries that bolster the economic base and provide high-skill / high-wage job opportunities.

Policy 1.4: Encourage mixed-use developments of residential, retail, and commercial uses in various land use areas as defined in the Land Use Map:

- Along portions of Pacific Boulevard, allow for the development of mixed-uses.
- Along portions of Rugby, Rita, and Seville avenues, allow the development of multi-family residential structures of up to 70 units/acre adjacent to commercial/retail uses. Permit the integration of ground-floor commercial uses in these residential projects.
- Permit residential units on municipal parking lots in the CBD/Residential area once replacement parking is identified.
- Overlay district along Santa Fe Avenue between Randolph Street and Florence Avenue allowing Medium Density Residential development in addition to the land uses provided for under the current General Commercial Land Use Designation. Property to the south of Clarendon Avenue would be limited to either commercial uses or vertically oriented, mixed-use development (i.e., commercial/residential with only nonresidential uses on the ground level). Property located north of Clarendon Avenue would allow commercial uses, mixed uses, or solely residential use. Residential or mixed-use densities would be allowed to a maximum of 17.4 dwelling units per acre. The maximum allowable commercial floor area ratio ("FAR") intensity is 1:1.
- Overlay district along a portion of the east side of Santa Fe Avenue north of Randolph Street allowing mixed use development of commercial uses together with single room occupancy ("SRO") residential in addition to the uses provided for under the current General Commercial Land Use Designation. Residential densities would be allowed to a maximum of 400 single room occupancy dwelling units per acre. The maximum allowable commercial floor area ratio intensity is 1:1.

Policy 1.5: Encourage senior citizen residential development in locations with convenient access to commercial and retail uses, and to public transportation. Sites designated as Senior Citizen Housing overlays on the Land Use Map may be developed at densities up to 225 units per acre.

Policy 1.6: Permit Single-Room Occupancy Hotels (SROs) in Senior Citizen Housing areas, Central Business District and SRO Overlay, Mixed-Use Overlay, and Transit-Oriented Development Overlay, to assist in addressing the needs of the homeless and other very low-income individuals.

COMPATIBLE AND COMPLEMENTARY DEVELOPMENT

Huntington Park, as an urbanized environment, does not contain expanses of open space separating different land uses. Opposite sides of the same street often contain different land uses (e.g., residences v. stores), or one city block may contain several uses, including industry backing onto residences. Single-family houses and apartment complexes often exist side-by-side. The City does exhibit some physical continuity, however, in that it is densely developed with low-rise structures, almost all of which are less than four stories high. The continuous store fronts along Pacific Boulevard maintain a sense of functional and physical unity, although in some locations, courtyard-style commercial plazas extend to the interior of a block.

Development that substantially and abruptly alters the land use patterns or physical continuity of a street, block, or neighborhood is often disorienting, annoying, and potentially dangerous to the health and safety of residents. Traffic, noise, and pollution from inter-city highways and industrial and commercial activities should not disrupt residential neighborhoods. Setbacks, buffers, and transitions in land uses are ways to create and maintain the compatible, complementary development envisioned in the Land Use Element.

GOAL 2: Accommodate new development that is compatible with and complements existing land uses.

Policy 2.1: Introduce more flexibility and incentives for existing lower-density residential areas to create opportunities for more small-scale, "missing middle" housing typologies, and use objective standards to ensure compatibility with existing uses.

Policy 2.2: Require that commercial development provide adequate buffers (such as decorative walls and landscaped setbacks) at the designated boundaries with adjacent residential uses so as to prevent impacts on residences due to noise, traffic, parking, light and glare, and differences in scale; to ensure privacy; and to provide visual compatibility.

Policy 2.3: Require that industrial development provide adequate buffers (such as decorative walls and landscaped setbacks) at the designated boundaries with adjacent residential and commercial uses so as to prevent impacts due to noise,

traffic, parking, light and glare, and differences in scale; to ensure privacy; and to provide visual compatibility.

Policy 2.4: Require that external lighting of commercial and industrial properties be isolated to the site and not adversely impact adjacent land uses with light spillover or glare.

Policy 2.5: Require that automobile and truck access to commercial and industrial properties sited adjacent to residential parcels be located the maximum practical distance from the residential parcel.

Policy 2.6: Establish standards in the Zoning Code to ensure that all functional, noise, and other impacts associated with the development of residential units on an upper floor of any commercial structure be mitigated.

Policy 2.7: Develop and implement an amortization program to require legal non-conforming uses to meet General Plan and zoning requirements through time. Permit residential uses to be replaced at existing densities if destroyed by fire or disaster.

REVITALIZATION OF DETERIORATING USES AND PROPERTIES

Due to a complex combination of local, regional, and national economic trends over time, Huntington Park has suffered the deterioration of many residential, commercial, and industrial properties. In order to revitalize the community, effective redevelopment and rehabilitation programs must be continued and, when feasible, expanded. The adequate maintenance of properties must be assured through vigorous code enforcement. As well, Huntington Park is home to many properties of architectural and historical interest; the restoration and rehabilitation of such properties can result in economic, aesthetic, and cultural advantages to the entire community.

GOAL 3: Provide for the revitalization of deteriorating land uses and properties.

Policy 3.1: Encourage and continue the use of redevelopment activities, including the provision of incentives for private development, joint public-private partnerships, and public improvements.

Policy 3.2: Promote vigorous enforcement of City codes, including building, zoning, and health and safety, to promote property maintenance.

Policy 3.3: Continue to provide financial, administrative, and design assistance for eligible properties through residential and commercial rehabilitation programs.

Policy 3.4: Encourage the restoration and rehabilitation of properties eligible for inclusion on the National Register of Historic Places according to the rehabilitation guidelines and tax credit incentives of the National Trust for Historic Preservation.

DEVELOPMENT COORDINATED WITH INFRASTRUCTURE AND PUBLIC SERVICES

New development will place added demands on the City's infrastructure (water lines, sewer lines, storm drains, and utility systems) and public services (fire protection, law enforcement, educational facilities, and hospitals). In order to accommodate future demands with minimal environmental impact, the City must be able to anticipate infrastructure and public service needs based on land use policy while establishing feasible methods to finance needed improvements.

GOAL 4: Accommodate new development that is coordinated with the provision of infrastructure and public services.

Policy 4.1: Permit development at densities and land use intensities no higher than the City's ability to provide the necessary public services, utilities, street capacities, and recreational opportunities required for the areas affected by development.

Policy 4.2: Establish a Parking Overlay zone and designate it on the Land Use Map to facilitate the development of parking facilities through such methods as alley vacation and lot consolidation.

Policy 4.3: Review the personnel and equipment needs of the Huntington Park Police Department in order to maintain adequate levels of protection and service. Any additional needs, as determined by the City, will be funded through the General Fund or other available and allowable sources.

Policy 4.4: Coordinate efforts with Los Angeles County in reviewing the personnel and equipment needs of fire protection services.

Policy 4.5: Apply impact fees for new development where necessary, appropriate, and permitted under California State law.

Policy 4.6: Pursue alternative uses of the Southern Pacific Railroad right-of-way on Randolph Street, such as green space, parking areas, and bike paths, if the right-of-way is abandoned for rail use.

ECONOMIC EXPANSION AND DIVERSIFICATION

Through expansion of the City's economy and diversification of economic activity, Huntington Park can achieve a stable employment and tax base. Employment opportunities will benefit local residents, and a stable tax base will help the City provide adequate infrastructure improvements and public services.

Policies related to economic expansion and diversification are intended to encourage the growth of existing firms in Huntington Park and attract new firms to the City. Two examples of economic opportunity are Pacific Boulevard and the industrial areas in Huntington Park. The Central Business District focuses on Pacific Boulevard, which serves as a regional shopping district for East Central Los Angeles. Redevelopment activities over the past several years have resulted in new retail and office centers

along Pacific. Through the creation of the Industrial Redevelopment Project Area in 1987, the City has been able to provide for the upgrading of many existing manufacturing facilities, as well as attract new industrial employers.

GOAL 5: Promote expansion of the City's economic base and diversification of economic activity.

Policy 5.1: Encourage the growth and expansion of local firms through:

- Streamlined permit approval processes;
- The consolidation of industrially zoned properties; and
- The provision of technical assistance such as financing, marketing, and business programs.

Policy 5.2: Encourage non-local firms to locate in Huntington Park through:

- Streamlined permit approval processes;
- The consolidation of industrially zoned properties; and
- The provision of financial incentives.

Policy 5.3: Research and document the advantages and disadvantages of locating a business in Huntington Park.

Policy 5.4: Review with industrial brokers which industries have expressed the most interest in Huntington Park.

Policy 5.5: Maintain an analysis arid inventory of targeted industries to identify those industries for which Huntington Park might have a competitive advantage.

Policy 5.6: Coordinate efforts between the City's Redevelopment Agency and Chamber of Commerce to actively market Huntington Park to prospective industries.

Policy 5.7: Maintain, market, and further develop Pacific Boulevard as a regional retail destination.

URBAN DESIGN

As part of the early metropolitan Los Angeles core, Huntington Park's physical layout has been established since the 1930s. As the City developed over time, new buildings and landscaping focused on the individual development at hand, not on an overall visual identity for the City. Huntington Park includes original and substantially intact examples of several architectural styles including the Art Deco Warner Brothers Theatre (1930), Streamline Moderne office and industrial buildings (e.g., W.W. Henry Company), and houses in many historical styles (e.g., Queen Anne, Classical and Colonial Revival, Craftsman Bungalow, Spanish Colonial Revival, and Tudor). Also, Huntington Park has played a significant role in the transportation and industrial history of the Los Angeles area. Such architectural and historical resources can help define neighborhood and community identity.

A comprehensive program of historic preservation, sensitive new design, landscaping, signage, and urban design guidelines can result in an architecturally and functionally compatible environment, as well as neighborhoods and commercial districts which are uniquely identifiable.

GOAL 6: Improve urban design in Huntington Park to ensure development that is both architecturally and functionally compatible, and to create uniquely identifiable neighborhoods and commercial districts.

Policy 6.1: Require that residential, commercial, and light industrial development adjacent to pedestrian and recreational amenities:

- Focus on these amenities;
- Provide direct access;
- In the case of commercial development, provide visual penetration at ground level;
- Incorporate pedestrian-oriented ground-floor uses; and
- Isolate on-site parking away from pedestrian-oriented areas.

Policy 6.2: Reflect community concerns for urban design in Huntington Park by preparing an Urban Design Element, design guidelines, and other plans and programs to improve urban design in the City.

Policy 6.3: Capitalize on the City's historic character by undertaking a historic resources survey and developing a local historic preservation ordinance.

Policy 6.4: Provide for the consistent use of street trees along all sidewalks and property frontages.

Policy 6.5: Establish a consistent design vocabulary for all public signage, including fixture type, lettering, colors, symbols, and logos.

Policy 6.6: Locate distinctive public signage and landscaping which identifies Huntington Park at key entry points into the City, including Pacific Boulevard, Florence Avenue, Slauson Avenue, Soto Street, State Street, Gage Avenue, and Randolph Street.

Policy 6.7: Require that signage on commercial structures be compatible and integrated with the structures' architecture and visible from pedestrian-oriented areas.

Policy 6.8: Use comprehensive design guidelines and objective design standards to ensure that all new buildings, remodels, and additions enhance the neighborhood fabric, while facilitating streamlined development review for housing types that help the City achieve Housing Element goals and objectives.

3 THE LAND USE PLAN

The Land Use Element describes the location and extent of future development in Huntington Park and identifies standards for that development. The geographic locations of land uses are presented on the Land Use Map (Figure 3-2).

LAND USE POLICY CONSIDERATIONS

A wide range of natural and built environmental factors is considered in the formulation of land use policy. Areas of special environmental significance, potential safety hazards, limitations of existing infrastructure, and the nature and character of existing development all influence land use policy.

LAND USE CONSTRAINTS AND RESOURCES

Huntington Park is a densely developed urban environment. The objectives noted previously in this Land Use Element recognize both the benefits and disadvantages of the City's past and present development patterns. Land use policy under the General Plan does not propose drastic, large-scale changes to the City's built environment. Rather, the long-range goals and policies in the Element are intended to create and maintain compatible, complementary development based on the positive aspects of historical and existing land use patterns.

Huntington Park is relatively free of natural land use constraints and hazards. No known active faults traverse the City, nor is the City exposed to hazards associated with hillside development, such as wildfires and landslides. The City is not at significant risk of flooding, except in the event of a dam failure. The majority of the City is subject to liquefaction risk, with the exception of the area north of Gage Avenue, west of Pacific Boulevard, and east of Wilmington Avenue. (More information on hazards can be found in the Health and Safety Element.)

Man-made constraints and hazards impose the greatest constraint on land use in Huntington Park. The transitions between residential, commercial, and industrial areas need special attention when land use decisions are made. Buffer zones and innovative site plans can reduce noise levels, and an efficient circulation system can reduce traffic on residential streets.

Industrial sites pose a further constraint with the production and storage of hazardous materials. The City streets are used to transport such materials both locally and through Huntington Park, particularly because the City experiences heavy through-traffic from neighboring industrial communities. The accidental release of hazardous materials could significantly affect human health. The Circulation and Health and Safety elements include goals and policies specifically designed to ensure the continued safety of all residents. Land use policy is consistent with the goals and policies of all the other General Plan elements.

LAND USE DESIGNATIONS

Land use designations are necessary to identify the type of development that is allowed in a given location. While terms like "residential," "commercial," and "industrial" are generally understood, State general plan law requires a clear and concise description of the land use categories shown on the Land Use Map.

The City of Huntington Park Land Use Element provides for 12 land use designations plus a designation for streets. Three of these designations are established for residential development, ranging from low-density to high-density development. Three commercial, one Central Business District (CBD)/Residential mixed use, two industrial, one Parks and Recreation, one Schools, and one Public Facilities category are designated. Five overlay districts are designated in addition to certain underlying land use designations. These overlays are Senior Citizen Housing, Single-Room Occupancy, Mixed Use (Commercial and Residential), Parking, and Transit-Oriented Development. Railroad mainlines are included in the Rail Transportation Corridor Category.

LAND USE INTENSITY/DENSITY

The land use designations, or categories, in this Element are described in terms of intensity and density. The term "intensity" refers to the physical characteristics of a building, such as height, bulk, floor-area ratio and/or percent of lot coverage and the building's proportional relationship to the land on which it is situated. Intensity is most often used to describe non-residential development levels, but in a broader sense, is used to express overall levels of all development types within a planning area.

For most non-residential development categories (e.g., commercial and industrial), the measure of intensity known as "floor-area ratio" (FAR) provides the most convenient method of describing development levels. Simply stated, the floor-area ratio is the relationship of total gross floor area of all buildings on a lot to the total land area of that lot. For example, a 21,780 square-foot building on a 43,560 square-foot lot (one acre) yields an FAR of 0.5:1 as illustrated in Figure 3-1. As shown, a 0.5:1 FAR can yield a building of one story in height covering one-half of the lot area, or a taller building which covers less of the lot and provides for more open space around the building.

The term "density," in a land use context, is a measure of the population or residential development capacity of the land. Density is explained either in terms of number of dwelling units per acre (du/ac) or persons per acre and is usually described as a range (e.g., 4 to 7 du/ac) or maximum (e.g., up to 8.7 du/ac). For example, the density of a residential development of 100 dwelling units occupying 20 acres of land is 5 du/ac.

Floor-area ratio often is used in calculations of development potential because the ratio can be applied more uniformly citywide than can other factors; however, FAR typically is not the variable analyzed in the evaluation of maximum allowable building

intensity for a particular parcel of land. Variables analyzed may include parking and loading requirements, setbacks, fire department emergency access, height limits, and other factors applied directly to the project site. The application of such factors usually precludes the development of a site at maximum allowable FAR.

Floor-area ratio can be applied in two ways: 1) as a maximum allowable intensity on a parcel of land, and 2) as an overall level of development on a citywide basis (average intensity), accounting for the fact that not every parcel will be developed at maximum intensity. In accordance with State general plan law, this Land Use Element and the Land Use Map provide the maximum density/intensity permitted on a parcel of land within a given land use designation. Table 1 lists each land use designation and its corresponding measure of maximum density/intensity.

The average citywide residential density corresponds with the maximum development density to best forecast residential buildout. Regarding the average FAR for the Central Business District (CBD)/Residential area, the two FARs in Table 1 depict intensities only for commercial uses. The residential potential of the CBD is defined below under "Residential Designations."

Figure 3-1 Floor-Area Ratio

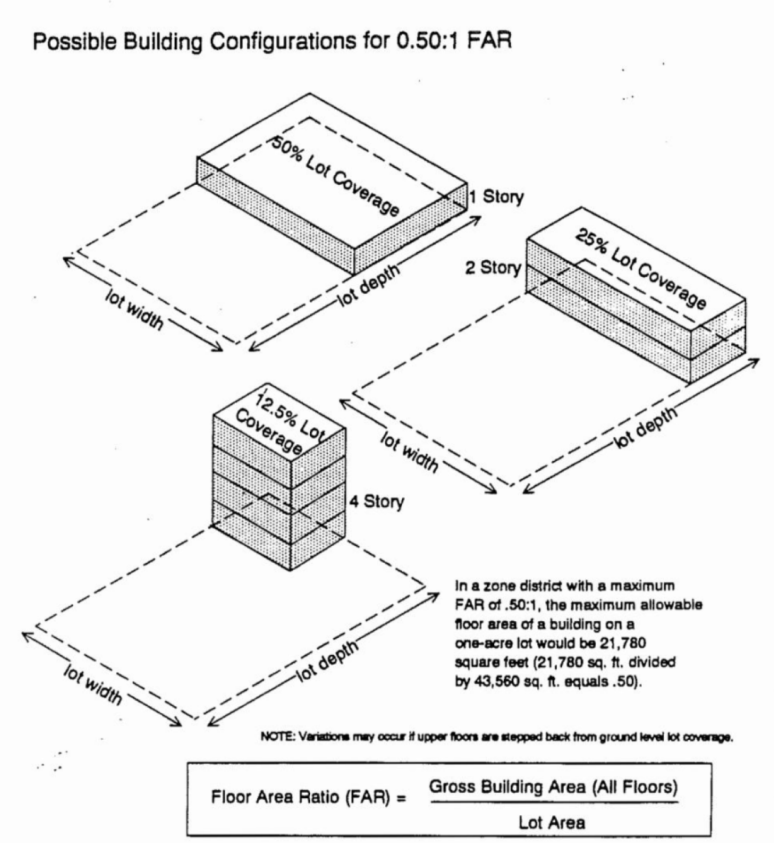


Table 1 Land Use Designations and Overlays

Land Use	Maximum Development Density/Intensity[1]	Average Density/Intensity[2]
Residential		
Low-Density Residential	Up to 8.7 du/ac[3]	8.7 du/ac
Medium-Density Residential	Up to 17.4 du/ac	17.4 du/ac
High-Density Residential	Up to 20 du/ac	20 du/ac
Central Business District (CBD)/Residential	4:1 FAR of Pacific Boulevard[4] 2:1 FAR elsewhere	1:1 to 1:1.75 FAR[5]
Commercial		
Neighborhood Commercial	1:1 FAR	0.5:1 FAR
General Commercial	1:1 FAR	0.5:1 FAR
Professional Commercial	1:1 FAR	0.8:1 FAR
Industrial		
Light Industry	1:1 FAR	0.4:1 FAR
Industrial Manufacturing	1:1 FAR	0.4:1 FAR
Public		
Parks and Recreation	[6]	[6]
Schools	Not Applicable	Not Applicable
Public Facilities	Not Applicable	Not Applicable
Transportation		
Streets	Not Applicable	Not Applicable
Rail Transportation Corridor	Not Applicable	Not Applicable
Overlay Districts		
Senior Citizens Housing Overlay	Up to 225 du/ac	225 du/ac
Single Room Occupancy (SRO) Overlay	Up to 440 du/ac	440 du/ac
Mixed-Use Overlay	1:1 FAR	1:1 FAR
Parking Overlay	Not Applicable	Not Applicable
Transit-Oriented Development (TOD) Overlay	Between 20 and 70 du/ac	Between 20 and 70 du/ac

[1] Maximum allowable development on a parcel of land.

[2] Projected overall levels of development on a citywide basis at General Plan buildout.

[3] du/ac = dwelling units per acre. Fractions take into account typical residential lot sizes in Huntington Park.

[4] FAR = floor-area ratio. See Figure 3-1.

[5] See accompanying text for mixed use development potential.

[6] Due to the open space component and/or site-specific nature of this type of development, maximum and average development intensities have not been assigned.

Table 2 compares, by acreage, existing land uses in Huntington Park (in a June 1990 survey) with those proposed under this Land Use Element.

Land use designation descriptions, shown on the Land Use Map (Figure 1-1), identify the general types of uses allowed and their corresponding maximum densities or intensities. These use descriptions will be defined further as specific uses within the City's Zoning Code.

Table 2 Existing Land Use and General Plan Land Use Designations in Huntington Park

Land Use Designation	Existing Acres (June 1990)	General Plan Acres
Low-Density Residential (up to 8.7 du/ac)[1]	277	276
Medium-Density Residential (up to 17.4 du/ac)	289	160
High-Density Residential (up to 20 du/ac)	238	321
Central Business District (CBD)/Residential	-	85
Neighborhood Commercial	-	45
General Commercial	198	208
Professional Commercial	16	10
Light Industry	271 total	124
Industrial Manufacturing	271 total	131
Parks and Recreation[2]	51	46
Schools	70	82
Public Facilities[3]	36	25
Streets	470	470
Rail Transportation Corridor	37	37
Vacant	22	0
Total	1,975	1,975

[1] du/ac = dwelling units per acre.

[2] Parks and Recreation acreage appears to be reduced under the General Plan; this is due only to the redefining of the Civic Center buildings and the DWP right-of-way as "Public Facilities." No reduction in park acreage is proposed.

[3] The existing land use survey included churches and water storage tanks in the Public Facilities category, Land use policy permits churches in all residential and commercial designations. Properties containing water storage tanks have been designated in the Plan for other land uses in the event any of the properties become available for other uses in the future. These circumstances account for the different acreage totals.

RESIDENTIAL DESIGNATIONS

Low-Density Residential: This designation permits residential dwelling units up to 8.7 units per acre. Residences in this category are usually single-family, detached houses with private yards. Manufactured homes on permanent foundations are also permitted. Other uses, such as day care, schools, churches, and utility uses, are also allowed if the uses are shown to be compatible with, and serving the needs of, Low-Density Residential areas.

Medium-Density Residential: This designation permits residential units up to 17.4 units per acre. These residences can include townhouses, small-lot single-family dwellings (e.g., zero-lot line houses), two-and three-family housing arrangements,

and low-rise apartment buildings. Other uses, such as rest homes, child-care facilities, and churches, are permitted if the uses are shown to be compatible with, and serving the needs of, Medium-Density Residential areas.

High-Density Residential: This residential category permits up to 20 dwelling units per acre. Dwellings are typically within apartment or condominium complexes with shared open space. Other uses, such as rest homes, child-care facilities, and churches, are allowed if the uses are shown to be compatible with, and serving the needs of, High-Density Residential areas.

Central Business District (CBD)/Residential: This designation is defined by use and specific location. Along portions of Pacific Boulevard, General Commercial and Professional Commercial uses are required on the ground floor, with either commercial or residential uses allowed on the upper floors. The maximum permitted floor-area ratio (FAR) for a Central Business District (CBD)/Residential designation on Pacific Boulevard is 4:1.

Along portions of Rita, Rugby, and Seville avenues, residential and commercial uses are permitted to exist side by side. Multi-family residential development is allowed up to 70 units per acre without a requirement for commercial uses, and commercial development is allowed up to an FAR of 2:1 without a requirement for residential uses. However, General Commercial and Professional Commercial uses are permitted on the lower floors of an otherwise residential building. If a site on Rita, Rugby, or Seville includes both residential and commercial uses, 70 units per acre plus maximum allowable FAR commercial uses are permitted.

Single-Room Occupancy Hotels (SROs) are also permitted under the CBD/Residential designation.

COMMERCIAL DESIGNATIONS

General Commercial: Permitted uses in this designation include a wide range of neighborhood and general retail and service establish-ments, such as stores and repair shops, to accommodate the surrounding community. Permitted uses include, among others, household appliance stores, auto repair shops, cafes, drugstores, and newsstands. The maximum permitted FAR is 1:1.

Neighborhood Commercial: The Neighborhood Commercial designation allows residential, mixed-use residential/commercial, neighborhood retail, professional office, and service-oriented business uses serving a localized need. The maximum permitted FAR is 1:1.

Professional Commercial: Allowable uses include business and professional offices and services, legal services, and related uses in or near the Central Business District and served by public transpor-tation, where their locations are conveniently accessible. Typical uses include attorneys' offices, banks, beauty shops, medical offices, and travel agencies, among others. Institutional uses are also conditionally permitted in areas designated for Professional Commercial. The maximum permitted FAR is 1:1.

INDUSTRIAL DESIGNATIONS

Manufacturing Planned Development: The purpose of the Manufacturing Planned Development (MPD) designation is to provide for service commercial, business, and industrial uses. Within the MPD land use designation, the following definitions shall apply:

> **Light Industry:** Permitted uses include light manufacturing, light processing, warehousing, distribution, wholesaling, service opera-tions, and related developments. Some of the allowable uses in this designation are cloth manufacturing, electric appliance assembly, and trade schools. The maximum permitted FAR is 1:1.
>
> **Industrial Manufacturing:** Allowable uses include manufacturing, processing, warehousing, distribution, wholesaling, and related developments of a more intense nature than those uses permitted in the Light Industry category. For example, brick manufacturing, lumber yards, and tool and die shops are permitted in this designa-tion. The maximum permitted FAR is 0.5:1.

PUBLIC DESIGNATIONS

Public Facilities: This designation includes all federal, state, and local government properties, such as post offices, the Civic Center, and fire stations. Public Facilities also include hospitals and the Los Angeles Department of Water and Power utility easement that traverses the City near California Avenue and Muni Park. This category permits other land uses (such as nurseries) which are compatible with adjacent uses and which provide an economic return on the land.

Parks and Recreation: This category includes all the public parks in Huntington Park, including their structures and facilities.

Schools: This designation includes all the public schools in Huntington Park, including their playground areas.

TRANSPORTATION DESIGNATIONS

Streets: This designation includes public rights-of-way; generally, public streets.

Rail Transportation Corridor: This designation includes three rail corridors that traverse Huntington Park: 1) Southern Pacific Railroad on Alameda Street; 2) Southern Pacific Railroad on Randolph Street; and 3) Union Pacific Railroad on Salt Lake Avenue.

OVERLAY DESIGNATIONS

Senior Citizen Housing Overlay: This category corresponds with sites identified by City staff as suitable for senior citizen housing. The designation allows these residences up to 225 units per acre, which are generally located in high-rise developments with shared open space, meeting facilities, and lower parking

requirements. Single Room Occupancy Hotels (SROs) are also permitted under this designation up to 400 units per acre.

Medium-Density Overlay: The purpose of the Medium-Density Overlay is to provide for multi-family residential units up to 17.42 units per acre in the underlying commercial zoning district. The Medium-Density Overlay identifies parcels that are suitable for the development of medium-density housing, either as the primary use on the parcel or in conjunction with other uses.

Single-Room Occupancy ("SRO") Overlay: The SRO Overlay designation allows mixed use development of commercial uses together with single room occupancy hotels. The overlay area is located on the east side of Santa Fe Avenue north of Randolph Street. The density is permitted up to 400 units per acre in addition to the uses provided for under the current General Commercial Land Use designation at a maximum FAR of 1:1.

Transit-Oriented Development (TOD) Overlay: The TOD Overlay is intended to create a compact and high-intensity mix of residential, office, retail, and public uses to promote areas of the city that have a high potential for pedestrian activity, generally within one-half mile of transit stations. The TOD Overlay may be applied on a parcel-by-parcel basis. The TOD Overlay should facilitate land use that encourages transit use through density, mix of land uses, building form, and design. The intent of the TOD Overlay is to improve urban form/design and reduce vehicle miles traveled through intense development to support transit ridership and sense of place. The minimum density within the TOD Overlay District is 30 dwelling units per acre and the maximum permitted is up to 70 dwelling units per acre.

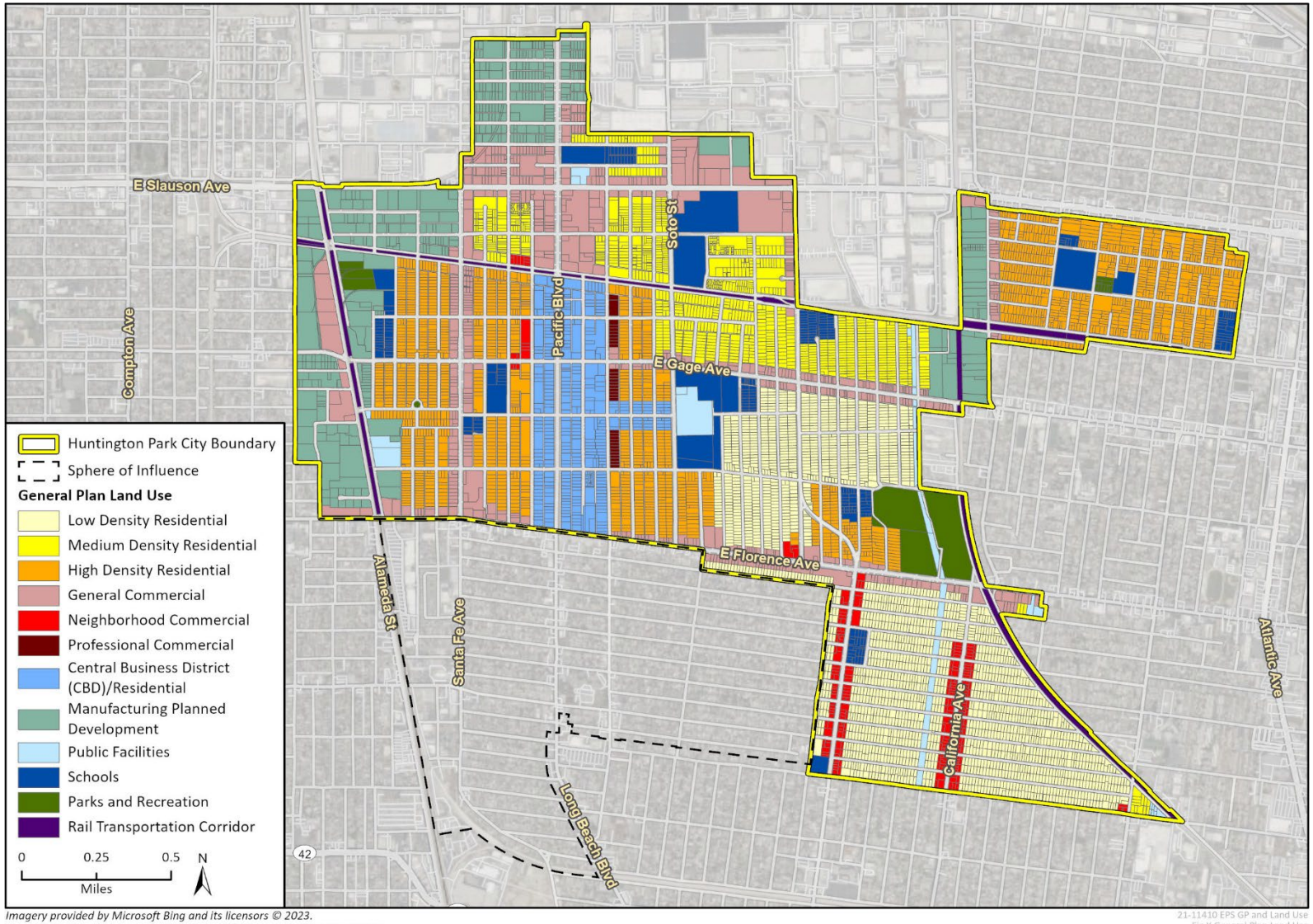
Affordable Housing Overlay: The Affordable Housing Overlay designation allows the development of affordable family housing at densities up to 70 dwelling units per acre. Senior citizen housing at a density of 225 units per acre, and single-room occupancy (SRO) facilities at a density of 400 units per acre, are also permitted.

Mixed-Use Overlay: The Mixed-Use Overlay designation allows residential development to occur in an area designated for another land use. The area along Santa Fe Avenue between Randolph Street and Florence Avenue will allow Medium Density Residential Development in addition to the land uses provided for under the current General Commercial Land Use designation, and property to the south of Clarendon Avenue will be limited to either commercial uses or vertically oriented mixed-use development (i.e., commercial/residential with only nonresidential uses on the ground level). Property located north of Clarendon Avenue will allow commercial uses, mixed uses, or solely residential use. Residential densities will be allowed to a maximum of 17.4 dwelling units per acre. The maximum allowable commercial floor area ratio ("FAR") intensity standard would remain at 1:1.

Parking Overlay: A Parking Overlay designation can exist in addition to the underlying land use designation. This overlay identifies areas where private owners or the City are encouraged to acquire property for parking facilities in order to alleviate

parking shortages, for example, on portions of Gage and Florence avenues. The Parking Overlay areas are shown on the Land Use Map.

Figure 3-2 Huntington Park General Plan Land Use Map



Imagery provided by Microsoft Bing and its licensors © 2023.
General Plan Land Use created from City of Huntington Park, 2015 GPLU Map.

21-11410 EPS GP and Land Use
Fig X General Plan Land Use

Attachment "E"



Housing Element and General Plan Update

Draft Environmental Assessment

prepared by

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September 2023

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Executive Summary

This document is an Environmental Assessment (EA) analyzing the environmental effects of the City of Huntington Park Draft 2021-2029 Housing Element and General Plan Update. This section summarizes the characteristics of, alternatives to, and the environmental impacts and mitigation measures associated with the HSEU.

Project Synopsis

Project Applicant

City of Huntington Park
Planning Division, Department of Community Development
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Project Description

The proposed project would involve an update to the Housing Element and General Plan Update for the 2021-2029 planning period, along with a focused update of the City's Safety Element and minor updates to the City's Land Use Element, land use designations, and zoning code. The proposed Housing Element and General Plan Update establishes programs, policies and actions to further the goal of meeting the existing and projected housing needs of all household income levels of the community; provides evidence of the City's ability to accommodate the Regional Housing Needs Assessment (RHNA) allocation through the year 2029, as established by the Southern California Association of Governments (SCAG), and identifies any rezoning program needed to reach the required housing capacity.

Housing Element Update

The Housing Element is comprised of the following major components:

- Community Profile Assessment
- Housing Capacity Analysis and Methodology
- Housing Resources
- Constraints to Housing Production
- Housing Plan

The Housing Element identifies Huntington Park's housing conditions and needs, and establishes the goals, objectives, and policies that comprise the City's housing strategy to accommodate projected

housing needs, including the provision of adequate housing for low-income households and for special-needs populations (e.g., unhoused people, seniors, single-parent households, large families, and persons with disabilities). The proposed Housing Element update would bring the element into compliance with State legislation passed since adoption of the 2008-2014 Housing Element and with the current RHNA. In December 2021, the SCAG Executive Board adopted the 6th Cycle RHNA Allocation Plan, which includes a fair share allocation for meeting regional housing needs for each community in the SCAG region.

Safety Element Update

The Safety Element Update will ensure consistency with the Housing Element Update and will comply with recent State legislation and guidelines (including Assembly Bill [AB] 162, Senate Bill [SB] 1241, SB 99, AB 747, SB 1035, and SB 379). Amendments incorporate data and maps, address vulnerability to climate change, incorporate policies and programs from the City's Natural Hazards Mitigation Plan, as well as partial or full integration of other City documents and programs. Key areas of the Huntington Park Safety Element Update include updated flooding and fire hazard maps, emergency response and preparedness, especially as they relate to the City's projected climate change exposure, and vulnerability. The Safety Element amendments will be submitted to the California State Board of Forestry and Fire Protection (CalFire) for review.

Land Use Element Update

The City's Land Use Element update will be prepared in compliance with Government Code Section 65302.10, which requires the City to update its Land Use Element to identify unincorporated island, fringe, or legacy communities inside or near its boundaries. The Land Use Element identifies and analyzes the service needs of the fringe community of Walnut Park, within the City's sphere of influence. The Land Use Element will also be amended to address consistency issues with newly developed Housing Element goals, policies, and programs. The General Plan Land Use Element will include a new Transit-Oriented Development land use overlay designation to allow a new zoning overlay district. The General Plan Land Use Map will be amended to apply the new Transit-Oriented Development (TOD) overlay designation to 36 parcels in the City.

Zoning Code Amendments

The City's Zoning Code will be amended to address constraints identified in the Housing Element and inconsistencies with State law, including:

- Modifying the City's manufactured homes regulations to align with only those regulations that also apply to single-family homes;
- Allowing employee housing according to state law;
- Establishing standards and by-right processing procedures for Low-Barrier Navigation Centers;
- Allowing transitional housing according to state law;
- Eliminating prohibitions on multiple dwelling units to align with state accessory dwelling unit law;
- Allowing emergency shelters according to state law;
- Addressing identified constraints in the existing Reasonable Accommodation ordinance;
- Establishing a new TOD Overlay District. ; and

The City's Zoning Map would be amended to apply the new TOD Overlay District to 36 parcels to qualify them for inclusion in the City's Housing Element Sites Inventory, as required by Government Code Section 65583(c)(1)(A).

RHNA Allocation

SCAG has allocated the region's housing unit growth needs to each city and county through a process called the RHNA. The RHNA represents the minimum number of housing units that the City is required to plan for in its housing element by providing "adequate sites" through the Huntington Park General Plan and zoning residential capacity. Huntington Park is also required to address its deficit in sites from the previous (5th Cycle) RHNA share (2014-2921). The "carryover" from the 5th Cycle Housing Element is 895 dwelling units. As shown below in Table ES-1, the City's RHNA share, including both the share of the current (6th Cycle) RHNA and carryover from the previous (5th Cycle) RHNA is 2,500 dwelling units.

Table ES-1 RHNA Percentage of Income Distribution

Income Level	Percent of Area Median Income (AMI)	5th Cycle	6th Cycle	Total RHNA Allocation
Very Low	0-50%	216	264	480
Low	51-80%	128	196	324
Moderate	81-120%	149	243	392
Above Moderate	>120%	402	902	1304
Total	--	865	1,605	2,500

Source: SCAG 2020

Table ES-2 shows a summary of the RHNA allocations over the 5th and 6th cycle, housing credits for pipeline projects and accessory dwelling units (ADUs), vacant and underutilized sites throughout Downtown Specific Plan (DTSP), sites proposed to be rezoned near transit, and the surplus of housing units above RHNA allocation. The total capacity of inventory sites exceeds the City's RHNA share by 14 percent. The City would exceed the RHNA allocation in each income distribution level and total allocation, providing a buffer beyond what is required to ensure the City's share of the RHNA is met within the eight-year planning period.

Table ES-2 RHNA and Opportunity Sites Summary

	Income Distribution				
Sites/Projects	Very Low	Low	Moderate	Above Moderate	Total
5th Cycle RHNA Allocation	216	128	149	402	895
6th Cycle RHNA Allocation	264	196	243	902	1,605
Total RHNA Allocation	**480**	**324**	**392**	**1304**	**2,500**
Pipeline Projects	13	36	7	1	57
Accessory Dwelling Units (ADUs)	26	50	2	34	112
Remaining RHNA After Subtracting Credits	**441**	**238**	**383**	**1,269**	**2,331**
Downtown Specific Plan (DTSP) Opportunity Sites	125	122	110	553	910
Slauson/Long Beach Transit Station Rezone Sites	169	152	214	534	1,069
Pacific/Randolph Transit Rezone Sites	105	89	131	328	653

Sites/Projects	Income Distribution				Total
	Very Low	Low	Moderate	Above Moderate	
Florence/Salt Lake Transit Rezone Site8	6	5	7	19	37
Total Units (Credits + Vacant/Underutilized + Rezone Sites)	**444**	**454**	**462**	**1,477**	**2,837**
Total Unit Surplus Above RHNA Share		94	70	173	337
Total % Buffer Above RHNA Share		12%	4%	5%	14%

Housing Opportunity Sites

Figure 2-3 of the *Project Description* lists each housing opportunity site in Huntington Park, including the address, APN, acreage, current use, and assumed income level distribution to fulfill the RHNA share of each opportunity site in the Downtown Specific Plan area, the Pacific/Randolph Transit area, the Florence Salt Lake Site area, and the Slauson Long Beach Transit area. As proposed, the opportunity sites can support a total of 2,668 units, exceeding the RHNA share by 337 units.

Project Objectives

- Provide a framework for accommodating approximately 2,500 new housing units, with a reasonable buffer of at least 14 percent above RHNA for lower- and moderate-income units for a total of 2,668 new units, at all levels of affordability within access to transit, job centers, schools, services, and open spaces.
- Plan for a buffer range of approximately 338 units to ensure ongoing compliance with the No Net Loss provisions of State housing law.
- Accommodate the City's share of the State-required RHNA for 5th and 6th Cycle Housing Element planning periods.
- Bring the Housing, Safety, and Land Use Elements into conformance with recently enacted State laws.
- Identify future housing sites with a collective capacity to meet the City's RHNA, including the requisite buffer capacity; and
- Continue to provide excellent services, parks, schools, and environmental setting, and offer new programs that support the City's increasing diversity and improved housing affordability. New Housing Element programs support this growth and self-mitigate potential negative impacts of growth on the physical environment in Huntington Park and the surrounding region.

Alternatives

As required by the California Environmental Quality Act (CEQA), this EA examines alternatives to the proposed project. Studied alternatives include the following two alternatives. Based on the alternatives analysis, Alternative 1 was determined to be the environmentally superior alternative.

- Alternative 1: No Project
- Alternative 2: Alternative Candidate Sites

Alternative 1 (No Project) assumes there is no change in zoning or General Plan land use designations for the parcels identified by the project. Current uses on the sites would continue under this alternative, with future full buildout of the Draft Housing Opportunity Sites limited by the existing zoning and General Plan designations. Buildout of the Draft Housing Opportunity Sites under existing zoning would allow for up to roughly 1,800 total housing units, housing a population of 5,400 residents. This alternative would only accomplish two of the six objectives identified for the project. It would not accomplish the project objectives of planning a buffer of up to 2,668 (14%) new housing units to ensure ongoing compliance with the No Net Loss provisions of State housing law.

Alternative 2 (Alternative Candidate Sites) involves General Plan, Zoning Code, and Specific Plan Amendments to as many as 89 low-and very-low income candidate sites. Alternative 2 would result in approximately 1,958 new dwelling units and approximately 6,070 new residents. This would equate to approximately 710 less units and approximately 2,180 less new residents than the proposed project. Like the proposed project, this Alternative also proposes various confirming amendments to the Zoning Code, General Plan, and related Specific Plans, and ancillary amendments to other planning documents, as necessary for clarification. This alternative would meet or exceed four of the six project objectives. In particular, this alternative does not create a framework for accommodating approximately 2,500 new housing units, with a reasonable buffer of at least 14 percent above RHNA for lower- and moderate-income units.

Refer to Section 6, *Alternatives*, for the complete alternatives analysis.

Issues to be Resolved

The proposed project would require approval by the California Department of Housing and Community Development (HCD).

Issues Not Studied in Detail in the EA

As indicated in Section 4.16, *Effects Found Not to be Significant*, there is no substantial evidence that significant impacts would occur to the following issue areas: Agricultural and Forestry Resources, Mineral Resources, and Wildfire. Impacts to Aesthetics, Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services and Recreation, Transportation, and Utilities and Service Systems are addressed in this EA.

Summary of Impacts and Mitigation Measures

Table ES-3 summarizes the environmental impacts of the proposed project, proposed mitigation measures, and residual impacts (the impact after application of mitigation, if required). Impacts are categorized as follows:

- **Significant and Unavoidable.** An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved per §15093 of the CEQA Guidelines.

- **Less than Significant with Mitigation Incorporated.** An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings under §15091 of the CEQA Guidelines.
- **Less than Significant.** An impact that may be adverse, but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.
- **No Impact:** The proposed project would have no effect on environmental conditions or would reduce existing environmental problems or hazards.

Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measure (s)	Residual Impact
Aesthetics		
Impact AES-1. There are no scenic vistas within the urbanized city. Impacts would be less than significant.	None	Less than Significant
Impact AES-2. There are no state scenic highways within or near city limits, therefore there would be a less than significant impact.	None	Less than significant
Impact AES-3. The proposed project includes rezoning that would accommodate new residential and mixed-use development throughout the City. The development facilitated by the proposed project would be subject to applicable zoning, municipal code, and general plan regulations which preserve scenic quality. With adherence to existing and future regulations, impacts would be less than significant.	None	Less than significant
Impact AES-4. The proposed project includes rezoning that would accommodate new residential and mixed-use development throughout the City. The development facilitated by the proposed project would be subject to applicable zoning, municipal code, and general plan regulations which preserve scenic quality. With adherence to existing and future regulations, impacts would be less than significant.	None	Less than significant
Air Quality		
Impact AQ-1. The Housing Element and General Plan Update would not conflict with the growth assumptions or policies of applicable air quality plans such as SCAQMD's 2022 Air Quality Management Plan. Impacts would be less than significant.	None	Less than significant
Impact AQ-2. Without mitigation Construction activities and operation of development facilitated by the Housing Element and General Plan Update could result in a cumulatively considerable net increase of a criteria pollutant for which the region is non-attainment area.	AQ-1 Construction Emissions Reduction. The City shall retain a qualified air quality analyst to prepare an Air Quality Impact Analysis to analyze construction emissions for individual development projects facilitated by the proposed project. The air quality analysis shall	Significant and unavoidable with mitigation

Impact	Mitigation Measure (s)	Residual Impact
Implementation of Mitigation Measures AQ-1 and AQ-2 would require air quality studies and project-specific emissions reduction measures for future development projects facilitated by the Housing Element and General Plan Update. Construction and operational impacts would be significant and unavoidable despite the implementation of feasible mitigation measures.	demonstrate that proposed project construction emissions are less than applicable SCAQMD regional and LST thresholds, and as applicable may include, but is not limited to, the following mitigations: ▪ All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times a day. ▪ All haul trucks transporting soil, sand, or other loose material off-site shall be covered. ▪ All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. ▪ All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. ▪ All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. ▪ Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points. ▪ All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper conditions prior to operation. ▪ Off-road diesel-powered construction equipment greater than 50 horsepower shall meet the USEPA Tier 4 emission standards, where available. In the event that Tier 4 engines are not available for any off-road equipment larger than 100 horsepower, that equipment shall be equipped with a Tier 3 engine or an engine that is equipped with retrofit controls to reduce exhaust emissions of NO_x and DPM to no more than Tier 3 levels unless certified by engine manufacturers or the onsite air quality construction mitigation manager that the use of such devices is not practical for specific engine types.	

Impact	Mitigation Measure (s)	Residual Impact
	▪ All construction equipment shall be outfitted with best available control technology (BACT) devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. ▪ Consistent with SCAQMD Rule 403, construction contractors shall identify and implement best available dust control measures during active construction operations capable of generating dust. ▪ Post a publicly visible sign with the telephone number and person to contact at the City of Huntington Park regarding dust complaints. This person shall respond and take corrective action within 48 hours. The SCAQMD's number shall also be visible to ensure compliance with applicable regulations. AQ-2 Operations Emissions Reduction. Future applicants at the opportunity sites shall retain a qualified air quality analyst to prepare an Air Quality Impact Analysis to analyze operational emissions for individual development projects facilitated by the proposed project. The air quality analysis shall demonstrate that proposed project operational emissions are less than applicable SCAQMD regional and LST thresholds, and as applicable may include, but is not limited to, the following mitigation: ▪ Implementation of a Transportation Demand Management Plan. ▫ Installation of additional electric vehicle charging stations ▫ Public infrastructure improvements (e.g., bus stop shelter improvements) ▫ Carpool or ridesharing programs ▫ Subsidized transit costs ▫ Unbundled parking costs ▫ Bicycle amenities (storage, showers, lockers, etc.) ▪ Use of all-electric appliances (i.e., elimination of natural gas service) ▪ Use solar or low emission water heaters that exceed Title 24 requirements ▪ Increased walls and attic insulation beyond Title 24 requirements ▪ Required use of electric lawnmowers, leaf-blowers, and chainsaws	

Impact	Mitigation Measure (s)	Residual Impact
Impact AQ-3. Construction activities for projects lasting longer than two months or located within 1,000 feet of sensitive receptors could expose sensitive receptors to substantial pollutant concentrations. Operation of development facilitated by the Housing Element and General Plan Update would not expose sensitive receptors to operational sources of toxic air contaminants. Impacts from construction would be less than significant with mitigation. Impacts from operation would be less than significant. Impacts from carbon monoxide hotspots would be less than significant. Construction and operation LSTs would be significant and unavoidable.	AQ-3 Conduct Construction Health Risk Assessment. The City shall require a construction health risk assessment (HRA) for future development projects that have the following three characteristics: ▪ The project is located within 1,000 feet of sensitive receptors. ▪ Project construction would last longer than two months. ▪ Project construction would not utilize equipment rated U.S. EPA Tier 4 (for equipment of 50 horsepower or more); construction equipment fitted with Level 3 Diesel Particulate Filters (or equivalent) for all equipment of 50 horsepower or more; or implement the use of alternative fuel construction equipment. The construction HRA shall determine potential risk and compare the risk to the following SCAQMD thresholds: ▪ Increased cancer risk of > 10.0 in a million; ▪ Increased non-cancer risk of > 1.0 Hazard Index (Chronic or Acute); or ▪ Ambient $PM_{2.5}$ increase of > 0.3 $\mu g/m^3$ annual average. If risk exceeds the thresholds, the project applicant and/or construction contractor shall incorporate measures such as requiring the use of Tier 4 engines, Level 3 Diesel Particulate Filters, and/or alternative fuel construction equipment to reduce the risk to appropriate levels. The project applicant shall provide the construction HRA to the City for review and concurrence prior to project approval.	Significant and unavoidable with mitigation
Impact AQ-4. Development facilitated by the proposed project would not generate odors adversely affecting a substantial number of people during construction or operation. Impacts would be less than significant.	None	Less than significant
Biological Resources		
Impact BIO-1. The project could result in direct or indirect impacts to Biological Resources. Impacts would be less than significant with mitigation incorporated.	BIO-1 Nesting Birds and Raptors. ▪ To avoid disturbance of nesting and special-status bird species protected by the MBTA and CFGC, activities related to project construction, including but not limited to, vegetation removal, ground disturbance, and demolition shall occur outside of the bird breeding season (February 15 through August 31). If construction at a site must be initiated during the nesting season, vegetation and/or tree removal should be planned to occur outside the nesting season (September 1 to February 14) and a	Less than Significant with mitigation

Impact	Mitigation Measure (s)	Residual Impact
	preconstruction nesting bird survey shall be conducted by a biologist qualified to perform nesting bird surveys and monitoring of avian species known to occur in Los Angeles County, no more than three days prior to initiation of construction activities. If the proposed project is phased or construction activities stop for more than one (1) week during the nest season, a subsequent pre-construction nesting bird and raptor survey will be required no more than three days prior to resuming construction. The nesting bird preconstruction survey shall be conducted on foot inside the project disturbance areas and an additional 100-foot buffer surrounding the project disturbance areas. If no nests or an inactive avian nest is found, construction may proceed. If an active avian nest is discovered during the preconstruction clearance survey, construction activities shall stay outside of a 50- to 200-foot buffer for common nesting birds around the active nest, as determined by a qualified biologist. For listed species and raptor species, this buffer shall be expanded to 500 feet or as determined by a biologist to be suitable for protection of the nest. ▪ Inaccessible areas, such as areas located high up in trees or private properties, shall be surveyed from afar using binoculars. The survey shall be conducted by a qualified biologist familiar with the identification of avian species known to occur in Los Angeles County. If nests are found, an appropriate avoidance buffer shall be determined by a qualified biologist and demarcated with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. Effective buffer distances are highly variable and based on specific project stage, bird species, stage of nesting cycle, work type, and the tolerance of a particular bird pair. The buffer may be up to 500 feet in diameter, depending on the species of nesting bird found, proposed work activities, and the biologist's observations. Copies of the nesting birds and raptors survey results shall be submitted to the City. If no nesting birds are observed during pre-construction surveys, no further actions would be necessary.	

Impact	Mitigation Measure (s)	Residual Impact
	BIO-2 Bat Pre-Construction Survey. ▪ To avoid disturbance of special-status bat species during removal of trees, buildings, or other suitable roost structures, a preconstruction roosting bat survey shall be conducted by a qualified bat biologist no more than 30 days prior to initiation of construction activities that will remove trees and/or structures. A passive acoustic survey shall identify the species using the area for day/night roosting. ▪ If special-status roosting bats are present and their roost will be impacted, a qualified bat biologist shall prepare a plan to identify the proper exclusionary methods, which may include the installation of bat deterrent devices, to passively exclude roosting bats from any structures in the work areas. Implementation of proper exclusionary methods shall be overseen by the bat biologist. If it is determined that an active maternity roost is present, the roost shall not be disturbed during the breeding season (approximately March through September). If it is determined to not be an active maternity roost, the tree or structure may be removed under the guidance of a qualified bat biologist. Copies of the roosting bat survey results shall be submitted to the City. ▪ Removal of mature trees shall occur as close to sunset as feasible to allow potential roosting bats to escape during their natural emergence times. ▪ For trees determined by the bat biologist to be highly suitable roost sites, removals shall be monitored by a qualified biologist and shall occur by pushing down the entire tree (without trimming or limb removal) using heavy equipment and leaving the felled tree on the ground untrimmed and undisturbed for a period of at least 24 hours. BIO-3 Burrowing Owl. ▪ No less than 14 days prior to ground-disturbing construction activities (vegetation clearance, grading, building demolition), a qualified biologist (i.e., a wildlife biologist with previous burrowing owl survey experience) shall conduct pre-construction take avoidance surveys on and within 200 meters (656 feet) of the construction zone to identify occupied breeding or wintering burrowing owl burrows. The take avoidance burrowing	

Impact	Mitigation Measure (s)	Residual Impact
	owl surveys shall be conducted in accordance with the Staff Report on Burrowing Owl Mitigation (2012 Staff Report; CDFG 2012) and shall consist of walking parallel transects and noting any burrows with fresh burrowing owl sign or presence of burrowing owls. Copies of the burrowing owl survey results shall be submitted to the City. ▪ If burrowing owls are detected on site, no ground-disturbing activities shall be permitted within 200 meters (656 feet) of an occupied burrow during the breeding season (February 1 to August 31), unless otherwise determined advisable by a qualified biologist and the City. During the nonbreeding season (September 1 to January 31), ground-disturbing work can proceed near active burrows as long as the work occurs no closer than 50 meters (165 feet) from the burrow. Depending on the level of disturbance, a smaller buffer may be established in coordination with a qualified biologist and the City. ▪ If avoidance of active burrows is infeasible during the nonbreeding season, then, before breeding behavior is exhibited and after the burrow is confirmed empty by site surveillance and/or scoping, a qualified biologist shall implement a passive relocation program in accordance with Appendix E (i.e., Example Components for Burrowing Owl Artificial Burrow and Exclusion Plans) of the 2012 CDFW Staff Report on Burrowing Owl Mitigation (CDFG 2012). Passive relocation consists of excluding burrowing owls from occupied burrows and providing suitable artificial burrows nearby for the excluded burrowing owls. A burrowing owl monitoring and mitigation plan will be prepared that outlines how passive relocation would occur and where the replacement burrows would be constructed. It would also outline the monitoring and maintenance requirements for the artificial burrows.	
Cultural and Tribal Cultural Resources		
Impact CUL-1. Development facilitated by the Housing Element and General Plan Update has the potential to cause a significant impact on a historic resource if development by the project would cause a substantial adverse change in the significance of that resource. This impact would be significant and unavoidable.	CUL-1 Historical Built Environment. A historical resources evaluation shall be prepared for any development under the proposed project involving a property containing buildings, structures, or other built environment features that are 45 years of age or older. The evaluation shall be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional	Significant and unavoidable with mitigation

Impact	Mitigation Measure (s)	Residual Impact
	Qualifications Standards (PQS) in architectural history or history as defined in 36 CFR Part 61. The qualified architectural historian or historian shall conduct an intensive-level evaluation in accordance with the guidelines and best practices promulgated by the State Office of Historic Preservation to identify any potential historical resources within the proposed project area. All built environment features 45 years of age or older shall be evaluated within their historic context and documented in a report meeting the State Office of Historic Preservation guidelines. All evaluated properties shall be documented on Department of Parks and Recreation Series 523 Forms and attached to a report that shall be submitted to the City for review and concurrence. If historical resources are identified within the project area of a proposed development, efforts shall be made to the extent feasible to ensure that impacts are mitigated in a manner consistent with Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards). Pursuant to CEQA, a project that has been determined to conform with the Standards generally would not cause a significant adverse direct or indirect impact to historical resources (14 CCR § 15126.4(b)(1)). Application of the Standards shall be overseen by a qualified architectural historian or historic architect meeting the PQS. In conjunction with any development application that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City for review and concurrence. If significant historical resources are identified on a development site and compliance with the Standards and or avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. Mitigation measures may include documentation of the historical resource in the form of a Historic American Building Survey (HABS)-like report. The report shall comply with the Secretary of the Interior's Standards for Architectural and Engineering Documentation and shall generally follow the HABS Level III requirements, including digital photographic recordation, detailed historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the PQS, and copies	

Impact	Mitigation Measure (s)	Residual Impact
	shall be filed with the City of Huntington Park, Department Community Development, Planning and Zoning Division prior to issuance of any permits for demolition or alteration of the historical resource.	
Impact CUL-2. Development of the Housing Element and General Plan Update could adversely affect identified and previously unidentified archaeological resources. impacts would be less than significant with the implementation of mitigation.	CUL-2(a) Worker's Environmental Awareness Program. Prior to the commencement of any ground-disturbing activities, a qualified archaeologist shall be retained to conduct a Worker's Environmental Awareness Program (WEAP) training on archaeological sensitivity for all construction personnel. The training shall be conducted by an archaeologist who meets or exceeds the Secretary of Interior's Professional Qualification Standards for archaeology. Archaeological sensitivity training will include a description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find. CUL-2(b) Unanticipated Discovery of Archaeological Resources. In the event of the unanticipated discovery of archaeological materials, the project applicant shall immediately cease all work activities in the immediate area (approximately 50 feet) of the discovery until it can be evaluated by a qualified archaeologist who meets or exceeds the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983). Construction shall not resume in the immediate area of the discovery until the qualified archaeologist has conferred with the City on the significance of the resource. If it is determined that the discovered archaeological resource constitutes a historical resource or unique archaeological resource pursuant to CEQA, additional work may be required. Avoidance and preservation in place shall be the preferred manner of mitigation. Preservation in place maintains the important relationship between artifacts and their archaeological context and serves to avoid conflict with traditional and religious values of groups who may ascribe meaning to the resource. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is determined to be infeasible, additional mitigation will be required, such as data recovery through excavation. Should data recovery be required, an Archaeological Resources Treatment Plan	Less than significant with mitigation

Impact	Mitigation Measure (s)	Residual Impact
	shall be prepared and implemented by the qualified archaeologist in consultation with the City that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource. The City shall consult with interested Native American representatives affiliated with the area in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resource, beyond that which is scientifically important, are considered. CUL-2(c) Archaeological Resources and Native American Monitors. During initial ground disturbing activities related to the proposed development projects, monitoring shall be conducted under the supervision of a qualified archaeologist who meets or exceeds the Secretary of the Interior's professional qualification standards for archaeology (National Park Service 1983) and a locally affiliated Native American monitor from an interested Tribe for all construction activities, in accordance with City of Huntington Park General Plan Policies. Initial ground disturbance is defined as disturbance within previously undisturbed native soils. If, during initial ground disturbance, the qualified archaeologist determines that the construction activities have little or no potential to impact cultural resources (e.g., excavations are within previously disturbed, non-native soils, or within soil formation not expected to yield cultural resources deposits), the qualified archaeologist may recommend that monitoring be reduced or eliminated, in consultation with the Native American monitor and the applicant.	
Impact CUL-3 and CUL-4. Development accommodated by the Housing Element and General Plan Update could adversely impact tribal cultural resources. Impacts would be less than significant with the implementation of mitigation through consultation conducted pursuant to the requirements of AB 52 and SB 18.	Mitigation measures CUL-2(a) and CUL-2(b) would apply.	Less than significant with mitigation
Energy		
Impact E-1. Implementation of the proposed project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction nor operation. Impacts would be less than significant.	None	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
Impact E-2. Implementation of the housing element update would not conflict with nor obstruct a state or local plan for renewable energy or energy efficiency. Impacts would be less than significant.	None	Less than significant
Geology and Soils		
Impact GEO-1. The project site is not within an Alquist-Priolo earthquake fault zone, therefore there would be no impact.	None	No impact
Impact GEO-2. Development facilitated by the project could result in exposure of people or structures to a risk of loss, injury, or death involving strong seismic ground shaking. With compliance of applicable laws and regulations, the impact would be less than significant.	None	Less than significant
Impact GEO-3. Development facilitated by the project could result in exposure of people or structures to a risk of loss, injury, or death involving liquefaction. With compliance of applicable laws and regulations, the impact would be less than significant.	None	Less than significant
Impact GEO-4. Development facilitated by the project could result in exposure of people or structures to a risk of loss, injury, or death involving landslides. With compliance of applicable laws and regulations, the impact would be less than significant.	None	Less than significant
Impact GEO-5. With adherence to applicable laws and regulations, the proposed project would not result in substantial soil erosion or the loss of topsoil. Therefore, this impact would be less than significant.	None	Less than significant
Impact GEO-6. Development facilitated by the project could result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse due to unstable soil. With compliance of applicable laws and regulations, the impact would be less than significant.	None	Less than significant
Impact GEO-7. There is a minimal risk of expansive soils in Huntington Park, therefore impacts associated with expansive soils would be less than significant.	None	Less than significant
Impact GEO-8. Development facilitated by the proposed project would occur on urban sites that would be served by existing infrastructure and would not include use of septic systems. Impacts related to septic tanks or alternative wastewater disposal systems would be less than significant.	None	Less than significant
Impact GEO-9. Development facilitated by the proposed project could adversely affect previously unidentified paleontological resources.	GEO-1(a) Paleontological Resources Management. Housing development projects that require ground disturbance (grading, trenching, foundation work, and other excavations) beyond five feet below ground	Less than significant with mitigation

Impact	Mitigation Measure (s)	Residual Impact
Impacts to paleontological resources would be less than significant with mitigation incorporated.	surface (bgs) on a site located in an area mapped as Quaternary young (Holocene) alluvial fan deposits (Qyf) where it was not previously excavated beyond five feet bgs, shall comply with the following requirements prior to the commencement of any construction activities: 1. The Developer shall retain a qualified professional paleontologist to review project plans to determine if underlying paleontologically sensitive units (i.e., (i.e., Qoa) could be impacted. If potentially significant impacts are identified, the qualified professional paleontologist shall prepare and implement a Paleontological Resources Mitigation Plan (PRMP). The PRMP shall describe mitigation recommendations, including paleontological monitoring procedures; communication protocols to be followed in the event that an unanticipated fossil discovery is made during project development; and preparation, curation, and reporting requirements. 2. As part of a PRMP, require the Qualified Paleontologist or his or her designee to conduct Worker Environmental Awareness Program (WEAP) training for the general contractor, subcontractor(s), and all construction workers participating in earth disturbing activities, regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by on-site personnel. The WEAP shall be fulfilled at the time of a preconstruction meeting. A training acknowledgment form must be signed by all workers who receive the training and retained by the City. In the event a fossil is discovered by construction personnel, all work in the immediate vicinity of the find shall cease and the qualified paleontologist shall be contacted to evaluate the find before re-starting work in the area. If it is determined that the fossil(s) is (are) scientifically significant, the qualified paleontologist shall complete the mitigation outlined below (GEO-1[b]) to mitigate impacts to significant fossil resources. 3. Conduct monitoring during ground construction activities (i.e., grading, trenching, foundation work, and other excavations). Monitoring shall be conducted by a qualified paleontological monitor, who is defined as an individual	

Impact	Mitigation Measure (s)	Residual Impact
	who meets the minimum qualifications per standards set forth by the SVP (2010), which includes a B.S. or B.A. degree in geology or paleontology with one year of monitoring experience and knowledge of collection and salvage of paleontological resources. The duration and timing of the monitoring shall be determined by the Qualified Paleontologist and the location and extent of proposed ground disturbance. If the Qualified Paleontologist determines that full-time monitoring is no longer warranted, based on the specific geologic conditions at the surface or at depth, the Qualified Paleontologist may recommend that monitoring be limited to periodic spot-checking or cease entirely. GEO-1(b) Fossil Discovery, Preparation, and Curation. If a paleontological resource is discovered at any time during earthmoving activities, the construction contractor shall ensure that all construction activities in the immediate area of the find are halted and diverted, and the City is contacted. A qualified paleontologist shall be retained (if not done so already) to evaluate the discovery. The paleontologist shall have the authority to temporarily direct, divert or halt construction activity around the find until it is assessed for scientific significance and collected to ensure that the fossil(s) can be removed in a safe and timely manner. Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection (such as the Natural History Museum of Los Angeles County [NHMLAC]) along with all pertinent field notes, photos, data, and maps.	
Greenhouse Gas Emissions		
Impact GHG-1. Implementation of the housing element and General Plan update would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Impacts would be less than significant with mitigation incorporated.	GHG-1 GHG Reduction Actions. Future individual projects facilitated by the proposed project would be required to implement with the following GHG reduction actions to ensure compliance with the 2022 Scoping Plan or demonstrate how the project would comply with the 2022 Scoping plan without implementing each one or more of these GHG reduction actions. ▪ Transportation Electrification. Future projects under the proposed project shall comply with the most ambitious voluntary standards for transportation electrification in the California Building Standards Code at	Less than Significant with mitigation

Impact	Mitigation Measure (s)	Residual Impact
	the time of approval or demonstrate that the future project would still comply with the 2022 Scoping Plan without meeting the California Building Standards Code voluntary standards.[1] ▪ VMT Reduction – Parking. Future projects under the proposed project shall include one of the following parking reduction requirements or demonstrate that the future project would still comply with the 2022 Scoping Plan without meeting the parking reduction requirements: ▫ Eliminate parking requirements or include the maximum allowable parking ratio ((i.e., the ratio of parking spaces to residential units or square feet); or ▫ Provide residential parking supply at a ratio of less than one parking space per dwelling unit; or ▫ For multi-family residential development, parking costs to be unbundled from costs to rent or own a residential unit. ▪ VMT Reduction – Affordable Housing. Future projects under the proposed project shall allocate a minimum of 20 percent of units to be designated as affordable or lower income or demonstrate that the future project would still comply with the 2022 Scoping Plan without meeting the affordable housing requirements. ▪ Building Decarbonization. Future projects under the Housing Element shall use all-electric appliances without any natural gas connections and shall not use propane or other fossil fuels for space heating, water heating, or indoor cooking. Demonstrating that the future project would still comply with the 2022 Scoping Plan without using all-electric appliances or other fossil fuels for appliances, may be used in lieu of all electric dwelling units.	
Hazards and Hazardous Materials		
Impact HAZ-1. Development facilitated by the project may result in the release of potentially hazardous materials and may occur within 0.25 mile of a school. However, compliance with regional and federal regulations related to hazardous materials and compliance with the Safety Element policies would minimize the risk	None	Less than significant

[1] For reference, the 2022 Title 24 most ambitious voluntary standards require 40 percent of parking spaces be EV ready and a minimum of 15 percent of all parking spaces have EV charging stations. Depending on the year in which subsequent projects are approved, future Title 24 standards may supersede these requirements.

Impact	Mitigation Measure (s)	Residual Impact
of releases and exposure to these materials. Impacts would be less than significant.		
Impact HAZ-2. Development facilitated by the project could result in development on sites contaminated with hazardous materials. However, compliance with applicable regulations relating to site remediation would minimize impacts from development on contaminated sites, resulting in a less than significant impact.	None	Less than significant
Impact HAZ-3. There are no airports within two miles of the city of Huntington Park, and Huntington Park is not within the influence area of an airport. No impact would occur.	None	No impact
Impact HAZ-4. Development facilitated by the project would not result in physical changes that could interfere with or impair emergency response or evacuation. Therefore, the project would not result in interference with these types of adopted plans. Impacts would be less than significant.	None	Less than significant
Impact HAZ-5. The proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss involving wildland fires. Impacts would be less than significant.	None	Less than significant
Hydrology and Water Quality		
Impact HYD-1. Development facilitated by the project would not violate water quality standards or Waste Discharge Requirements, or otherwise substantially degrade surface or groundwater quality. Impacts would be less than significant.	None	Less than significant
Impact HYD-2. Development facilitated by the project would not interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of local groundwater basins. Impacts would be less than significant.	None	Less than significant
Impact HYD-3. Development under the Housing Element and General Plan Update would not substantially alter the existing drainage pattern of future development sites, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or substantially increase the rate or amount of surface runoff in a manner which would result in flooding or exceed the capacity of stormwater drainage systems. Impacts related to drainage patterns would be less than significant.	None	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
Impact HYD-4. Development included under the proposed Project would not place housing and other structures within FEMA-designated Flood Hazard Areas and tsunami zones. Impacts would be less than significant.	None	Less than significant
Land Use and Planning		
Impact LU-1. Implementation of the proposed project would not physically divide an established community. Impacts would be less than significant.	None	Less than significant
Impact LU-2. The proposed project would update the Land Use Element, Housing Element, and Safety Element to bring the City's General Plan into conformance with State requirements and facilitate development aligned with the vision of the General Plan. These updates would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. There would be no impact.	None	No impact
Noise		
Impact NOI-1. Construction of individual projects facilitated by the proposed project would temporarily increase noise levels, potentially affecting nearby noise-sensitive land uses. Development facilitated by the proposed project would also introduce new noise sources and contribute to increases in operational noise. The continued regulation of noise, consistent with the City Code and General Plan noise element policies would minimize disturbance to adjacent land uses. However, construction and operational stationary noise could exceed standards. construction noise would be significant and unavoidable even with mitigation.	NOI-1 Construction Noise Reduction Measures. Construction contractors of projects implemented under the proposed project shall implement the following measures for construction activities conducted within the City. Construction plans submitted to the City shall include construction noise analysis and identify these measures on demolition, grading, and construction plans submitted to the City. The City shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading and/or building permits. 1. Mufflers. During all construction phases, all construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers' standards. 2. Shielding and Silencing. Power construction equipment (including combustion engines), fixed or mobile, shall be equipped with noise shielding and silencing devices consistent with manufacturer's standards or the Best Available Control Technology. Equipment shall be properly maintained, and the project applicant or owner shall require any construction contractor to keep documentation on-site during any earthwork or construction activities demonstrating that the equipment has	Significant and unavoidable with mitigation

Impact	Mitigation Measure (s)	Residual Impact
	been maintained in accordance with manufacturer's specifications. 3. Stationary Equipment. All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receivers. 4. Signage. For the duration of construction, the applicant or contractor shall post a sign in a construction zone that includes contact information for any individual who desires to file a noise complaint. 5. Construction Staging Areas. Construction staging areas shall be located as far from noise-sensitive uses as reasonably possible and feasible in consideration of site boundaries, topography, intervening roads and uses, and operational constraints. 6. Smart Back-Up Alarms. Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction. 7. Equipment Idling. Construction vehicles and equipment shall not be left idling for longer than five minutes when not in use. 8. Use of Driven Pile Systems. Driven (impact), sonic, or vibratory pile drivers shall not be used, except in locations where the underlying geology renders alternative methods infeasible, as determined by a soils or geotechnical engineer and documented in a soils report. 9. Temporary Noise Barriers. Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the acceptable standards (e.g., 80 dBA L_{eq} at residential receptors during the daytime) and when the anticipated construction duration is greater than is typical (e.g., two years or greater). Temporary noise barriers shall be constructed with solid materials (e.g., wood) with a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the barrier. If a sound blanket is used, barriers shall be constructed with solid material with a density of at least 1 pound per square foot with no gaps from the ground to the top of the barrier and be lined on the construction side with acoustical blanket, curtain or	

Impact	Mitigation Measure (s)	Residual Impact
	equivalent absorptive material rated sound transmission class (STC) 32 or higher. 10. Noise Complaint Response. Project applicants shall designate an on-site construction project manager who shall be responsible for responding to any complaints about construction noise. This person shall be responsible for responding to concerns of neighboring properties about construction noise disturbance and shall be available for responding to any construction noise complaints during the hours that construction is to take place. They shall also be responsible for determining the cause of the noise complaint (e.g., bad silencer) and shall require that reasonable measures be implemented to correct the problem. A toll-free telephone number shall be posted in a highly visible manner on the construction site at all times and provided in all notices (mailed, online website, and construction site postings) for receiving questions or complaints during construction and shall also include procedures requiring that the on-site construction manager to respond to callers. The on-site construction project manager shall be required to track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction and shall notify the City's Community Development Director of each complaint occurrence. NOI-2 Operational Stationary Source Noise Reduction Measures. The City shall update the HPMC to include exterior noise limits for non-transportation, stationary sources of 60 dBA L_{eq} during the daytime (7:00 a.m. and 10:00 p.m.) and 50 dBA L_{eq} during the nighttime (10:00 p.m. and 7:00 a.m.) at residential uses and other sensitive receptor property lines. The nighttime limit shall only apply to sensitive receptors which are in use at night. Development projects shall conduct site-specific noise analysis, including any necessary noise reduction measures, to ensure that stationary source (e.g., mechanical equipment and truck loading docks) noise levels remain below these exterior noise standards.	
Impact NOI-2. Construction of individual projects facilitated by the project would temporarily generate groundborne vibration, potentially affecting nearby land uses. Operation of development facilitated by the project would not result in substantial groundborne vibration and	NOI-3 Construction Vibration Control Plan. Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures such as historical resources, 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or	Less than significant with mitigation

Impact	Mitigation Measure (s)	Residual Impact
noise. This impact would be less than significant with mitigation.	within 75 feet of engineered concrete and masonry (no plaster); a vibratory roller within 40 feet of fragile historical resources or 25 feet of any other structure; or a dozer or other large earthmoving equipment within 20 feet for a fragile historical structure or 15 feet of any other structure, the project applicant shall prepare a groundborne vibration analysis to assess and mitigate potential noise and vibration impacts related to these construction activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed FTA architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving, static rollers as opposed to vibratory rollers, and lower horsepower earthmoving equipment shall be used. If necessary, construction vibration monitoring shall be conducted by a qualified acoustical consultant or structural engineer to ensure FTA vibration thresholds are not exceeded.	
Impact NOI-3. The proposed project would not facilitate development within the vicinity of an airport land use plan or airport. The impact of airport or airstrip operations on new development would be less than significant.	None	Less than significant
Population and Housing		
Impact POP-1. Implementation of the proposed project would allow up to 2,668 additional housing units and an estimated 10,646 residents. This would exceed Connect SoCal 2020 population and housing forecasts but would be consistent with the City's RHNA allocation. SCAG's next RTP/SCS would incorporate the Housing Element and General Plan Update. Growth resulting from the project would therefore be anticipated and would not result in unplanned population growth. This impact would be less than significant.	None	Less than Significant
Impact POP-2. Development facilitated by the project would occur on vacant, underutilized or underdeveloped lots, and would not displace substantial numbers of existing people or housing. Impacts would be less than significant.	None	Less than Significant

Impact	Mitigation Measure (s)	Residual Impact
Public Services and Recreation		
Impact PS-1. Development facilitated by the Proposed Project would increase the population in the city, which would increase demand for fire protection services. However, this increase would not require additional and/or expanded fire protection facilities. Impacts would be less than significant.	None	Less than significant
Impact PS-2. Development facilitated by the Proposed Project would increase the population in the city, which would increase demand for police protection services. However, this increase would not require additional and/or expanded police protection facilities. Impacts would be less than significant.	None	Less than significant
Impact PS-3. Development accommodated by the Proposed Project would result in an increase in population in the planning area, potentially resulting in the need for additional and/or expanded school facilities. However, Government Code 65995 (b) would require funding for the provision or expansion of new school facilities to offset impacts from new residential. Additionally, accommodating growth pursuant to the RHNA may require adjustments to the rate of inter-district permits. This impact would be less than significant.	None	Less than significant
Impact PS-4. Development under the project would incrementally increase the City population and increase the use of existing library facilities. However, property taxes related to new development would contribute to any necessary new or expanded library facilities. impacts related to the provision of new or physically altered public facilities would be less than significant.	None	Less than significant
Impact PS-5. Development under the project would incrementally increase the City's population and increase the use of existing parks and recreational facilities and reduce the City's parkland to population ratio. However, development fees in-lieu of parks pursuant to the Quimby Act would be required as part of the individual projects. impacts related to the physical deterioration of parkland or recreational facilities, and the need to construct new facilities, would be less than significant.	None	Less than significant
Transportation		
Impact TRA-1. The proposed project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, and bicycle and pedestrian facilities. This impact would be less than significant.	None	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
Impact TRA-2. The proposed project would not conflict with or be inconsistent with CEQA Guidelines section 15064.3. This impact would be less than significant.	None	Less than significant
Impact TRA-3. The Housing Element Update would not introduce hazardous road design features or incompatible uses. Impacts would be less than significant.	None	Less than significant
Impact TRA-4. Implementation of the Housing Element Update involves infill development in areas currently served by emergency access. Although development density would increase, access to sites would not change. Impacts would be less than significant.	None	Less than significant
Utilities and Service Systems		
Impact UTIL-1. Development facilitated the Proposed Project may require the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, and telecommunications facilities in Huntington Park. While new connections to existing utility service systems would be required, such connections would not result in disturbance beyond individual development sites and adjacent infrastructure corridors. Impacts would be less than significant.	None	Less than significant
Impact UTIL-2. Population increase anticipated by implementation of the Proposed Project Could place increased demand on water supply in normal and drought years. While projections considered in the UWMP are less than those afforded by implementation of the Proposed Project, sufficient water supply exists to serve the population due to conservation efforts and during multiple dry years. Impacts would be less than significant.	None	Less than significant
Impact UTIL-3. Development facilitated the Proposed Project would not require the relocation or construction of new or expanded wastewater treatment facilities in Huntington Park. Impacts would be less than significant.	None	Less than significant
Impact UTIL-4. Development facilitated by the project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure. The project would not impair the attainment of solid waste reduction goals and would comply with federal, State, and local statutes and regulations related to solid waste. Impacts would be less than significant.	None	Less than significant

1 Introduction

Pursuant to California Government Code (GOV) § 65759, this Environmental Assessment (EA) has been prepared to identify the potentially significant environmental effects from the proposed City of Huntington Park ("Huntington Park" or "City") Draft Housing Element and General Plan Update, which includes amendments to land use and zoning development standards and updates to the Safety Element (hereinafter referred to collectively as "proposed project").

To ensure consistency with current State housing law, the proposed project updates the existing Huntington Park Housing and Safety Elements to include revised goals and policies, and new modified and continuing implementation programs. Housing and Safety elements are each one of seven State-mandated General Plan elements. Among other requirements, housing elements must identify, analyze, and make adequate provision for the existing and projected housing needs of all economic segments of the community. The City is also considering updates to the Safety Element to include evacuation, disaster preparedness, and safety goals, policies, and objectives. To fulfill the requirements of the Housing Element, the proposed project would also involve minor changes to the City of Huntington Park's Land Use Element, land use designations, and zoning code.

The proposed project includes goals, policies, programs, and objectives to further the development, improvement, and preservation of housing in Huntington Park in a manner that is aligned with community desires, regional growth projections, and State law. The proposed project will provide evidence of the City's ability to accommodate the Regional Housing Needs Assessment (RHNA) through the year 2029, as established by the Southern California Association of Governments (SCAG). The proposed project will lay the foundation for the achievement of the City's RHNA allocation of 2,500 additional units and provide a framework for introducing new housing at all levels of affordability. These units may occur anywhere in the City where residential uses are permitted, as well as in areas that may be rezoned in the future to allow for residential uses of adequate density. Chapter 2.0, *Project Description*, discusses the proposed project in detail.

Government Code §§ 65580–65589.8 require that jurisdictions evaluate their housing elements every eight years. The current statutory update in the SCAG region covers the eight-year Sixth Housing Element Cycle (October 1, 2021 to October 31, 2029). Pursuant to Government Code Section 65584.09, if a jurisdiction failed to make adequate sites available to accommodate the regional housing need in the prior planning period, the jurisdiction must zone or rezone sites to accommodate any unaccommodated need. In addition to the City's 6th Cycle RHNA, Huntington Park's total unaccommodated need from the 5th cycle of 895 units must be planned for in the 6th Cycle. The currently proposed project (Sixth Cycle), subject of this EA, represents a comprehensive update to the City's existing Housing Element. The proposed project would comply with State housing law and reflect SCAG's Sixth Cycle RHNA Allocation Plan. The proposed project includes revised goals and policies, and new, modified, and continuing implementation programs. The Housing Element Update (HEU) is included in its entirety in Appendix A, Draft 2021-2029 Housing Element Update. Respectively, drafts of the Safety and Land Use Elements are also included in their entirety as Appendix B and C, Draft Health and Safety Element Update and Draft Land Use Element Update.

The environmental review process for the proposed project and legal basis for preparing an EA are described in detail below.

1.1 Environmental Assessment Purpose

This document is intended to provide an EA pursuant to Government Code § 65759 in the physical form of a Draft Environmental Impact Report (Draft EIR), as directed by the Court, and as to provide public agency decision-makers and the public with an analysis of the project's potentially significant environmental effects. Further, this EA serves to identify feasible alternatives and mitigation measures that would avoid or substantially lessen any potential significant effects.

On March 15, 2021, Communities for a Better Environment filed a petition for writ of mandate and complaint for declaratory and injunctive relief against the City of Huntington Park (Case Number: #21STCP00834). The Los Angeles County Superior Court ruled on July 14th, 2022, that the City must adopt the judgement as follows:

A peremptory writ of mandate was issued pursuant to Government Code § 65754 ordering the City of Huntington Park to bring its General Plan into compliance with the state as follows:

a) Adopt a Housing Element of the General Plan that complies with Government Code § 65583 within 120 days of entry this judgment;
b) Adopt an Environmental Justice Element of the General Plan that complies with Government Code §65302(h) within 120 days of entry of this judgement;
c) Amend the City's Land Use Element of the General Plan to include the analysis required by Government Code §65302.10 within 120 days of entry of this judgement;
d) Within 120 days of completing the actions required by subsections (a), (b), and (c), above, adopt all zoning code changes required for the City's zoning code to be consistent with the City's adopted Housing Element, including zoning changes regarding supportive housing, transitional housing, emergency shelters, and the availability of reasonable accommodation in land use policies;
e) Comply with the prohibitions in Government Code §65008 by ceasing to discriminate against housing for low-income households, as well as against people with disabilities, by both bringing its General Plan into compliance with state law and completing the necessary zoning code changes 120 days after bringing its General Plan into compliance with the law;
f) Comply with the duty to affirmatively further fair housing as required by Government Code §8899.50 by bringing its General Plan into compliance with state law and updating its zoning code into consistency with its General Plan within 120 days after completing the required updates to the General Plan

Based on the Court's determination to prepare an environmental document pursuant to Government Code § 65759, and as permitted by State CEQA Guidelines § 15060(d), an initial study was not prepared for the proposed project. Refer to Section 1.2.2, *Environmental Type, Scope*, *and Organization,* below, for a discussion concerning the "potentially significant impacts" addressed in detail in this EA.

The proposed project requires discretionary approval and adoption by the City of Huntington Park City Council; therefore, the proposed project is subject to the environmental review requirements of CEQA within the limited scope, as provided by the peremptory writ of mandate.

In accordance with Section 15121 of the *CEQA Guidelines* (California Code of Regulations, Title 14), the purpose of this EA is to serve as an informational document that:

> "...will inform public agency decision makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project."

This EA has been prepared in the form of a program EIR pursuant to § 15168 of the *CEQA Guidelines*. A program EIR is appropriate for a series of actions that can be characterized as one large project and are related in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program. As stated in Section 15146 of the *CEQA Guidelines*:

> "An EIR on a project such as the adoption or amendment of a comprehensive zoning ordinance or a local general plan should focus on the secondary effects that can be expected to follow from the adoption or amendment, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow."

As noted above, this EA is to serve as an informational document for the public and City of Huntington Park decision makers and the Court. The process will include public hearings before the Planning Commission and City Council to consider certification of a Final EA and approval of the Project. Public noticing requirements were not fulfilled, as directed by the peremptory writ of mandate.

1.2 Environmental Assessment Authority

This EA has been prepared by the City as Lead Agency, in conformance with the provisions of Government Code § 65759, and in substantial conformance with the criteria, standards, and procedures of the CEQA of 1970, as amended (Public Resources Code, § 21000 et seq.), and the State CEQA Guidelines (California Code of Regulations Title 14 § 15000 et seq.), as applicable to the preparation of an EA.

Lead Agency and Contact

State CEQA Guidelines § 15367 defines Lead Agency as "the public agency which has the principal responsibility for carrying out or approving a project." As Lead Agency, the City conducted a preliminary review of the proposed project and determined that an EA in the form of a Draft EIR was required, as directed by the Court. This EA's analysis and findings reflect the City's independent and impartial conclusions.

Contact information for the City, is as follows:
City of Huntington Park
Planning and Zoning Division
6550 Miles Avenue
Huntington Park, California 90255
Contact: Steve Forster, Director of Community Development
Via email: sforster@hpca.gov

Responsible and Trustee Agencies

Although CEQA does not apply to the proposed actions, certain Responsible and Trustee Agencies will either approve the proposed project or have jurisdiction over natural resources affected by the project. State CEQA Guidelines § 15381 defines a Responsible Agency as "a public agency which proposes to carry out or approve a project, for which a Lead Agency is preparing or has prepared an EIR or Negative Declaration." For the purposes of CEQA, the term "Responsible Agency" includes all public agencies other than the Lead Agency which have discretionary approval power over the project." State CEQA Guidelines § 15381 defines a Trustee Agency as "a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California."

Responsible/Trustee Agencies for the proposed project include the following, among others:

- California Department of Housing and Community Development (HCD) – HCD is responsible for reviewing the HEU and finding whether the HEU substantially complies with State laws relating to housing elements.
- California Department of Transportation (Caltrans) – Caltrans has responsibility over the State highway system, including freeway entrance and exit ramps. Future improvements to Caltrans facilities may be required; see Section 4.14, *Transportation and Traffic*.
- California Department of Fish and Wildlife (CDFW) – CDFW has responsibility over jurisdiction over natural resources regarding fish and wildlife, native plants designated as rare or endangered, game refuges, and ecological reserves.
- Los Angeles Regional Water Quality Control Board (LARWQCB) – In the Los Angeles Region, the LARWQCB regulates discharges from construction activities under the Construction General Permit and from Phase I municipal separate storm sewer systems (MS4s) under the Regional MS4 Permit. The LARWQCB also regulates water quality through monitoring of compliance with the Clean Water Act (CWA) Section 401 certification process. The RWQCB would also be a Trustee Agency, as it holds regional water quality in its trust through the National Pollutant Discharge Elimination System (NPDES) compliance review process.
- South Coast Air Quality Management District (SCAQMD) – The SCAQMD regulates air pollution sources and would be responsible for issuing construction permits for future development in the Southern Coast region including Los Angeles, Orange, Riverside, and San Bernardino counties.

1.3 Environmental Type, Scope, and Organization

Environmental Assessment Type

The EA was prepared using pertinent City policies and guidelines, certified EIRs and adopted CEQA documents, and other background documents. A full reference list is contained in Section 7, *References*.

The alternatives section of the EA (Section 6) was prepared in accordance with Section 15126.6 of the *CEQA Guidelines* and focuses on alternatives that are capable of eliminating or reducing significant adverse effects associated with the proposed project while feasibly attaining most of the basic project objectives. In addition, the alternatives section identifies the "environmentally superior" alternative among the alternatives assessed. The alternatives evaluated include the

CEQA-required "No Project" alternative and two alternative development scenarios for the project area.

The level of detail contained throughout this EA is consistent with the requirements of CEQA and applicable court decisions. Section 15151 of the *CEQA Guidelines* provides the standard of adequacy on which this document is based. The *Guidelines* state:

> An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of the proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good faith effort at full disclosure.

Environmental Assessment Organization and Content

This EA is organized in substantial conformance with the most recent State CEQA Guidelines for Draft EIRs. The following summarizes this EA's organization and content:

- **Executive Summary** contains a summary of the proposed project and its consequences. Each significant effect is identified, along with the proposed mitigation measures to avoid or reduce that effect. Alternatives capable of reducing or avoiding the project's effects are identified. The known areas of controversy and issues to be resolved are also identified.
- **Chapter 1.0 Introduction** contains an overview of the EA's legal authority, purpose, and intended uses, as well as its scope and organization.
- **Chapter 2.0 Project Description** contains the following: proposed project history and background; a statement of the project's objectives; a general description of the project's technical and environmental characteristics; the discretionary actions required to fully adopt and implement the project; and a statement of the intended uses of the EA related to future development projects.
- **Chapter 3.0 Environmental Setting** describes the proposed project's regional and local setting including its locational context; existing physical characteristics and land use; available public infrastructure and services; and relationship to other relevant plans. The precise locations and boundaries of the project (i.e., opportunity sites) are presented on detailed maps, in regional and local contexts.
- **Chapter 4.0 Environmental Analysis** contains an evaluation of the environmental issues listed below. Each issue evaluation includes a description of the existing environmental setting, existing regulatory setting, potential project impacts, mitigation measures proposed to avoid or lessen significant effects, significant unavoidable impacts (if any), and a listing of the cited reference materials. An Initial Study was not prepared for the project, due to an order from the courts.
    - Aesthetics
    - Air Quality
    - Biological Resources
    - Cultural Resources
    - Energy
    - Geology and Soils
    - Greenhouse Gas Emissions
    - Hazards and Hazardous Materials
    - Hydrology and Water Quality
    - Land Use

- Noise
- Population and Housing
- Public Services and Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Wildfire

- **Chapter 5.0 Other CEQA Considerations** discusses the long-term implications of the proposed action. The significant environmental effects which cannot be avoided if the proposed project is implemented and the significant irreversible environmental changes, which would be involved in the project, should it be implemented, are discussed.
- **Chapter 6.0 Alternatives** describes a range of reasonable alternatives to the proposed project, and to the project's location, which would feasibly attain most of the basic project objectives but would avoid or substantially lessen any of the project's significant effects and evaluates the alternatives' comparative merits. The environmentally superior alternative from among the alternatives considered is identified. Additionally, a summary and tabular comparison of the proposed project and the alternatives is also provided.
- **Chapter 7.0 References** includes documents referenced throughout this EA.

Technical Appendices

The technical appendices used as a basis for much of the environmental analysis in this EA have been summarized in the respective sections and are printed separately as part of the EA Appendices. The technical appendices are available for review at the City of Huntington Park Planning and Zoning Department at 6550 Miles Avenue, Huntington Park, California 90255.

Incorporation by Reference

Pursuant to State CEQA Guidelines § 15150, an EIR may incorporate by reference all or portions of another document, which is a matter of public record or is generally available to the public. Where all or part of another document is incorporated by reference, the incorporated language is considered set forth in full as part of an EIR's text. Since this EA substantially conforms to the required content for an EIR, this EA incorporates by reference the 1991 Huntington Park General Plan and has referenced various technical studies and reports prepared in support of the 1991 GP, as well as those prepared in support of this EA. Also, information from these documents was summarized in this EA. The relationship between the incorporated information and this EA was also described. These documents are included in Chapter 7.0, *References,* and are hereby incorporated by reference. They are also available for review at the City of Huntington Park Planning and Zoning Department at 6550 Miles Avenue, Huntington Park, California 90255.

1.4 Environmental Assessment Intended Use and Process

Environmental Assessment Intended Use

This EA is intended to be used by the City, as Lead Agency, in evaluating the proposed project and related amendments. Additionally, as an EA that substantially conforms to the required content for a Draft EIR, this document is intended to be used by the City when acting on subsequent applications for development on the housing sites consistent with the Housing Element, to ensure compliance with the Huntington Park General Plan (HPGP), Huntington Park Municipal Code (HPMC), and mitigation framework; see *Subsequent Environmental Review*, below.

Environmental Assessment Process

Although CEQA does not apply to the proposed actions, preparation of an "environmental assessment" that substantially conforms to the required content for a Draft EIR is required, if any of the proposed actions would have a significant effect on the environment (GOV § 65759(a)). This document constitutes the required "environmental assessment."

A Mitigation Monitoring and Reporting Program (MMRP) will be incorporated into this document and become part of the HPGP. The City will consider all information included in the EA when acting on the HPHE. Once adopted by the City, the EA will be incorporated into the HPGP.

Per the writ of mandate, a Notice of Availability of the EA will not be published in a newspaper of general circulation in the area and distributed to public agencies as part of GOV § 65352 and Public Utilities Code § 21676 noticing requirements.

Subsequent Environmental Review

As allowed by State CEQA Guidelines § 15168, *Program EIR*, § 15183, *Projects Consistent with a Community Plan or Zoning*, and § 15182, *Residential Projects Pursuant to a Specific Plan,* the City will review future development under the proposed project considering this EA. State CEQA Guidelines § 15168, allows a program EIR to serve as the basis for environmental review of subsequent projects. State CEQA Guidelines §§ 15182 and 15183 provide additional exemptions for projects proposed in accordance with an adopted specific plan, or consistent with an adopted community plan, general plan, or zoning.

If any future Housing Element and General Plan Update projects requiring discretionary approval are not eligible for "by right" approval and have potentially significant adverse environmental effects that were not examined in this EA, an Initial Study would be prepared for that project, leading to the preparation of either a Negative Declaration, Mitigated Negative Declaration, focused EIR, or supplement to this EA. When additional environmental documentation for a future project is necessary, this EA may be incorporated by reference to address regional context, secondary effects, cumulative impacts, alternatives, and other factors applicable to the program overall. Section 2.6 provides additional information concerning future project approvals and procedures.

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2 Project Description

The proposed project analyzed in this EA is the proposed City of Huntington Park Housing Element and General Plan Update ("proposed project"), which includes a focused update of the Housing and Safety Elements of the General Plan. To fulfill the requirements of the Housing Element, the proposed project would also involve minor changes to the City's Land Use Element, land use designations, and zoning code. The City of Huntington Park is the lead agency for the proposed project. The City's Planning Department prepared this EA with the assistance of Rincon Consultants, Inc.

This section describes the proposed project, including the major characteristics, objectives, and discretionary actions needed for approval.

2.1 Housing Element Update

The Housing Element is one of the State-mandated elements of the General Plan. The current Housing Element was adopted in 2009 and is in effect through 2014. The Housing Element identifies Huntington Park's housing conditions and needs, and establishes the goals, objectives, and policies that comprise the City's housing strategy to accommodate projected housing needs, including the provision of adequate housing for low-income households and for special-needs populations (e.g., unhoused people, seniors, single-parent households, large families, and persons with disabilities).

The proposed Housing Element update would bring the element into compliance with State legislation passed since adoption of the 2008-2014 Housing Element and with the current Regional Housing Needs Allocation (RHNA). In December 2021, the SCAG Executive Board adopted the 6th Cycle RHNA Allocation Plan, which includes a fair share allocation for meeting regional housing needs for each community in the SCAG region.

The proposed Housing Element update includes the following components, as required by State law:

- **Community Profile Assessment**: An analysis of the existing and projected housing needs of the community. It provides a profile of socio-demographic information, such as population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considers local special housing needs, such as seniors, farmworkers, unhoused persons, large households, and female-headed households.
- **Housing Capacity Analysis and Methodology**: An inventory listing adequate sites that are suitably zoned and available within the planning period to meet the City's fair share of regional housing needs across all income levels.
- **Housing Resources**: An identification of financial, land, and administrative resources to support the development, preservation, and rehabilitation of housing.
- **Constraints to Housing Production**: An assessment of impediments to housing production across all income levels covering both governmental (e.g., zoning, fees, etc.) and nongovernmental (e.g., market, environmental, etc.).
- **Housing Plan**: This section provides a statement of the community's goals, quantified objectives, and policies to maintain, preserve, improve, and develop housing, as well as a schedule of implementable actions to be taken during the planning period to achieve the goals, objectives, and policies. Quantified objectives for new construction, rehabilitation, and

conserved units by income category (i.e., very low, low, moderate, and above moderate) are included to make sure that both the existing and the projected housing needs are met, consistent with the City's share of the RHNA.

The update to the Housing Element is included in its entirety in Appendix A, Draft 2021-2029 Housing Element Update. The Housing Element is also available on the homepages of the City's website: https://www.hpca.ca.gov and the project website: https://huntingtonparkgpupdates.com/housing-element/

2.2 Safety Element Update

The Safety Element Update will ensure consistency with the Housing Element Update and will comply with recent State legislation and guidelines (including Assembly Bill [AB] 162, Senate Bill [SB] 1241, SB 99, AB 747, SB 1035, and SB 379). Amendments incorporate data and maps, address vulnerability to climate change, incorporate policies and programs from the City's Natural Hazards Mitigation Plan, as well as partial or full integration of other City documents and programs. Key areas of the Huntington Park Safety Element Update include updated flooding and fire hazard maps, emergency response and preparedness, especially as they relate to the City's projected climate change exposure, and vulnerability. The Safety Element amendments will be submitted to the California State Board of Forestry and Fire Protection (CalFire) for review.

The update to the Safety Element is included in its entirety in Appendix B, Draft Safety Element Update. The Safety Element is also available on the homepages of the City's website: https://www.hpca.ca.gov and the project website: https://huntingtonparkgpupdates.com/safety-element/

2.3 Land Use Element Update

The City's Land Use Element update will be prepared in compliance with Government Code Section 65302.10, which requires the City to update its Land Use Element to identify unincorporated island, fringe, or legacy communities inside or near its boundaries. The Land Use Element identifies and analyzes the service needs of the fringe community of Walnut Park, within the City's sphere of influence.

The Land Use Element will also be amended to address consistency issues with newly developed Housing Element goals, policies, and programs.

The General Plan Land Use Element will include a new Transit-Oriented Development land use overlay designation to allow a new zoning overlay district. The General Plan Land Use Map will be amended to apply the new Transit-Oriented Development (TOD) overlay designation to 36 parcels in the City.

The update to the Land Use Element is included in its entirety in Appendix C, Draft Land Use Element Update. The Land Use Element is also available on the homepages of the City's website: https://www.hpca.ca.gov and the project website: https://huntingtonparkgpupdates.com/land-use-element/

2.4 Zoning Code Amendments

The City's Zoning Code will be amended to address constraints identified in the Housing Element and inconsistencies with State law, including:

- Modifying the City's manufactured homes regulations to align with only those regulations that also apply to single-family homes;
- Allowing employee housing according to state law;
- Establishing standards and by-right processing procedures for Low-Barrier Navigation Centers;
- Allowing transitional housing according to state law;
- Eliminating prohibitions on multiple dwelling units to align with state accessory dwelling unit law;
- Allowing emergency shelters according to state law;
- Addressing identified constraints in the existing Reasonable Accommodation ordinance;
- Establishing a new TOD Overlay District. ; and

The City's Zoning Map would be amended to apply the new TOD Overlay District to 36 parcels to qualify them for inclusion in the City's Housing Element Sites Inventory, as required by Government Code Section 65583(c)(1)(A).

2.5 Regional Housing Needs Allocation (RHNA)

The SCAG Board of Directors adopted the final RHNA Plan for the Sixth Housing Element Cycle (October 1, 2021, to October 31, 2029) in March 2021. The plan allocates a share of the regional housing need to each jurisdiction, distributed across four income categories (very low, low, moderate, and above moderate). The proposed project is proposed to comply with State housing law and reflect SCAG's RHNA Plan Sixth Housing Element Cycle.

AB 1233 was signed into law on October 5, 2005, and applies to housing elements due on or after January 1, 2006. Specifically, the law states that if a jurisdiction fails to provide adequate sites in the prior planning period, within one year of the new cycle, the jurisdiction must rezone/upzone adequate sites to accommodate the shortfall. This requirement is in addition to rezoning/upzoning that may be needed to address the RHNA allocation for 2021-2029. This law affects the City of Huntington Park's Draft 2021-2029 Housing Element Update, requiring that City to address its deficit in sites from the previous (5th Cycle) RHNA share (2014–2021). As indicated in Table 2-1, the City's "carryover" from the 5th Cycle Housing Element is 895 dwelling units. Therefore, the City's RHNA share, including both the share of the current (6th Cycle) RHNA and carryover from the previous (5th Cycle) RHNA is 2,500 dwelling units.

Table 2-1 RHNA Percentage of Income Distribution

Income Level	Percent of Area Median Income (AMI)	5th Cycle	6th Cycle	Total RHNA Allocation
Very Low	0-50%	216	264	480
Low	51-80%	128	196	324
Moderate	81-120%	149	243	392
Above Moderate	>120%	402	902	1304
Total	--	865	1,605	2,500

Source: SCAG 2020

Approach to Addressing RHNA

State law requires that agencies demonstrate in their housing elements that they have sufficient land zoned to accommodate their share of the regional growth (i.e., RHNA share). Agencies conduct land inventories to identify land suitable for residential development. Lands considered suitable for residential development include the following:

- Vacant residentially zoned sites.
- Vacant non-residentially zoned sites that allow residential development.
- Residentially zoned sites capable of being developed at a higher density; and
- Non-residentially zoned sites that can be redeveloped for, and if necessary rezoned for, residential use (via proposed program/project actions).

The availability of infrastructure (i.e., water, sewer, and dry utilities), both Citywide and site-specific, is also a determining factor in identifying land suitable for residential development. Environmental constraints must be reviewed, but not on a site-specific basis. The City must additionally demonstrate that each selected site has a "realistic and demonstrated potential for redevelopment during the planning period [i.e., by 2021] to meet the [City's] housing need for a designated income level." (Government Code § 65583(a)(3).)

Table 2-2 shows a summary of the RHNA allocations over the 5th and 6th cycle, housing credits for pipeline projects and accessory dwelling units (ADUs), vacant and underutilized sites throughout Downtown Specific Plan (DTSP), sites proposed to be rezoned near transit, and the surplus of housing units above RHNA allocation. The total capacity of inventory sites exceeds the City's RHNA share by 14 percent. The City would exceed the RHNA allocation in each income distribution level and total allocation, providing a buffer beyond what is required to ensure the City's share of the RHNA is met within the eight-year planning period.

Table 2-2 RHNA and Opportunity Sites Summary

Sites/Projects	Income Distribution				
	Very Low	Low	Moderate	Above Moderate	Total
5th Cycle RHNA Allocation	216	128	149	402	895
6th Cycle RHNA Allocation	264	196	243	902	1,605
Total RHNA Allocation	**480**	**324**	**392**	**1304**	**2,500**
Pipeline Projects	13	36	7	1	57
Accessory Dwelling Units (ADUs)	26	50	2	34	112
Remaining RHNA After Subtracting Credits	**441**	**238**	**383**	**1,269**	**2,331**
Downtown Specific Plan (DTSP) Opportunity Sites	125	122	110	553	910
Slauson/Long Beach Transit Station Rezone Sites	169	152	214	534	1,069
Pacific/Randolph Transit Rezone Sites	105	89	131	328	653
Florence/Salt Lake Transit Rezone Site8	6	5	7	19	37
Total Units (Credts + Vacant/Underutilized + Rezone Sites)	**444**	**454**	**462**	**1,477**	**2,837**
Total Unit Surplus Above RHNA Share	94		70	173	337
Total % Buffer Above RHNA Share	12%		4%	5%	14%

Rezone Sites

The City conducted a land inventory to identify housing opportunity sites that could satisfy the criteria and factors described above. Based on the adopted General Plan Land Use Element, adopted specific plans, and existing zoning, the City determined that an adequate number of properly zoned properties were not available to accommodate future housing needs. Thirty-six parcels are proposed to be rezoned to make them eligible for inclusion in the sites inventory.

Sites Inventory Summary

Table 2-3 lists each housing opportunity site in Huntington Park, including the address, APN, acreage, current use, and assumed income level distribution to fulfill the RHNA share of each opportunity site in the Downtown Specific Plan area, the Pacific/Randolph Transit area, the Florence Salt Lake Site area, and the Slauson Long Beach Transit area. As proposed, the opportunity sites can support a total of 2,668 units, exceeding the RHNA share by 337 units.

Table 2-3 Opportunity Sites Inventory

Specific Plan	Address	APN	Acreage	Existing Use	Income Category				Potential Dwelling Units
					Very Low	Low	Moderate	Above Moderate	
Downtown Specific Plan Opportunity Sites									
DTSP	6208 Rita Ave.	6320-022-003	0.18	Parking Lot	0	0	0	8	8
DTSP	6200 Rita Ave.	6320-022-004	0.18	Parking Lot	0	0	0	8	8
DTSP	Rita Ave.	6320-022-900	0.31	Parking Lot	0	0	0	15	15
DTSP	6211 Pacific Blvd.	6320-020-024	0.17	Commercial Retail	0	0	0	8	8
DTSP	6201 Pacific Blvd.	6320-020-022	0.17	Commercial Retail	0	0	0	8	8
DTSP	6137 Pacific Blvd.	6320-020-021	0.17	Commercial Retail	0	0	0	8	8
DTSP	6207 Pacific Blvd.	6320-020-023	0.17	Commercial Retail	0	0	0	8	8
DTSP	6217 Pacific Blvd.	6320-020-025	0.17	Commercial Retail	0	0	0	8	8
DTSP	Pacific Blvd.	6320-020-010	0.26	Parking Lot	0	0	0	12	12
DTSP	2551 Clarendon Ave.	6320-020-002	0.11	Office Building	0	0	0	5	5
DTSP	6132 Pacific Blvd.	6320-021-006	0.10	Commercial Retail	0	0	0	5	5
DTSP	6101 Pacific Blvd.	6320-020-017	0.36	Commercial Retail	0	0	17	0	17
DTSP	6208 Pacific Blvd.	6320-021-003	0.17	Commercial Retail	0	0	0	8	8
DTSP	6214 Pacific Blvd.	6320-021-002	0.14	Light Manufacturing	0	0	0	6	6
DTSP	2611 Clarendon Ave.	6320-021-020	0.28	Parking Lot	0	0	0	13	13
DTSP	6334 Pacific Blvd.	6320-030-027	0.17	Commercial Retail	0	0	0	8	8
DTSP	6360 Pacific Blvd.	6320-030-035	0.57	Commercial Retail	14	14	0	0	28
DTSP	2621 E Gage Ave.	6320-030-034	0.37	Commercial Retail	0	0	17	0	17
DTSP	6335 Rita Ave.	6320-030-906	1.55	Parking Lot	38	37	0	0	75
DTSP	6430 Pacific Blvd.	6322-004-033	0.22	Commercial Retail	0	0	0	10	10
DTSP	6409 Rita Ave.	6322-004-015	0.20	Parking Lot	0	0	0	9	9
DTSP	Rita Ave.	6322-004-904	0.39	Parking Lot	0	0	19	0	19
DTSP	6415 Rita Ave.	6322-004-016	0.21	Parking Lot	0	0	0	10	10

Specific Plan	Address	APN	Acreage	Existing Use	Income Category				Potential Dwelling Units
					Very Low	Low	Moderate	Above Moderate	
DTSP	Rita Ave.	6322-004-901	0.20	Parking Lot	0	0	0	9	9
DTSP	Rita Ave.	6322-004-903	0.20	Parking Lot	0	0	0	9	9
DTSP	Rita Ave.	6322-004-900	0.20	Parking Lot	0	0	0	9	9
DTSP	Rita Ave.	6322-004-902	0.40	Parking Lot	0	0	19	0	19
DTSP	6438 Rita Ave.	6322-005-009	0.18	Commercial Retail	0	0	0	8	8
DTSP	6538 Rita Ave.	6322-005-016	0.10	Commercial Retail	0	0	0	4	4
DTSP	2675 Zoe Ave.	6322-005-025	0.83	Commercial Retail	9	8	0	0	17
DTSP	Rita Ave.	6322-017-906	0.20	Parking Lot	0	0	0	9	9
DTSP	Rita Ave.	6322-017-902	0.21	Parking Lot	0	0	0	10	10
DTSP	6621 Rita Ave.	6322-017-909	0.19	Parking Lot	0	0	0	9	9
DTSP	Rita Ave.	6322-017-901	0.59	Parking Lot	14	14	0	0	28
DTSP	Rita Ave.	6322-017-904	0.20	Parking Lot	0	0	0	9	9
DTSP	Rita Ave.	6322-017-907	0.20	Parking Lot	0	0	0	9	9
DTSP	6713 Rita Ave.	6322-017-910	0.20	Parking Lot	0	0	0	9	9
DTSP	Rita Ave.	6322-017-905	0.20	Parking Lot	0	0	0	9	9
DTSP	Rita Ave.	6322-017-908	0.17	Parking Lot	0	0	0	8	8
DTSP	6611 Seville Ave.	6322-015-009	0.10	Office Building	0	0	0	2	2
DTSP	6619 Seville Ave.	6322-015-011	0.15	Commercial Retail	0	0	0	7	7
DTSP	6823 Seville Ave.	6322-016-011	0.14	Commercial Retail	0	0	0	6	6
DTSP	6725 Seville Ave.	6322-016-001	0.19	Professional Building	0	0	0	9	9
DTSP	6831 Seville Ave.	6322-016-012	0.08	Professional Building	0	0	0	3	3
DTSP	6803 Seville Ave.	6322-016-005	0.17	Professional Building	0	0	0	8	8
DTSP	7023 Seville Ave.	6322-025-031	0.19	Office Building	0	0	0	9	9
DTSP	7021 Seville Ave.	6322-025-032	0.20	Office Building	0	0	0	9	9
DTSP	Rita Ave.	6322-023-030	0.18	Parking Lot	0	0	0	8	8

Specific Plan	Address	APN	Acreage	Existing Use	Income Category				Potential Dwelling Units
					Very Low	Low	Moderate	Above Moderate	
DTSP	7115 Pacific Blvd.	6322-023-031	0.17	Commercial Retail	0	0	0	8	8
DTSP	2661 E Florence Ave.	6322-025-047	1.06	Commercial Retail	26	25	0	0	51
DTSP	7143 Seville Ave.	6322-025-021	0.20	Professional Building	0	0	0	9	9
DTSP	7120 Pacific Blvd.	6322-024-037	0.17	Commercial Retail	0	0	0	8	8
DTSP	7129 Rita Ave.	6322-024-042	0.17	Parking Lot	0	0	0	8	8
DTSP	7009 Rita Ave.	6322-024-022	0.17	Vacant	0	0	0	8	8
DTSP	6906 Pacific Blvd.	6322-024-002	0.20	Commercial Retail	0	0	0	9	9
DTSP	7118 Pacific Blvd.	6322-024-007	0.14	Commercial Retail	0	0	0	6	6
DTSP	7100 Pacific Blvd.	6322-024-031	0.16	Commercial Retail	0	0	0	7	7
DTSP	7103 Pacific Blvd.	6322-023-023	0.18	Commercial Retail	0	0	0	8	8
DTSP	6921 Pacific Blvd.	6322-023-018	0.20	Commercial Retail	0	0	0	9	9
DTSP	7003 Pacific Blvd.	6322-023-019	0.14	Commercial Retail	0	0	0	6	6
DTSP	7018 Rugby Ave.	6322-023-007	0.19	Vacant	0	0	0	9	9
DTSP	2558 Saturn Ave.	6322-023-001	0.21	Commercial Retail	0	0	0	10	10
DTSP	7022 Rugby Ave.	6322-023-008	0.20	Commercial Retail	0	0	0	9	9
DTSP	6621 Pacific Blvd.	6322-018-017	0.19	Commercial Retail	0	0	0	9	9
DTSP	6615 Pacific Blvd.	6322-018-016	0.20	Commercial Retail	0	0	0	9	9
DTSP	Rita Ave.	6322-016-017	0.07	Parking Lot	0	0	0	3	3
DTSP	6722 Rugby Ave.	6322-018-031	0.98	Parking Lot	24	24	0	0	48
DTSP	2556 Zoe Ave.	6322-018-001	0.22	Office Building	0	0	0	10	10
DTSP	6529 Pacific Blvd.	6322-003-019	0.18	Commercial Retail	0	0	0	8	8
DTSP	6501 Pacific Blvd.	6322-003-013	0.20	Commercial Retail	0	0	0	9	9
DTSP	6515 Pacific Blvd.	6322-003-017	0.20	Commercial Retail	0	0	0	9	9
DTSP	6526 Rugby Ave.	6322-003-029	0.37	Commercial Retail	0	0	18	0	18
DTSP	6353 Pacific Blvd.	6320-031-020	0.17	Commercial Retail	0	0	0	8	8

Specific Plan	Address	APN	Acreage	Existing Use	Income Category				Potential Dwelling Units
					Very Low	Low	Moderate	Above Moderate	
DTSP	6614 Pacific Blvd.	6322-017-028	0.19	Commercial Retail	0	0	0	9	9
DTSP	6702 Pacific Blvd.	6322-017-005	0.20	Commercial Retail	0	0	0	9	9
DTSP	6822 Pacific Blvd.	6322-017-012	0.20	Commercial Retail	0	0	0	9	9
DTSP	6728 Pacific Blvd.	6322-017-008	0.19	Commercial Retail	0	0	0	9	9
DTSP	6722 Pacific Blvd.	6322-017-007	0.20	Commercial Retail	0	0	0	9	9
DTSP	6610 Pacific Blvd.	6322-017-030	0.41	Commercial Retail	0	0	20	0	20
DTSP Subtotal			**20.02**		**125**	**122**	**110**	**553**	**910**
Slauson/Long Beach Transit Rezone Sites									
Slauson / Long Beach Transit	5925 S Alameda St.	6009-030-014	1.00	Auto Repair	8	7	10	25	49
Slauson / Long Beach Transit	Wilmington Ave.	6009-030-016	0.50	Parking Lot	4	3	5	12	24
Slauson / Long Beach Transit	5920 Wilmington Ave.	6009-031-002	1.12	Manufacturing	9	8	11	27	55
Slauson / Long Beach Transit	6100 Wilmington Ave.	6009-031-004	1.00	Manufacturing	8	7	10	25	49
Slauson / Long Beach Transit	5900 Wilmington Ave.	6009-031-006	1.24	Manufacturing	9	9	12	30	60
Slauson / Long Beach Transit	6200 Wilmington Ave.	6009-032-001	4.69	Office Building	35	34	46	115	229
Slauson / Long Beach Transit	6201 S Alameda St.	6009-033-002	1.45	Auto Repair	11	10	14	35	70
Slauson / Long Beach Transit	6169 S Alameda St.	6009-033-007	1.36	Manufacturing	10	9	13	33	65
Slauson / Long Beach Transit	6011 S Alameda St.	6009-033-008	2.50	Manufacturing	19	18	24	61	122
Slauson / Long Beach Transit	5969 S Alameda St.	6009-034-008	0.93	Parking Lot	7	6	9	23	45
Slauson / Long Beach Transit	2020 E Slauson Ave.	6321-001-008	0.77	Manufacturing	6	5	7	19	37
Slauson / Long Beach Transit	2007 Laura Ave.	6321-001-015	0.56	Vacant	5	4	5	14	28
Slauson / Long Beach Transit	6000 Alameda St.	6321-007-015	0.67	Manufacturing	5	4	6	16	31
Slauson / Long Beach Transit	2020 Laura Ave.	6321-007-027	0.51	Industrial	4	3	5	12	24
Slauson / Long Beach Transit	5977 Regent St.	6321-007-031	0.74	Manufacturing	6	5	7	18	36
Slauson / Long Beach Transit	1981 Belgrave Ave.	6321-007-034	1.30	Manufacturing	10	9	13	32	63
Slauson / Long Beach Transit	1954 Laura Ave.	6321-007-037	0.77	Commercial Retail	6	5	7	19	37

Specific Plan	Address	APN	Acreage	Existing Use	Income Category				Potential Dwelling Units
					Very Low	Low	Moderate	Above Moderate	
Slauson/Long Beach Transit Subtotal			**22.01**		**169**	**152**	**214**	**534**	**1069**
Pacific/Randolph Transit Rezone Sites									
Pacific / Randolph Transit	2563 E Slauson Ave.	6309-016-028	0.55	Restaurant	5	4	5	14	28
Pacific / Randolph Transit	2657 E Slauson Ave.	6309-025-044	0.53	Parking Lot	4	3	5	13	25
Pacific / Randolph Transit	2863 E Slauson Ave.	6310-016-008	1.00	Industrial	8	7	10	25	49
Pacific / Randolph Transit	Soto St.	6310-017-005	0.55	Manufacturing	5	4	5	14	28
Pacific / Randolph Transit	5720 Soto St.	6310-017-006	0.50	Storage	4	3	5	12	24
Pacific / Randolph Transit	Slauson Ave.	6310-017-007	1.68	Industrial	13	12	16	41	82
Pacific / Randolph Transit	Pacific Blvd.	6320-012-072	2.00	Parking Lot	15	14	20	49	98
Pacific / Randolph Transit	2330 E Slauson Ave.	6321-002-009	0.51	Service Station	4	3	5	13	25
Pacific / Randolph Transit	2400 E Slauson Ave.	6321-003-001	0.53	Service Station	4	3	5	13	25
Pacific / Randolph Transit	5936 Santa Fe Ave.	6321-003-143	0.52	Commercial Retail	4	3	5	13	25
Pacific / Randolph Transit	5918 Santa Fe Ave.	6321-003-144	0.53	Commercial Retail	4	3	5	13	25
Pacific / Randolph Transit	6020 Santa Fe Ave.	6321-004-069	0.58	Commercial Retail	5	4	6	14	29
Pacific / Randolph Transit	2110 Belgrave Ave.	6321-006-025	1.45	Manufacturing	11	10	14	35	70
Pacific / Randolph Transit	2075 Belgrave Ave.	6321-006-026	0.65	Vacant	5	4	6	16	31
Pacific / Randolph Transit	2111 Belgrave Ave.	6321-006-030	0.83	Manufacturing	6	6	8	20	40
Pacific / Randolph Transit	6536 Santa Fe Ave.	6321-022-027	0.53	Parking Lot	4	3	5	13	25
Pacific/Randolph Transit Subtotal			**13.48**		**105**	**89**	**131**	**328**	**653**
Florence/Salt Lake Transit Rezone Sites									
Florence / Salt Lake Transit	7412 State St.	6213-007-019	0.77	Commercial Retail	6	5	7	19	37
Florence/Salt Lake Transit Subtotal			**0.77**		**6**	**5**	**7**	**19**	**37**
Total			**56.28**		**405**	**368**	**462**	**1433**	**2668**

2.6 Project Objectives

The purpose of the proposed project is to address the housing and safety needs of the City, to support City programs to increase housing affordability, and to update the General Plan to meet the requirements of current State law. The proposed project includes the following goals and objectives:

- Provide a framework for accommodating approximately 2,500 new housing units, with a reasonable buffer of at least 14 percent above RHNA for lower- and moderate-income units for a total of 2,668 new units, at all levels of affordability within access to transit, job centers, schools, services, and open spaces.
- Plan for a buffer range of approximately 338 units to ensure ongoing compliance with the No Net Loss provisions of State housing law.
- Accommodate the City's share of the State-required RHNA for 5th and 6th Cycle Housing Element planning periods.
- Bring the Housing, Safety, and Land Use Elements into conformance with recently enacted State laws.
- Identify future housing sites with a collective capacity to meet the City's RHNA, including the requisite buffer capacity; and
- Continue to provide excellent services, parks, schools, and environmental setting, and offer new programs that support the City's increasing diversity and improved housing affordability. New Housing Element programs support this growth and self-mitigate potential negative impacts of growth on the physical environment in Huntington Park and the surrounding region.

2.7 Project Implementation

Goals and Policies

The proposed project identifies the following major housing-related goals, with associated policies to implement each:

- Ensure that a broad range of housing types are provided to meet the needs of both existing and future residents.
- Ensure that housing is both sound and safe for occupants.
- Ensure that the existing housing stock is maintained and preserved.
- Ensure the continued affordability of deed-restricted units; and
- Develop policies to remove governmental and nongovernmental constraints.

The goals and policies are provided in their entirety in Section 1 of Appendix A.

Housing Element Law

Under State Housing Element law, the HEU must include programs that address six housing-related categories, as outlined below. State law requires that the implementation program address the following:

1. **Adequate Sites Inventory [GOV Code §65583(c)(1)]**
   A jurisdiction must identify actions/programs that will be taken to make sites available during

the planning period with appropriate zoning and development standards and with services/facilities to accommodate the City's share of regional housing need for each income level.

2. **Affordable Housing [GOV Code § 65583(c)(2)]**
   A jurisdiction must show how it intends to assist in the development of adequate housing to meet the needs of extremely low, very low, low, and moderate-income households.
3. **Mitigation of Constraints [GOV Code §65583(c)(3)]**
   A jurisdiction must address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.
4. **Conservation [GOV Code § 65583(c)(4)]**
   A jurisdiction must conserve and improve the condition of the existing affordable housing stock.
5. **Equal Housing Opportunities [GOV Code § 65583(c)(5)]**
   A jurisdiction must promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, family status, or disability.
6. **At-Risk Housing [GOV Code § 65583(a)(6)9]**
   A jurisdiction must preserve for lower income households the assisted housing developments that are at risk of becoming homeless.

Many of the proposed implementation programs are limited to City housing policy and actions to support those policies that do not involve changes that would result in physical impacts. Others such as General Plan and Zoning Code map amendments have potential to increase development yields or result in other physical impacts.

The housing programs proposed to implement each goal and policy are included in their entirety in Section 1 of Appendix A.

2.8 Discretionary Actions

Discretionary actions are those taken by an agency that call for the exercise of judgment in deciding whether to approve or how to carry out a project.

Housing and Safety Element Update Conforming Amendments

The following discretionary actions by the City would be required for approval of the Draft 2021-2029 Housing and Safety Element Update:

- Adopt the Draft 2021-2029 Housing Element Update and Safety Element Update, which amends the General Plan.
- Amend the General Plan Land Use Element for conformance.
- Amend the Zoning Code for conformance with state housing law.
- Amend the General Plan and Zoning maps to rezone 36 parcels citywide.

Other project activities or actions required by other agencies:

- California Department of Housing and Community Development (HCD) to review the proposed project.

CEQA Review

Subsequent discretionary actions must be examined in the light of this EA to determine whether additional environmental clearance is required. Future development consistent with the rezoning program and this EA may tier from this EA, as permitted by State CEQA Guidelines § 15152; see Section 3.3.1. This EA comprehensively consider a series of related projects with the intent to streamline subsequent review of future development projects.

Discretionary Review

Future development on sites not qualifying for "by right" approval would be subject to subsequent discretionary review and permitting, as required by the Zoning Code. Specifically, design review and subsequent discretionary review would be required for most subdivision map actions, as detailed below:

- Design Review. All buildings, grading, landscaping, and construction projects in the rezoning program (including those that that qualify as a "use by right" and whether they require any other City permit or not) would be subject to design review unless exempted by HPMC Chapter 9-2.18.
- Subdivision. All projects in the rezoning program that create a subdivision would be subject to HPMC Title 10, *Subdivisions*.

3 Environmental Setting

This section provides a general overview of the environmental setting for the EA. More detailed descriptions of the environmental setting for each environmental issue area can be found in Section 4, *Environmental Impact Analysis*.

3.1 Regional Setting

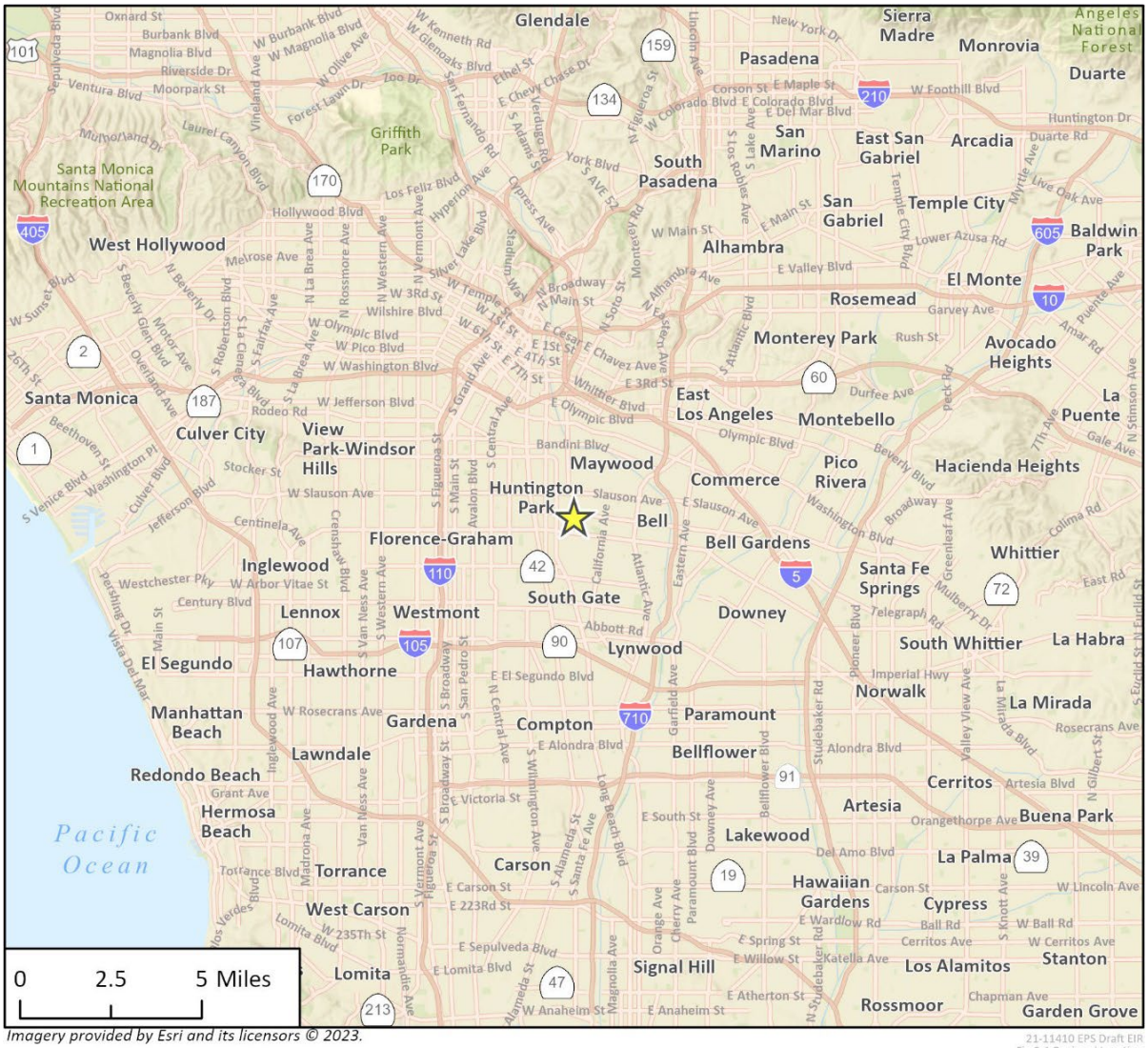
The City of Huntington Park is located in south central Los Angeles County, approximately 6 miles south of downtown Los Angeles. The City is located approximately 18 miles inland from the coastline of the Pacific Ocean. Huntington Park city limits are generally bounded by the City of Vernon and City of Los Angeles to the north, the City of Bell to the east, the City of South Gate to the south, and the City of Walnut Park to the west ("Plan Area"). A grid system of east-west and north-south roadways, including arterials, collectors, and local streets, provides vehicular access throughout the City. The major roadways include East Slauson Avenue, Randolph Street, East Gage Avenue, Sante Fe Avenue, Miles Avenue, and State Street. It is regionally accessible via Interstate 710 to the east, Interstate 105 to the south, Interstate 110 to the west and Interstates 5 and 10 to the north. Figure 3-1 shows the location of the City in a regional context and Figure 3-2 shows the location of the proposed project in relationship to surrounding cities.

Huntington Park is located within the Southern California Association of Governments (SCAG) planning area. SCAG functions as the Metropolitan Planning Organization for Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial Counties. The region encompasses a population exceeding 19.2 million persons in an area of more than 38,000 square miles (SCAG 2021). The City, as of 2022, has a population of approximately 53,942 persons and 15,507 households and is expected to increase to 64,000 persons and 16,500 households by 2045 (DOF 2022, SCAG 2020).

3.2 Natural Environment

Los Angeles County is topographically diverse, with mountains, valleys, agricultural land, and distinct urban areas, all within relative proximity to the Pacific Ocean. The regional climate is considered semi-arid and is characterized by warm summers, mild winters, infrequent seasonal rainfall, moderate daytime onshore breezes, and moderate humidity. The region is subject to various natural hazards, including earthquakes, landslides, and wildfires. Although air quality in the area has steadily improved in recent years, the Los Angeles region remains a nonattainment area for ozone (urban smog) and particulate matter.

Figure 3-1 Regional Location



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21-11410 EPS Draft EIR
Fig 3-1 Regional Location

Project Location

N

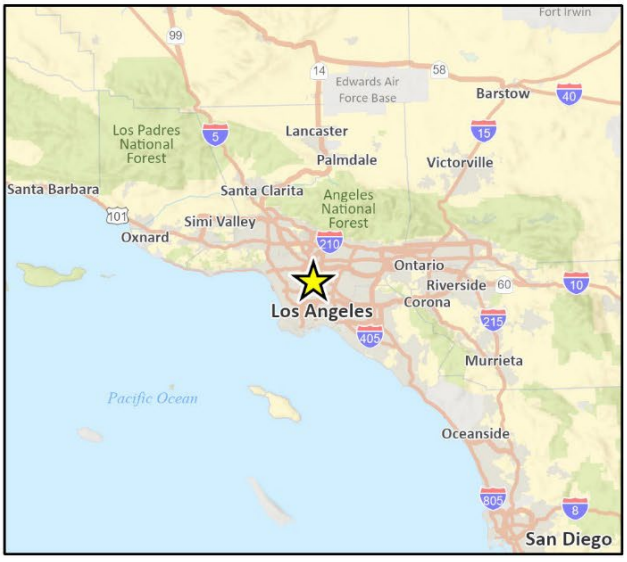
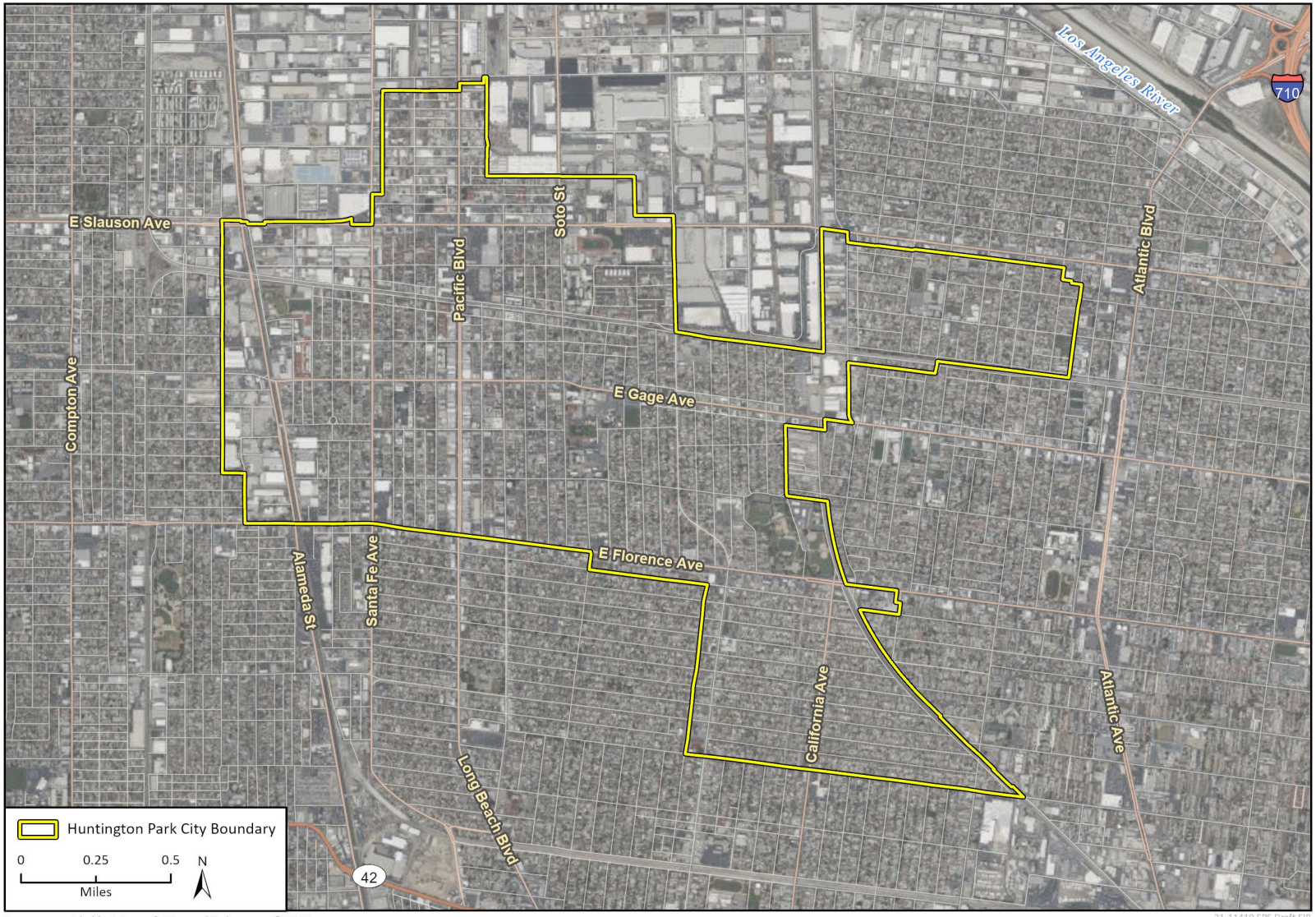


Figure 3-2 City of Huntington Park



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21-11410 EPS Draft EIR
Fig 3-2 City of Huntington Park

3.3 Planning Context

Land Use Designations

The City consists of a variety of land use designations including Low, Medium, and High Density Residential; General Commercial; Commercial Neighborhood; Commercial Professional; Manufacturing; Downtown Specific Plan; Public Facilities; and Open Space. In addition, the City consists of various overlay zones including medium density, parking, special use, affordable housing, and historical district.

Draft Housing Opportunity Sites Setting

The Draft Housing Opportunity Sites are summarized in Tables 2-2 and 2-3 of Section 2, *Project Description*, and detailed in Section 4.12, *Population and Housing*. Please see the Draft Housing Element, which is included in its entirety in Appendix A, Draft 2021-2029 Housing Element Update, for a figure of the location of the proposed opportunity sites. In particular, these sites currently exist as vacant, parking lots, commercial, office, and industrial use, and are surrounded by single family and multifamily residential development, commercial development, office, public space, educational facilities, industrial, and vacant uses. The Draft Housing Opportunity Sites include both undeveloped, underdeveloped and developed parcels.

3.4 Cumulative Impact Setting

In addition to the specific impacts of individual projects, CEQA requires EIRs to consider potential cumulative impacts of the proposed project, as this EA acts as a program EIR, this document will follow that requirement. CEQA defines "cumulative impacts" as two or more individual impacts that, when considered together, are substantial or will compound other environmental impacts. Cumulative impacts are the combined changes in the environment that result from the incremental impact of development of the proposed project and other nearby projects. For example, traffic impacts of two nearby projects may be less than significant when analyzed separately but could have a significant impact when analyzed together. Cumulative impact analysis allows the EA to provide a reasonable forecast of future environmental conditions and can more accurately gauge the effects of a series of projects.

CEQA requires cumulative impact analysis in EIRs to consider either a list of planned and pending projects that may contribute to cumulative effects or a forecast of future development potential. Since the HSEU is a policy document, cumulative impacts are treated somewhat differently than they would be for a specific development. Section 15130 of the *CEQA Guidelines* provides the following direction relative to cumulative impact analysis:

> "Impacts should be based on a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact."

Because the proposed project is essentially a set of guidelines for projects that could occur within the timeframe of the proposed project, the proposed project itself represents the cumulative development scenario for the reasonably foreseeable future in the area of the project. Therefore,

the analysis presented in this EA generally represents a cumulative analysis of the Plan Area over the Housing Element planning horizon of 2029.

Existing and proposed land uses in the Plan Area include residential, business office, commercial, mixed use, public facilities, recreational and resource-protected open space. The HEU would accommodate an additional estimated housing capacity of 2,668 units and 10,646 residents in the Plan Area by 2029, which would result in a total of 17,896 units and 69,893 residents by that year (see Section 4.5, *Population and Housing*, for more details).

In instances where other cumulative development in region including neighboring cities, the County, or specific region (e.g., hydrologic region or air basin) could contribute to impacts generated by the proposed project, those impacts, as well as the context, are discussed in the cumulative impact discussion that follows the project-specific impacts in each section.

The analysis included in each cumulative impact section analyzes whether, after implementation of mitigation that minimize environmental effects, the residual impacts of the proposed project would cause a cumulatively significant impact or would contribute considerably to existing or anticipated cumulatively significant effects. Where the proposed project would contribute, additional mitigation is recommended where feasible.

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4 Environmental Impact Analysis

As discussed in detail in Chapter 1.0, *Introduction*, CEQA does not apply to any discretionary actions necessary to bring the Housing Element and relevant mandatory General Plan elements into compliance with State law. Therefore, CEQA does not apply to the proposed discretionary actions detailed in Chapter 2.0, *Project Description* (i.e., the Project). However, preparation of an "environmental assessment" that substantially conforms to the required content for a draft environmental impact report (Draft EIR) is required (Government Code § 65759(a)). Therefore, this document constitutes the required "environmental assessment" and conforms to the required content for a Draft EIR found in State CEQA Guidelines Article 9 (§ 15120 et seq.).

4.0 Organization and Content

This EA addresses in detail the "potentially significant impacts" concerning the following environmental issues:

4.1 Aesthetics
4.2 Air Quality
4.3 Biological Resources
4.4 Cultural and Tribal Cultural Resources
4.5 Energy
4.6 Geology and Soils
4.7 Greenhouse Gas Emissions
4.8 Hazards and Hazardous Materials
4.9 Hydrology and Water Quality
4.10 Land Use and Planning
4.11 Noise
4.12 Population and Housing
4.13 Public Services and Recreation
4.14 Transportation and Traffic
4.15 Utilities and Service Systems
4.16 Wildfire
4.17 Effects Found Not to be Significant

The environmental issues determined through the scoping process as clearly insignificant and unlikely to occur are: Agricultural and Forestry Resources; and Mineral Resources. Therefore, these issue areas are addressed in Section 4.17, *Effects Found Not to be Significant*.

Sections 4.1 through 4.16 contain a detailed environmental analysis of the existing environmental setting (baseline conditions), existing regulatory setting, project impacts (i.e., direct and indirect, short-term construction and long-term operational), relevant General Plan Policies, recommended mitigation measures, and significant unavoidable impacts. Cumulative impacts analysis can be found in each environmental issue section.

Each potentially significant environmental issue area is organized into the following subsections:

1. **Setting** describes the physical environmental conditions in the proposed project vicinity that could influence or affect the issue under investigation, as they exist at the time environmental analysis was commenced (August 2022), from both a local and regional perspective.
2. **Regulatory Setting** outlines and discusses the laws, ordinances, regulations, and standards applicable to the Project.
3. **Impact Analysis** provides the thresholds that are the basis of conclusions of significance and includes an "Impacts" analysis for each threshold.

The primary sources of the thresholds include:

- State CEQA Guidelines Appendix G criteria (California Code of Regulations §§ 15000 – 15387)
- Local, State, Federal and other standards applicable to an impact threshold
- Officially established significance thresholds.

State CEQA Guidelines § 15064[b] specifies that "...An ironclad definition of significant effect is not possible because the significance of any activity may vary with the setting." Principally, "...a substantial, or potentially substantial, adverse change in any of the physical conditions within an area affected by the proposed project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic and aesthetic significance" constitutes a significant impact (State CEQA Guidelines § 15382).

The "Impacts" analysis for each threshold describes potential environmental changes to the existing physical conditions that could occur if the proposed project is implemented. Evidence, based on factual and scientific data, is presented to show the cause-and-effect relationship between the proposed project and the potential changes in the environment. All potential direct and reasonably foreseeable indirect, construction-related (short term), and operation (long-term) effects are considered. Generally, impacts are classified as no impact, less than significant impact, or potentially significant impact. This EA uses the following terminology to describe the Project's environmental impacts:

- **No Impact** – the proposed project would not have any measurable environmental impact.
- **Less Than Significant Impact** – the proposed project could impact the environment, although this impact would be below established thresholds of significance.
- **Less Than Significant Impact With Mitigation** – the proposed project would have the potential to generate an impact, which may be considered as a significant effect on the environment, although mitigation measures or changes to the Project's physical or operational characteristics would reduce this impact to a level that is less than significant.
- **Significant Unavoidable Impacts** – describes impacts that would be significant and cannot be feasibly mitigated to a level that is less than significant, and thus would be unavoidable. To approve a project with unavoidable significant impacts, the lead Agency must adopt a Statement of Overriding Considerations. In adopting such a statement, the Lead Agency is required to balance a project's benefits against its unavoidable environmental impacts in determining whether to approve the project. If a project's benefits are found to outweigh the unavoidable adverse environmental effects, the adverse effects may be considered "acceptable" (CEQA Guidelines § 15093[a]).

Following each environmental impact discussion is a list of mitigation measures (if required) and the residual effects or level of significance remaining after implementation of the measure(s). In cases where the mitigation measure for an impact could have a significant environmental impact in another issue area, this impact is discussed and evaluated as a secondary impact.

4. **Cumulative Impacts** identifies potential environmental impacts of past, present, and reasonably foreseeable future projects, in combination with implementation of the proposed project.

The Executive Summary of this EA summarizes all impacts and mitigation measures that apply to the Project.

4.1 Aesthetics

This section evaluates the potential impacts on aesthetics, including scenic vistas, scenic resources, visual character and quality, and light and glare, associated with the implementation of the proposed project.

Scenic or visual quality can be described best as the overall impression a viewer retains after driving through, walking through, or flying over an area (Bureau of Land Management 1984). Viewer response is a function of the number of viewers, number of views seen, distance of the viewers from a given key viewpoint, and the viewing duration. Viewer sensitivity reflects the extent of public concern for a particular viewshed. A brief description of these terms and criteria follows.

Viewshed

A viewshed is an area of the landscape visible from a particular location or series of points (e.g., an overlook or a trail, respectively) (Federal Highway Administration [FHWA] 2015). A viewshed may be divided into viewing distances called foreground, middle ground, and background. Usually, the closer a resource is to the viewer, the more dominant it appears visually, and thus it has greater importance to the viewer than something farther away. A common set of criteria identifies the foreground as 0.25 to 0.5 mile from the viewer; the middle ground is three to five miles away; and the background extends away to the horizon.

Visual Character

Natural and human-built landscape features both contribute to the visual character of an area or view. Features include geology, water features, plants, wildlife, trails and parks, and architecture and transportation elements (e.g., bridges or city skylines). The way visual character is perceived can vary based on the season, the time of day, the light, and other elements that influence what is visible in a landscape. The basic components used to describe visual character are form, line, color, and texture of landscape features (United States Forest Service [USFS] 1996, FHWA 2015).

Visual Quality

Visual quality is a term that indicates the uniqueness or desirability of a visual resource, within a frame of reference that accounts for the "apparent concern for appearance" by concerned viewers (e.g., residents, visitors, jurisdictions) (United States Department of Agriculture [USDA] 1978). A well-established approach to visual analysis is used to evaluate visual quality, using the concepts of vividness, intactness, and unity (FHWA 2015).

- Vividness describes the memorability of landscape components as they combine in striking patterns.
- Intactness refers to the visual integrity of the natural and human-built.
- Unity indicates the visual coherence and compositional harmony of the landscape as a whole.

Visual Exposure and Sensitivity

Viewer sensitivity is determined based on the visibility of resources in the landscape, the proximity of viewers to the visual resource, the height from which viewers see the resource, and the types of viewers with their associated expectations. Visual sensitivity also depends on the number and type of viewers, along with the frequency and duration of views experienced by these viewers.

Once an adequate description of the visual resource and its quality is developed, including the number and types of views for common uses (e.g., recreational, agriculture), an evaluation can be made as to the impact of the proposed project upon the aesthetic and visual resources in the landscape.

4.1.1 Setting

Huntington Park is an urbanized city situated in south central Los Angeles County, approximately six miles south of downtown Los Angeles. Views of the San Gabriel Mountains from within the City are limited since the existing streetscape and development obstruct the line-of-sight between many of the local roadways and the aforementioned mountains. According to Caltrans, the City does not have any designated scenic highways. The City is currently developed and does not contain any scenic rock outcroppings and vegetation that is present within the City consists of species most commonly found in an urban environment.

Housing Opportunity Sites Setting

The housing opportunity sites are largely situated along major transportation corridors as depicted in Figure 2-1 in Section 2, *Project Description*. These areas are developed for the most part within existing commercial, industrial, and residential uses.

4.1.2 Regulatory Setting

a. State Regulations

California Scenic Highway Program

Caltrans manages the State Scenic Highway Program. The program was created in 1963 with the goal of protecting the aesthetic significance of scenic highways throughout the state. According to the State Streets and Highways Code (Section 260 through 263), a highway may be designated as scenic based on its scenic quality, how much of the natural landscape can be seen by travelers, and the extent to which development intrudes on the traveler's enjoyment of the view. The California Scenic Highway Program's Scenic Highway System List identifies scenic highways that are either eligible for designation or have already been designated as such.

California Green Building Code

The California Green Building Code, Section 5.106.8, stipulates that new project site lighting must conform to standards that keep light generated on site from leaving the site by using reflectors, shields, screen walls, and any other method which complies with the Code's intent to limit light pollution.

b. Local Regulations

City of Huntington Park General Plan

Huntington Park's General Plan was adopted in February 1991 and consists of the Land Use, Housing, Circulation, Open Space and Conservation, Safety, Noise, Public Facilities, and Urban Design Elements. All elements bear equal weight, and no element has legal precedence over another. The General Plan lists several aesthetics goals, policies, and actions as part of the Land Use Element.

Land Use Element

The Land Use Element (LUE) describes existing land use patterns and provides the physical framework for land use and development in the City. The LUE also contains policies to improve the City's visual quality, including its compatibility between neighborhoods, mixed-use areas, commercial areas, and industrial areas. It describes the economic context and sets out goals and policies to stimulate development, maintain fiscal health, and support other efforts to enhance the City's economy (Huntington Park 1991).

Urban Design Element

The Urban Design Element (UDE) further builds on the Land Use and Community Development Element, focusing on the on the quality and character of public areas and private development in the City. The UDE describes the goals, policies, and design concepts regarding the preservation and improvement of the visual quality and character of the City (Huntington Park 1991).

City of Huntington Park Municipal Code

The HPMC establishes regulations that implement the City's General Plan. Title 8, *Building Regulations* of the HPMC describes the City's specific development standards and land use requirements. Title 9, Zoning, describes the City's zoning regulations and districts including more specific standards and development regulations governing permitted uses, yard areas, building heights, parking requirements, and other standards. HPMC Section 9-3.103.13, *Lighting*, provides general requirements that limit light and glare through the use of energy-efficient lighting, appropriate light fixtures, shielding devices to prevent light spilling onto adjacent properties, and directional lighting methods.

4.1.3 Impact Analysis

a. Methodology and Thresholds of Significance

As addressed by the CEQA analysis, aesthetics refers to visual concerns. Aesthetics or visual resources analysis is a process to assess the visible change and anticipated viewer response to that change. The Federal Highway Administration (FHWA), BLM, and U.S. Forest Service (USFS) have developed methodologies for conducting visual analysis that are used across the industry. These methods have been synthesized and used for this analysis.

While the conclusions of these assessments may seem entirely subjective, value is measured based on generally accepted measures of quality, viewer sensitivity, and viewer response, supported by consistent levels of agreement in research on visual quality evaluation. Modifications in a landscape that repeat basic elements found in that landscape are said to be in harmony with their surroundings; changes that do not harmonize often look out of place and can be found to form an unpleasant contrast when their effects are not evaluated adequately.

The following thresholds of significance were developed based on the *CEQA Guidelines*, specifically, Appendix G. The proposed project would have a significant impact with respect to aesthetics if it would:

1. Have a substantial adverse effect on a scenic vista.
2. Substantially damage scenic resources in a designated State scenic highway, including, but not limited to, trees, rock outcroppings, and historic buildings.

3. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings; in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality.
4. Create new sources of light or glare that would adversely affect day or nighttime views.

b. Project Impacts and Mitigation Measures

Threshold 1:	Would the project have a substantial adverse effect on a scenic vista?

Impact AES-1 THERE ARE NO SCENIC VISTAS WITHIN THE URBANIZED CITY. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

For the purposes of this analysis, a scenic vista is a view from a public place (roadway, designated scenic viewing spot, etc.) that is expansive and considered important by a jurisdiction or a community. It can be obtained from an elevated position (such as from the top of a hillside) or it can be seen from a roadway with a longer-range view of the landscape. An adverse effect would occur if a proposed project would block or otherwise damage a scenic vista upon implementation.

Views of the San Gabriel Mountains from within the City are limited by the existing streetscape and existing development, which obstruct the line-of-sight between many of the local roadways and the aforementioned mountains. Specifically, most of the Draft Opportunity Sites are situated on nearly flat land. Redevelopment and infill of these sites would not create an opportunity for a new view to occur, which may impede a view of a scenic vista.

The Housing Element Update includes zoning changes which would increase the height limit in the C-D district from 30-feet to 35-feet and create a height limit in the TOD of up to 65 feet. There are no scenic vistas identified in the City, as the area is highly urbanized and views of the San Gabriel Mountains are limited by existing City development, including both residential, industrial, and commercial lands. Therefore, the increase in height limits proposed by the zoning changes of the Housing Element Update would not have a substantial impact on scenic vistas in Huntington Park.

Nonetheless, with adherence to goals and policies in the existing General Plan, General Plan Update, and various City design requirements, which would be assessed during project plan review in accordance with the HPMC, potential impacts would be considered less than significant with regard to a potential adverse effect on a scenic vista.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 2:	Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Impact AES-2 THERE ARE NO STATE SCENIC HIGHWAYS WITHIN OR NEAR CITY LIMITS, THEREFORE THERE WOULD BE A LESS THAN SIGNIFICANT IMPACT.

There are no state designated or eligible scenic highways within the city limits of Huntington Park. The closest eligible state scenic highway is State Route 187 in Santa Monica, located approximately 10 miles west of City limits, and is not visible from the City due to the distance and intervening development between the proposed project area and this highway (Caltrans 2019). Thus, no scenic resources would be damaged by the proposed project in or within clear view of a State-designated Scenic Highway. Thus, impacts would be less than significant.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 3:	Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Impact AES-3 THE PROPOSED PROJECT INCLUDES REZONING THAT WOULD ACCOMMODATE NEW RESIDENTIAL AND MIXED-USE DEVELOPMENT THROUGHOUT THE CITY. THE DEVELOPMENT FACILITATED BY THE PROPOSED PROJECT WOULD BE SUBJECT TO APPLICABLE ZONING, MUNICIPAL CODE, AND GENERAL PLAN REGULATIONS WHICH PRESERVE SCENIC QUALITY. WITH ADHERENCE TO EXISTING AND FUTURE REGULATIONS, IMPACTS WOULD BE LESS THAN SIGNIFICANT.

Huntington Park is a highly urbanized city with a mix of low-, medium-, and high-density residences throughout the City, commercial and manufacturing uses primarily located in the western and northern areas of the City, and mixed-use development throughout the Downtown Specific Plan. Huntington Park's architectural style consists of an eclectic mix of designs, the most prominent styles for residential development are popular revival styles of the 1920s and 1930s, including Spanish Colonial and Classical/Colonial styles. Most of the housing opportunity sites are situated on surface parking lots that do not feature distinctive architectural styles located within the Downtown Specific Plan and commercial and manufacturing overlay zones in the western and northern areas of the City. A handful of housing opportunity sites would occur on developed lots which are currently zoned for commercial, retail, or office uses which would be re-developed for residential use.

There are 12 designated historic resources and one designated historic district on Malabar Street between Saturn Avenue and Florence Avenue in the City and no Draft Opportunity Sites are located within the historic resource sites or district (Huntington Park 2010). HPMC Article 9-3.18, *Historic Preservation*, provides guidelines for the designation, regulation, and preservation of historic resources within the City.

Chapter 9-3 of the HPMC establishes regulations regarding the visual quality of existing and new development throughout Huntington Park, some of which include property development and landscaping standards, sign standards, and publicly visible art regulations. All development projects are required to comply with Article 9-2.18 of the HPMC which institutes design review procedures to ensure that all projects within City limits are visually and operationally compatible with surrounding development. Article 9-4.103 sets specific standards for Huntington Park's residential development zones and Article 9-4.203 sets specific standards for mixed-use development zones, regulation topics include allowed uses, development standards, landscaping and open space requirements, and accessory structure requirements. Furthermore, the Downtown Specific Plan provides detailed development standards that guide building placement and massing, building height, parking areas, sign design, and public open space for the specific plan (Huntington Park 2008). This would apply to those Draft Opportunity Sites within the Downtown Specific Plan Area.

Largely, the housing opportunity sites are in areas where vacant lots and under-utilized parcels could accommodate new infill development without degrading the character of the neighborhood. In many cases, redevelopment would replace pavement parking lots or aging structures with well-designed new complexes that feature high-quality materials, increased, and maintained landscaping, having a beneficial visual impact on areas where existing development (e.g., older commercial and industrial establishments) is aging and does not align with newer development that was subject to the stringent city-wide design guidelines when developed.

The proposed project presents housing opportunity sites that could accommodate a mix of housing types, including low-income and moderate-income to market-rate housing, on the same site. This is to ensure the availability of all types of housing throughout the City and ensure that "affordable housing" does not equate to poorly designed facilities. Developments could also include retail shops, spas, restaurants, and office spaces on the first floor or mixed in with the residential development. Mixed-use development would enhance and encourage walkability and limit the need for surface-level parking. Furthermore, according to goals and policies in the General Plan, the City is committed to provide for a compatible mix of land uses, create consistent urban design, which is architecturally and functionally compatible, and preserve and enhance the existing character of the City.

With adherence to the design guidelines provided in the zoning code, the design guidelines in the existing Downtown Specific Plan, and the goals and policies of the General Plan, the proposed project would not degrade visual character and, thus, visual impacts would be considered less than significant.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 4:	Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

Impact AES-4 DEVELOPMENT FACILITATED BY THE PROPOSED PROJECT WOULD CREATE NEW SOURCES OF LIGHT OR GLARE THAT WOULD ADVERSELY AFFECT DAYTIME OR NIGHTTIME VIEWS IN THE AREA. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

For the purposes of this analysis, light refers to light emissions (brightness) generated by a source of light. Stationary sources of light include exterior parking lot and building security lighting; moving sources of light include the headlights of vehicles driving on roadways near the proposed project area. Streetlights and other security lighting also serve as sources of light in the evening hours.

Glare is defined as focused, intense light emanated directly from a source or indirectly when light reflects from a surface. Daytime glare is caused in large part by sunlight shining on highly reflective surfaces at or above eye level. Reflective surfaces area associated with buildings that have expanses of polished or glass surfaces, light-colored pavement, and the windshields of parked cars.

Development that could occur through implementation of the proposed project would increase the ambient nighttime lighting at and surrounding the housing opportunity sites. Increased lighting could come from exterior lights on buildings or light spilling from streetlights. Increased glare could potentially occur because of reflective building materials, roofing materials, and windows situated so they reflect sunlight. HPMC Section 9-3.103.13, Lighting, provides general requirements that limit light and glare through the use of energy-efficient lighting, appropriate light fixtures, shielding devices to prevent light spilling onto adjacent properties, and directional lighting methods. This includes limiting the height at which light fixtures can be positioned above the ground in residential districts and states that outdoor lighting on apartment buildings and multi-use complexes be directed downward into the interior of the lot.

Development facilitated by the proposed project would mainly occur as redevelopment of existing built sites or infill development of unused parcels between existing built sites. When facilities such as parking lots are replaced with buildings, these replacements may reduce nighttime sources of light, because parking lots are often more brightly lit during the nighttime than most buildings. Development of underutilized or vacant parcels may result in new light sources, but they would likely be congruous with nearby light sources (e.g., lighting from residential and industrial windows). Furthermore, as the development facilitated by the proposed project would be mostly residential units, light from windows would be filtered or obscured by window coverings. Therefore, impacts related to increased light and glare under implementation of the proposed project would be less than significant.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

4.1.4 Cumulative Impacts

Development facilitated by the proposed project in conjunction with other nearby past, present and reasonably foreseeable future projects in the region could result in impacts to visual resources and aesthetic quality, although largely visual quality would improve with redevelopment of aging buildings and sparsely landscaped areas. Implementation of the proposed project would encourage increased housing development citywide, mainly in areas already developed with other uses. Most projects in the City, adjacent cities, and Los Angeles County would be required to undergo analysis for impacts to aesthetics and visual resources. These impacts would be mitigated by design guidelines, regulations, policies, and project-specific mitigation measures, thereby limiting damage to existing visual resources and enhancing the visual quality of areas where development occurs. Consequently, development facilitated by the proposed project would not result in significant cumulative environmental impacts in conflict with requirements for preserving scenic vistas, scenic resources in State- or locally designated highways or drives, visual quality, and for limiting the effects of light and glare. Therefore, proposed project implementation would not cause a cumulatively considerable impact on aesthetics and no further mitigation is required.

4.2 Air Quality

This section analyzes the effects of the proposed project on air quality. This section analyzes both temporary impacts relating to construction activity and possible long-term impacts associated with proposed project operation. Greenhouse gas and global climate change impacts are discussed in Section 4.7, *Greenhouse Gas Emissions*.

4.2.1 Environmental Setting

a. Local Climate and Meteorology

The City of Huntington Park is in the South Coast Air Basin (SCAB or Basin), which is bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, and the San Diego County line to the south. The regional climate in the SCAB is semi-arid and is characterized by warm summers, mild winters, infrequent seasonal rainfall, moderate daytime onshore breezes, and moderate humidity. The air quality in the SCAB is primarily influenced by a wide range of emissions sources – such as dense population centers, heavy vehicular traffic, and industry – and weather.

The general region lies in the semi-permanent high-pressure zone of the eastern Pacific Ocean, resulting in a mild climate tempered by cool sea breezes with light average wind speeds. The SCAB experiences warm summers, mild winters, infrequent rainfall, light winds, and moderate humidity. This usually mild climatological pattern is interrupted infrequently by periods of extremely hot weather, winter storms, or Santa Ana winds. The SCAB is a coastal plain connecting broad valleys and low hills, bounded by the Pacific Ocean to the west and high mountains around the rest of its perimeter.

The SCAB experiences a persistent temperature inversion (increasing temperature with increasing altitude) because of the Pacific high. This inversion limits the vertical dispersion of air contaminants, holding them relatively near the ground. As the sun warms the ground and the lower air layer, the temperature of the lower air layer approaches the temperature of the base of the inversion (upper) layer until the inversion layer finally breaks, allowing vertical mixing with the lower layer. This phenomenon is observed in mid to late afternoons on hot summer days. Winter inversions frequently break by midmorning.

The combination of stagnant wind conditions and low inversions produces the greatest pollutant concentrations in the SCAB. On days of no inversion or high wind speeds, ambient air pollutant concentrations are lowest. During periods of low inversions and low wind speeds, air pollutants generated in urbanized areas are transported predominantly onshore into Riverside and San Bernardino counties.

b. Air Pollutants of Primary Concern

The Federal Clean Air Act (CAA) requires the United States Environmental Protection Agency to set National Ambient Air Quality Standards (NAAQS) for maximum allowable concentrations of six "criteria" pollutants in outdoor air. Primary criteria pollutants are emitted directly from a source (e.g., vehicle tailpipe, an exhaust stack of a factory, etc.) into the atmosphere. Primary criteria pollutants include carbon monoxide (CO), nitrogen dioxide (NO_2), particulate matter with diameters 10 micrometers and smaller (PM_{10}), particulate matter with diameters 2.5 micrometers and smaller ($PM_{2.5}$), sulfur dioxide (SO_2), and lead (Pb). Ozone (O_3) is considered a secondary criteria pollutant

because it is created by atmospheric chemical and photochemical reactions between reactive organic gases (ROG) and nitrogen oxides (NO_X). The standards are set at a level that protects public health with an adequate margin of safety for six common air pollutants (also known as "criteria air pollutants"). The following subsections describe the characteristics, sources, and health and atmospheric effects of criteria air contaminants.

Ozone

Ozone (O_3) is a highly oxidative unstable gas produced by a photochemical reaction (triggered by sunlight) between NO_X and ROG (also referred to as volatile organic compounds [VOC]).[1] VOC is composed of non-methane hydrocarbons (with specific exclusions), and NO_X is composed of different chemical combinations of nitrogen and oxygen, mainly nitric oxide (NO) and NO_2. NO_X is formed during the combustion of fuels, while ROG is formed during the combustion and evaporation of organic solvents. As a highly reactive molecule, ozone readily combines with multiple different atmosphere components. Consequently, high ozone levels tend to exist only while high VOC and NO_X levels are present to sustain the ozone formation process. Once the precursors have been depleted, ozone levels rapidly decline. Because these reactions occur on a regional rather than local scale, ozone is considered a regional pollutant. In addition, because ozone requires sunlight to form, it mainly occurs in concentrations considered serious between April and October. Groups most sensitive to ozone include children, the elderly, people with respiratory disorders, and people who exercise strenuously outdoors. Depending on the level of exposure, ozone can cause coughing and a sore or scratch throat; make it more difficult to breathe deeply and vigorously and cause pain when taking a deep breath; inflame and damage the airways; make the lungs more susceptible to infection; and aggravate lung diseases such as asthma, emphysema, and chronic bronchitis (United States Environmental Protection Agency [U.S. EPA] 2022).

Carbon Monoxide

Carbon monoxide (CO) is a localized pollutant found in high concentrations only near its source. The primary source of CO, a colorless, odorless, poisonous gas, is automobile traffic's incomplete combustion of petroleum fuels. Therefore, elevated concentrations are usually only found near areas of high traffic volumes. Other sources of CO include the incomplete combustion of petroleum fuels at power plants and fuel combustion from wood stoves and fireplaces during the winter. When CO levels are elevated outdoors, they can be of particular concern for people with some types of heart disease. These people already have a reduced ability to get oxygenated blood to their hearts in situations where they need more oxygen than usual. As a result, they are especially vulnerable to the effects of CO when exercising or under increased stress. In these situations, short-term exposure to elevated CO may result in reduced oxygen to the heart accompanied by chest pain, also known as angina (U.S. EPA 2022).

Nitrogen Dioxide

Nitrogen dioxide (NO_2) is a by-product of fuel combustion. The primary sources are motor vehicles, industrial boilers, and furnaces. The principal form of NO_x produced by combustion is NO, but NO reacts rapidly to form NO_2, creating the mixture of NO and NO_2, commonly called NO_X. NO_2 is a reactive, oxidizing gas and an acute irritant capable of damaging cell linings in the respiratory tract.

[1] The California Air Resources Board (CARB) defines VOC and ROG similarly as "any compound of carbon excluding carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate" with the exception that VOC are compounds that participate in atmospheric photochemical reactions. For the purposes of this analysis, ROG and VOC are considered comparable in terms of mass emissions, and the term VOC is used in this report.

Breathing air with a high concentration of NO_2 can irritate airways in the human respiratory system. Such exposures over short periods can aggravate respiratory diseases leading to respiratory symptoms (such as coughing, wheezing, or difficulty breathing), hospital admissions, and visits to emergency rooms. Longer exposures to elevated concentrations of NO_2 may contribute to the development of asthma and potentially increase susceptibility to respiratory infections. People with asthma and children and the elderly are generally at greater risk for the health effects of NO_2. NO_2 absorbs blue light and causes a reddish-brown cast to the atmosphere and reduced visibility. It can also contribute to the formation of ozone/smog and acid rain (U.S. EPA 2022).

Particulate Matter

Particulate matter with a diameter of 10 micrometers or less (PM_{10}) and particulate matter with a diameter of 2.5 micrometers or less in diameter ($PM_{2.5}$) are comprised of finely divided solids and liquids such as dust, soot, aerosols, fumes, and mist. Both PM_{10} and $PM_{2.5}$ are emitted into the atmosphere as by-products of fuel combustion and wind erosion of soil and unpaved roads. The atmosphere, through chemical reactions, can form particulate matter. The characteristics, sources, and potential health effects of PM_{10} and $PM_{2.5}$ can be very different. PM_{10} is generally associated with dust mobilized by wind and vehicles. In contrast, $PM_{2.5}$ is generally associated with combustion processes and formation in the atmosphere as a secondary pollutant through chemical reactions. PM_{10} can cause increased respiratory disease, lung damage, cancer, premature death, reduced visibility, and surface soiling. For $PM_{2.5}$, short-term exposures (up to 24 hours duration) have been associated with premature mortality, increased hospital admissions for heart or lung causes, acute and chronic bronchitis, asthma attacks, emergency room visits, respiratory symptoms, and restricted activity days. These adverse health effects have been reported primarily in infants, children, and older adults with preexisting heart or lung diseases (California Air Resources Board [CARB] 2022a).

Sulfur Dioxide

Sulfur dioxide (SO_2) is included in a group of highly reactive gases known as sulfur oxides (SO_X). The largest sources of SO_2 emissions are from fossil fuel combustion at power plants (73 percent) and other industrial facilities (20 percent). Smaller sources of SO_2 emissions include industrial processes such as extracting metal from ore and burning fuels with a high sulfur content by locomotives, large ships, and off-road equipment. Short-term exposures to SO_2 can harm the human respiratory system and make breathing difficult. People with asthma, particularly children, are sensitive to these effects of SO_2 (U.S. EPA 2022).

Lead

Lead (Pb) is a metal found naturally in the environment, as well as in manufacturing products. The major sources of lead emissions historically have been mobile and industrial. However, due to the U.S. EPA's regulatory efforts to remove lead from gasoline, atmospheric lead concentrations have declined substantially over the past several decades. The most dramatic reductions in lead emissions occurred before 1990 due to the removal of lead from gasoline sold for most highway vehicles. Lead emissions were further reduced substantially between 1990 and 2008, with reductions occurring in the metals industries at least partly due to national emissions standards for hazardous air pollutants (U.S. EPA 2013). As a result of phasing out leaded gasoline, metal processing is currently the primary source of lead emissions. The highest lead level in the air is generally found near lead smelters. Other stationary sources include waste incinerators, utilities, and lead-acid battery manufacturers. Lead can adversely affect the nervous system, kidney function,

immune system, reproductive and developmental systems, and cardiovascular system, depending on exposure. Lead exposure also affects the oxygen-carrying capacity of blood. The lead effects most likely encountered in current populations are neurological in children. Infants and young children are susceptible to lead exposures, contributing to behavioral problems, learning deficits, and lowered intelligence quotient (U.S. EPA 2022).

Toxic Air Contaminants

In addition to the criteria pollutants discussed above, toxic air contaminants (TACs) are a diverse group of air pollutants that may cause or contribute to an increase in deaths or serious illness, or that may pose a present or potential hazard to human health. TACs include both organic and inorganic chemical substances that may be emitted from a variety of common sources, including gasoline stations, motor vehicles, dry cleaners, industrial operations, painting operations, and research and teaching facilities. One of the main sources of TACs in California is diesel engine exhaust that contains solid material known as diesel particulate matter (DPM). More than 90 percent of DPM is less than one micrometer in diameter (about 1/70th the diameter of a human hair), and thus, is a subset of $PM_{2.5}$. Because of their extremely small size, TACs can be inhaled and eventually trapped in the bronchial and alveolar regions of the lungs (California Air Resources Board [CARB] 2022c). TACs are different than criteria pollutants because ambient air quality standards have not been established for TACs. TACs occurring at extremely low levels may still cause health effects and it is typically difficult to identify levels of exposure that do not produce adverse health effects. TAC impacts are described by carcinogenic risk and by chronic (i.e., long duration) and acute (i.e., severe but of short duration) adverse effects on human health. People exposed to TACs at sufficient concentrations and durations may have an increased chance of getting cancer or experiencing other serious health effects. These health effects can include damage to the immune system, as well as neurological, reproductive (e.g., reduced fertility), developmental, respiratory, and other health issues (U.S. EPA 2020).

DIESEL PARTICULATE MATTER

Fine particulates are generally associated with combustion processes and form in the atmosphere as a secondary pollutant through chemical reactions. PM_{10} (particulate matter measuring no more than 10 microns in diameter) is a by-product of fuel combustion and wind erosion of soil and unpaved roads, and it is directly emitted into the atmosphere through these processes. Chemical reactions in the atmosphere also create PM_{10}. Fine particulate matter poses a serious health threat to all groups, but particularly to the elderly, children, and those with respiratory problems. More than half of the fine particulate matter inhaled into the lungs remains there, which can cause permanent lung damage. These materials can damage health by interfering with the body's mechanisms for clearing the respiratory tract or by acting as carriers of an adsorbed toxic substance.

Diesel engine fuel combustion forms an important fraction of the particulate matter emission inventory, as particulates in diesel emissions are very small and readily respirable. The particles have hundreds of chemicals absorbed onto their surfaces, including many known or suspected mutagens and carcinogens. The Office of Environmental Health Hazard Assessment (OEHHA) reviewed and evaluated the potential for diesel exhaust to affect human health, and the associated scientific uncertainties (CARB 1998). Based on the available scientific evidence, it was determined that a level of diesel PM exposure, below which no carcinogenic effects are anticipated, has not been identified. The Scientific Review Panel that approved the OEHHA report determined that, based on studies to date, 3 x 10^{-4} micrograms per cubic meter ($\mu g/m^3$) is a reasonable estimate of the unit risk for diesel PM. This means that a person exposed to a diesel PM concentration of 1 $\mu g/m^3$ continuously over

the course of a lifetime has a 3 in 10,000 chance (or 300 in one million chance) of contracting cancer due to this exposure. Based on an estimated year 2000 statewide average concentration of 1.26 $\mu g/m^3$ for indoor and outdoor ambient air, about 380 excess cancers per one million population could be expected if diesel PM concentrations remained the same (California Environmental Protection Agency, CARB 2000). Therefore, these particulate emissions have been determined by CARB to be a TAC.

Diesel PM emissions are estimated to be responsible for about 70 percent of the total ambient air toxics risk. In addition to these general risks, diesel PM can also be responsible for elevated localized or near-source exposures ("hot-spots"). Depending on the activity and nearness to receptors, these potential risks can range from small to 1,500 per million or more (California Environmental Protection Agency, CARB 2000).

CARB staff have conducted risk characterization scenarios to determine the potential excess cancer risks involved when individuals are near various sources of diesel engine emissions, ranging from school buses to high volume freeways. The purpose of the risk characterization was to estimate, through air dispersion modeling, the cancer risk associated with typical diesel-fueled engine or vehicle activities based on modeled PM concentration at the point of maximum impact. The study included various sources of diesel PM emissions, including idling school buses, truck stops, low- and high-volume freeways, and other sources. High-volume freeways (20,000 trucks per day) were estimated to cause 800 to 1,700 per million potential excess cases of cancers, while low-volume freeways (2,000 trucks per day) were estimated to cause about 100 to 200 per million potential excess cases of cancers (California Environmental Protection Agency, CARB 2000).

OTHER MOBILE SOURCE CONTAMINANTS

Besides DPM, several other pollutants that are a public health concern are emitted by vehicle exhausts. The U.S. EPA has identified six pollutants of highest priority: DPM, acrolein, acetaldehyde, formaldehyde, benzene, and 1,3-butadiene. The latter five pollutants are part of the total organic gases emitted by diesel fueled vehicles. A brief description of each of these chemicals follows:

- **Acrolein** is the simplest unsaturated aldehyde. It is a widely produced substance with a piercing, disagreeable, acrid smell similar to that of burning fat. Acrolein is an unstable toxic substance that can burn the nose and throat and is a severe pulmonary irritant. It is a flammable and poisonous substance prepared industrially by the oxidation of propene. Small amounts of acrolein are formed and enter the air when trees, tobacco, other plants, gasoline, and oil are burned.
- **Acetaldehyde**, sometimes known as ethanol, is an organic chemical compound used as an intermediate in the production of acetic acid, certain esters, and a number of other chemicals. It is a flammable liquid with a fruity smell. Acetaldehyde is a toxic when applied externally for prolonged periods, an irritant, and a probable carcinogen.
- **Formaldehyde** is an organic chemical compound containing a terminal carbonyl group. It is produced in the atmosphere by the action of sunlight and oxygen on atmospheric methane and other hydrocarbons, becoming a part of smog. Additionally, formaldehyde is an intermediate in the oxidation (or combustion) of methane as well as other carbon compounds including automobile exhaust. Formaldehyde is a flammable substance that can be toxic, allergenic, and carcinogenic. It is naturally made in small amounts in human bodies and is found in small amounts in household sources, such as fiberglass, carpets, permanent press fabrics, paper products, and some household cleaners.

- **Benzene**, or benzol, is an organic chemical compound and a known carcinogen. It is a colorless and highly flammable liquid with a sweet smell and a relatively high melting point. Benzene is an important industrial solvent and precursor in the production of drugs, plastics, synthetic rubber, and dyes. Benzene is a natural constituent of crude oil and may be synthesized from other compounds present in petroleum. It is found in gasoline and cigarette smoke. Natural sources of benzene include emissions from volcanoes and forest fires.
- **1,3-Butadiene** is an important industrial chemical used in the production of synthetic rubber (about 75 percent of manufactured 1,3-butadiene), which is then used primarily in the production of automobile tires. It is a colorless gas with a mild gasoline-like odor. Gasoline contains small amounts that are exhausted into the air after the combustion process. It is a carcinogen, highly irritative, and flammable.

c. Sensitive Receptors

There is a strong connection between health risk and the proximity of the source of air pollution. Local jurisdictions are responsible for determining land use compatibility for sensitive receptors. A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant. Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. CARB has identified the following population groups that are most likely affected by air pollution: children less than 14 years of age, adults over 65 years of age, athletes, and people with cardiovascular and chronic respiratory diseases. Land uses where these population groups are likely to spend a substantial amount of time are considered sensitive receptors. Sensitive receptors are located throughout Huntington Park and the development facilitated by the proposed project would site new sensitive receptors in the City. According to SCAQMD, land uses with sensitive receptors include the following (South Coast Air Quality Management District [SCAQMD] 2005):

- Schools, playgrounds and childcare centers
- Long-term health care facilities
- Rehabilitation centers
- Convalescent centers
- Hospitals
- Retirement homes
- Residences

d. Ambient Air Quality Measurements

The SCAQMD divides the SCAB into 38 source receptor areas (SRAs), wherein 38 monitoring stations operate to monitor the various concentrations of air pollutants in the region. The purpose of the monitoring stations is to measure ambient concentrations of pollutants and determine whether ambient air quality meets the California and federal standards. The monitoring station located closest to the proposed project site is the Los Angeles-North Main Street monitoring station at 1630 North Main Street in Los Angeles, which is approximately 5.72 miles north of the City. The North Hollywood station monitors ozone, CO, NO_2, PM_{10}, $PM_{2.5}$. Table 4.2-1 indicates the number of days that each of the standards has been exceeded at the Los Angeles-North Main Street station in 2019, 2020, and 2021.

As shown in Table 4.2-1, the federal and State 8-hour ozone standards were exceeded every year from 2019 to 2021, the State worst hour ozone standard was exceeded in 2020 and 2021, and the

federal worst hour ozone standard was exceeded in 2020. In addition, the PM_{10} State standard was exceeded every year from 2019 to 2021 and the $PM_{2.5}$ federal standard was exceeded each year from 2019 to 2021. No other State or federal standards were exceeded at nearby monitoring stations.

Table 4.2-1 Ambient Air Quality at the Monitoring Station

Pollutant	2019	2020	2021
8 Hour Ozone (ppm), 8-Hr Maximum[1]	0.08	0.118	0.085
Number of Days of State exceedances (>0.070)	1	16	1
Number of days of Federal exceedances (>0.070)	1	16	1
Ozone (ppm), Worst Hour[1]	0.093	0.185	0.099
Number of days of State exceedances (>0.09 ppm)	0	14	1
Number of days of Federal exceedances (>0.124 ppm)	0	1	0
Carbon Monoxide (ppm), Highest 8-Hour Average[1]	2.04	2.09	1.96
Number of days above CAAQS or NAAQS (>9.0 ppm)			
Nitrogen Dioxide (ppm) – Worst Hour[1]	0.0697	0.0618	0.0778
Number of days of State exceedances (>0.18 ppm)	0	0	0
Number of days of Federal exceedances (0.10 ppm)	0	0	0
Particulate Matter 10 microns, μg/m^3, Worst 24 Hours[1]	62.4	83.7	64.0
Number of days above Federal standard (>150 μg/m^3)	0	0	0
Number of days of State exceedances (>50 μg/m^3)	15	34	14
Particulate Matter <2.5 microns, μg/m^3, Worst 24 Hours[1]	43.5	175.0	61.0
Number of days above Federal standard (>35 μg/m^3)	1	12	13

Source: CARB 2022c

4.2.2 Regulatory Setting

The Federal CAA governs air quality in the United States. In addition to being subject to the requirements of the CAA, air quality in California is also governed by more stringent regulations under the California Clear Air Act (CCAA). At the federal level, the CAA is administered by the U.S. EPA. In California, the CCAA is administered by CARB at the State level and by air quality management districts (AQMDs) at the regional and local levels.

Air quality in the SCAB, in which Huntington Park is located, is addressed through the efforts of various federal, State, regional, and local government agencies. These agencies work jointly, as well as individually, to improve air quality through legislation, regulations, planning, policymaking, education, and a variety of programs. The agencies responsible for improving air quality in the SCAB are discussed below.

a. Federal

U.S. Environmental Protection Agency

The CAA was enacted in 1970 and amended in 1977 and 1990 [42 United States Code (USC) 7401] for the purposes of protecting and enhancing the quality of the nation's air resources to benefit

public health, welfare, and productivity. In 1971, to achieve the purposes of Section 109 of the CAA [42 USC 7409], the U.S. EPA developed Ambient Air Quality Standards which represent the maximum levels of background pollution considered safe, with an adequate margin of safety, to protect the public health and welfare. National Ambient Air Quality Standards (NAAQS) have been designated for the following criteria pollutants of primary concern: ozone, CO, NO_2, SO_2, PM_{10}, $PM_{2.5}$, and Pb.

The U.S. EPA classifies specific geographic areas as either "attainment" or "non-attainment" areas for each pollutant based on the comparison of measured data with the NAAQS. States are required to adopt enforceable plans, known as a State Implementation Plan (SIP), to achieve and maintain air quality meeting the NAAQS. State plans also must control emissions that drift across state lines and harm air quality in downwind states. Table 4.2-2 lists the current federal standards for regulated pollutants.

Table 4.2-2 Federal and State Ambient Air Quality Standards

Pollutant	Averaging Time	Federal Primary Standards	California Standard
Ozone	1-Hour	N/A[1]	0.09 ppm[2]
	8-Hour	0.070 ppm	0.070 ppm
Carbon Monoxide	8-Hour	9.0 ppm	9.0 ppm
	1-Hour	35.0 ppm	20.0 ppm
Nitrogen Dioxide	Annual	0.053 ppm	0.030 ppm
	1-Hour	0.100 ppm	0.18 ppm
Sulfur Dioxide	Annual	0.03 ppm	N/A
	24-Hour	0.14 ppm	0.04 ppm
	1-Hour	0.075 ppm	0.25 ppm
PM_{10}	Annual	N/A	20 µg/m[3]
	24-Hour	150 µg/m	50 µg/m
$PM_{2.5}$	Annual	12 µg/m	12 µg/m
	24-Hour	35 µg/m	N/A
Lead	30-Day Average	N/A	1.5 µg/m
	3-Month Average	0.15 µg/m	N/A

[1] N/A: Not applicable because no standard is currently established for California

[2] ppm = parts per million

[3] µg/m = micrograms per cubic meter

Source: CARB 2016

b. State

California Clean Air Act

The CCAA was enacted in 1988 (California Health & Safety Code (H&SC) Section 39000 et seq.). Under the CCAA, the State has developed the California Ambient Air Quality Standards (CAAQS), which are generally more stringent than the NAAQS. Table 4.2-2 lists the current State standards for regulated pollutants. In addition to the federal criteria pollutants, the CAAQS also specify standards for visibility-reducing particles, sulfates, hydrogen sulfide, and vinyl chloride. Similar to the federal CAA, the CCAA classifies specific geographic areas as either "attainment" or "non-attainment" areas for each pollutant, based on the comparison of measured data within the CAAQS.

California is divided geographically into 15 air basins for managing the air resources of the State on a regional basis. Areas within each air basin are considered to share the same air masses and, therefore, are expected to have similar ambient air quality. If an air basin is not in either federal or state attainment for a particular pollutant, the basin is classified as a non-attainment area for that pollutant. Under the federal and State Clean Air Acts, once a non-attainment area has achieved the air quality standards for a particular pollutant, it may be redesignated to an attainment area for that pollutant. To be redesignated, the area must meet air quality standards and have a 10-year plan for continuing to meet and maintain air quality standards, as well as satisfy other requirements of the federal CAA. Areas that have been redesignated to attainment are called maintenance areas. SCAB is designated a non-attainment area for the state one-hour and eight-hour ozone standards, the State PM_{10} standards, and the State annual $PM_{2.5}$ standard. SCAB is classified as in attainment (or unclassifiable/attainment) for all other State and federal standards.

California Code of Regulations

The California Code of Regulations (CCR) is the official compilation and publication of regulations adopted, amended or repealed by state agencies pursuant to the Administrative Procedure Act. The CCR includes regulations that pertain to air quality emissions. Specifically, Section 2485 in Title 13 of the CCR states that the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location. In addition, Section 93115 in Title 17 of the CCR states that operations of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emissions standards. State Programs for Toxic Air Contaminants

The California Air Toxics Program is an established two-step process of risk identification and risk management to address potential health effects from exposure to toxic substances in the air. In the risk identification step, CARB and OEHHA determine if a substance should be formally identified, or "listed," as a TAC in California. In the risk management step, CARB reviews emission sources of an identified TAC to determine whether regulatory action is needed to reduce risk. Based on results of that review, CARB has promulgated a number of Airborne Toxic Control Measures (ATCMs), both for stationary and mobile sources, including On-Road and Off-Road Vehicle Rules. These ATCMs include measures such as limits on heavy-duty diesel motor vehicle idling and emission standards for off-road diesel construction equipment in order to reduce public exposure to DPM and other TACs. These actions are also supplemented by the Assembly Bill (AB) 2588 Air Toxics "Hot Spots" program and Senate Bill (SB) 1731, which require facilities to report their air toxics emissions, assess health risks, notify nearby residents and workers of significant risks if present, and reduce their risk through implementation of a risk management plan. SCAQMD has further adopted two rules to limit cancer and non-cancer health risks from facilities located within its jurisdiction. Rule 1401 (New Source Review of Toxic Air Contaminants) regulates new or modified facilities and Rule 1402 (Control of Toxic Air Contaminants from Existing Sources) regulates facilities that are already operating. Rule 1402 incorporates requirements of the AB 2588 program, including implementation of risk reduction plans for significant risk facilities.

DIESEL RISK REDUCTION PROGRAM

CARB identified particulate emissions from diesel-fueled engines as TACs in August 1998. Following the identification process, CARB was required by law to determine if there is a need for further control, which moved the State into the risk management phase of the program. CARB developed the Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and the Vehicles and the Risk Management Guidance for the Permitting of New Stationary Diesel-Fueled

Engines. The Diesel Advisory Committee approved these documents on September 28, 2000, paving the way for the next step in the regulatory process: the control measure phase. During the control measure phase, specific statewide regulations designed to further reduce DPM emissions from diesel-fueled engines and vehicles have and continue to be evaluated and developed. The goal of each regulation is to make diesel engines as clean as possible by establishing state-of-the-art technology requirements or emission standards to reduce DPM emissions.

State Implementation Plan

The State Implementation Plan (SIP) is a collection of documents that set forth the State's strategies for achieving the NAAQS. In California, the SIP is a compilation of new and previously submitted plans, programs (such as monitoring, modeling, and permitting), district rules, State regulations, and federal controls. CARB is the lead agency for all purposes related to the SIP under State law. Local air quality management districts and other agencies, such as the California Department of Pesticide Regulation and the California Bureau of Automotive Repair, prepare SIP elements and submit them to CARB for review and approval. CARB then forwards the SIP revisions to the U.S. EPA for approval and publication in the Federal Register. The items included in the California SIP are listed in 40 CFR 52.220.

As the regional air quality management district, the SCAQMD is responsible for preparing and implementing the portion of the SIP applicable to the portion of the SCAB within its jurisdiction. The air quality management district for each region adopts rules, regulations, and programs to attain federal and State air quality standards and appropriates money (including permit fees) to achieve these standards. In addition, the following CCR sections would be applicable to the project:

- **Engine Idling.** In accordance with Section 2485 of CCR Title 13, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.
- **Emission Standards.** In accordance with Section 93115 of CCR Title 17, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.

c. Regional

To meet the NAAQS and CAAQS, the SCAQMD has adopted a series of AQMPs that serve as a regional blueprint to develop and implement an emission reduction strategy that will bring the area into attainment with the standards in a timely manner. The most significant air quality challenge in the Air Basin is to reduce NO_X emissions to meet the 2037 ozone standard deadline for the non-Coachella Valley portion of the South Coast Air Basin, as NO_X plays a critical role in the creation of ozone. The 2022 SCAQMD AQMP includes strategies to ensure the SCAQMD does its part to further the district's ability to meet the 2015 federal ozone standards. The district would need to reduce emissions of NO_X by 67 percent beyond what is required by the adopted rules and regulations in 2037 to meet the 2015 federal ozone standard (SCAQMD 2022a). The 2022 AQMP builds on the measures already in place from the previous AQMPs and includes a variety of additional strategies such as regulation, accelerated deployment of available cleaner technology, best management practices, co-benefits from existing programs, incentives, and other CAA measures to meet the 8-hour ozone standard. Since NO_X emissions also lead to the formation of $PM_{2.5}$, the NO_X reductions

needed to meet the ozone standards will likewise lead to improvement of $PM_{2.5}$ levels and attainment of annual $PM_{2.5}$ standards (SCAQMD 2017).[2]

The SCAQMD's strategy to meet the NAAQS and CAAQS distributes the responsibility for emission reductions across federal, State, and local levels and industries. The majority of these emissions are from heavy-duty trucks, ships, and other State and federally-regulated mobile source emissions the majority of which are beyond SCAQMD's control. The SCAQMD has limited control over truck emissions with rules such as Rule 1196. The 2022 AQMP is composed of stationary and mobile source emission reductions including traditional regulatory control measures, incentive-based programs, co-benefits from climate programs, mobile source strategies, and reductions from federal sources (e.g., aircraft, locomotives, and ocean-going vessels). These strategies are to be implemented in partnership with the CARB and U.S. EPA. The district will not meet the standard without significant federal action. In addition to federal action, the 2022 AQMP relies on substantial future development of advanced technologies to meet the standards, including the transition to zero- and low-emission technologies. Of the needed NO_x emissions reductions, 46 percent will come from federal actions, 34 percent from CARB actions, and 20 percent will come directly from SCAQMD actions (SCAQMD 2022a).

The AQMP also incorporates the transportation strategy and transportation control measures from SCAG's 2020-2045 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) (Connect SoCal) (SCAG 2020). SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial counties, and addresses regional issues relating to transportation, the economy, community development, and the environment. SCAG coordinates with various air quality and transportation stakeholders in southern California to ensure compliance with the federal and State air quality requirements. Pursuant to California Health and Safety Code Section 40460, SCAG has the responsibility of preparing and approving the portions of the AQMP relating to the regional demographic projections and integrated regional land use, housing, employment, and transportation programs, measures, and strategies. SCAG is required by law to ensure that transportation activities "conform" to, and are supportive of, the goals of regional and State air quality plans to attain the NAAQS. Connect SoCal includes transportation programs, measures, and strategies generally designed to reduce vehicle miles traveled (VMT), which are contained in the AQMP. The SCAQMD combines its portion of the AQMP with measures prepared by SCAG (SCAQMD 2022a). Connect SoCal and Transportation Control Measures, included as Appendix IV-C of the 2022 AQMP, are based on SCAG's Connect SoCal.

The 2022 AQMP forecasts the 2037 emissions inventories ''with growth'' based on SCAG's Connect SoCal. The region is projected to see a 12 percent growth in population, 17 percent growth in housing units, 11 percent growth in employment, and 5 percent growth in VMT between 2018 and 2037. Despite regional growth in the past, air quality has improved substantially over the years, primarily due to the effects of air quality control programs at the local, State, and federal levels (SCAQMD 2022a). Project-level significance thresholds established by local air quality management district's set the level at which a project would cause or have a cumulatively considerable contribution to an exceedance of the NAAQS and/or CAAQS. Therefore, if a project's air pollutant emissions exceed the NAAQS and/or CAAQS, the proposed project could cause or contribute to human health impacts.

[2] Estimates are based on the inventory and modeling results and are relative to the baseline emission levels for each attainment year (see Final 2022 AQMP for detailed discussion).

SCAQMD Air Quality Guidance Documents

The SCAQMD published the CEQA Air Quality Handbook (approved by the SCAQMD's Governing Board in 1993) to provide local governments with guidance for analyzing and mitigating project-specific air quality impacts (SCAQMD 1993). The CEQA Air Quality Handbook provides standards, methodologies, and procedures for conducting air quality analyses. However, the SCAQMD is currently in the process of replacing the CEQA Air Quality Handbook with the Air Quality Analysis Guidance Handbook. While this process is underway, the SCAQMD has provided supplemental guidance on the SCAQMD website (SCAQMD 2022b).

The SCAQMD has also adopted land use planning guidelines in its Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning, which considers impacts to sensitive receptors from facilities that emit TAC emissions (SCAQMD 2005). SCAQMD's siting distance recommendations are the same as those provided by CARB (e.g., a 500-foot siting distance for sensitive land uses proposed in proximity to freeways and high-traffic roads, and the same siting criteria for distribution centers and dry cleaning facilities). The SCAQMD's document introduces land use-related policies that rely on design and distance parameters to minimize emissions and lower potential health risk. SCAQMDs guidelines are voluntary initiatives recommended for consideration by local planning agencies.

The SCAQMD has published a guidance document called the Final Localized Significance Threshold Methodology for CEQA evaluations that is intended to provide guidance when evaluating the localized effects from mass emissions during construction or operation of a project (SCAQMD 2008). The SCAQMD adopted additional guidance regarding $PM_{2.5}$ emissions in a document called Final Methodology to Calculate Particulate Matter (PM) 2.5 and PM 2.5 Significance Thresholds (SCAQMD 2006). The latter document has been incorporated by the SCAQMD into its CEQA significance thresholds and Final Localized Significance Threshold Methodology.

SCAQMD Rules and Regulations

SCAQMD has adopted several rules and regulations to regulate sources of air pollution in the Air Basin and to help achieve air quality standards for land use development projects. Rules and regulations relevant to the proposed project include the following:

- **Rule 401 – Visible Emissions.** This rule states that a person shall not discharge into the atmosphere from any single source of emission whatsoever any air contaminant for a period or periods aggregating more than three minutes in any one hour which is as dark or darker in shade as that designated No. 1 on the Ringelmann Chart or of such opacity as to obscure an observer's view. Implementation of PDF AQ-1, as detailed in Section 4.2.3, *Impact Analysis*, would reduce visible emissions during project construction.

- **Rule 402 – Nuisance.** This rule applies to the transfer of gasoline from any tank truck, trailer, or railroad tank car into any stationary storage tank or mobile fueler, and from any stationary storage tank or mobile fueler into any mobile fueler or motor vehicle fuel tank. This rule has specific requirements for facility equipment and operation, such as operating signs, daily maintenance inspection protocol, and periodic compliance inspection protocol.
- **Rule 403 – Fugitive Dust.** This rule pertains to any activity or human-made condition capable of generating fugitive dust. The rule has best available control measures that are applicable to all construction activity sources. New construction would be required to comply with all provisions of Rule 403 as detailed in Section 4.2.3, *Impact Analysis*, under PDF AQ-1.

- **Rule 1113 – Architectural Coatings.** This rule limits the content of VOC in architectural coatings that are supplied, sold, offered for sale, and manufactured within SCAQMD's jurisdiction. Effective January 1, 2019, all building envelope coatings were limited to a VOC content of 50 grams per liter.
- **Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities.** This rule requires owners and operators of any demolition or renovation activity and the associated disturbance of asbestos-containing materials, any asbestos storage facility, or any active waste disposal site to implement work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials.
- **Rule 1470 – Requirements for Stationary Diesel-Fueled Internal Combustion and Other Compression Ignition Engines.** This rule applies to stationary compression ignition engines greater than 50 brake horsepower and sets limits on emissions and operating hours. In general, new stationary emergency standby diesel-fueled engines greater than 50 brake horsepower are not permitted to operate more than 50 hours per year for maintenance and testing.

d. Local

City of Huntington Park General Plan

Huntington Park's General Plan was adopted in February 1991 and consists of the Land Use, Housing, Circulation, Open Space and Conservation, Safety, Noise, Public Facilities, and Urban Design Elements. All elements bear equal weight, and no element has legal precedence over another. The General Plan lists several air quality and emissions goals, policies, and actions as part of the Open Space and Conservation Element. The following goals, policies, and actions are applicable to the proposed project (Huntington Park 1991):

OPEN SPACE AND CONSERVATION ELEMENT

The Open Space and Conservation Element describes existing air quality and energy conservation patterns in the City. The Open Space and Conservation Element identifies the goals and policies for reducing air pollution and emissions through land use, transportation, and energy use planning (Huntington Park 1991).

City of Huntington Park General Plan Environmental Justice Element

The City of Huntington Park General Plan Environmental Justice Element was adopted in November 2022. The Environmental Justice Element contains a comprehensive set of goals and policies aimed at increasing the role and influence of historically marginalized populations and reducing their exposure to environmental and health hazards. The following goal, policies, and programs from the Environmental Justice Element are relevant to air quality (City of Huntington Park 2022):

Goal 1: Protect the Huntington Park community from the harmful effects of pollution exposure.

> **Policy 1.1:** Reduce Particulate Matter (Diesel PM and PM 2.5) pollution for sensitive land uses by establishing roadway-adjacent pollution mitigation strategies (green walls, vegetative barriers, etc.) in locations where a major local roadway interfaces with a sensitive land use by the year 2024.

Program 1.1.1: Establish vegetative barriers or green wall barriers in the following locations to protect sensitive land uses from pollution impacts by the year 2024: Salt Lake Avenue, Florence Avenue, Randolph Street, Gage Avenue, Miles Avenue.

Policy 1.2: Reduce the impacts of particulate matter and toxic release air pollution on sensitive receptors in the city by establishing an Air Filtration Support program that provides funding and support for low-income and disabled residents to install indoor air filtration improvements.

Program 1.2.1: By the end of 2025, the Community Development Department shall establish an Air Filtration Grant as part of the future Safe-at-Home Grant Program, to provide low-income residents with access to in-home HEPA air filters at little-to-no-cost.

Policy 1.3: Protect residents from air pollution impacts by raising awareness and providing information to residents about the health consequences of poor air quality and potential strategies for personal adaptation.

Program 1.3.1: Publish daily air quality updates using the Air Quality Index on the City's webpage and highlight days when air quality is notably critical.

Program 1.3.2: By Fall 2023, establish a page on the City's webpage dedicated to the air quality context in Huntington Park, including local resources for adaptation.

Policy 1.5: Replace City vehicles with zero or low-emissions vehicles, when feasible, for non-commercial and public safety uses in order to work toward a low-emissions City target by 2030.

Program 1.5.1: Develop a low-emissions fleet vehicle plan by the year 2026, with a goal of reducing City vehicle emissions and identifying funding resources, including State-sponsored funding and other grant initiatives to support this effort.

Policy 1.6: Advocate for all local public schools to be retrofitted with MERV-13 filtration to protect students from local air pollution risk by the year 2024.

Program 1.6.1: Regularly coordinate with Los Angeles Unified School District (LAUSD) to ensure that all Huntington Park school classrooms have been retrofitted with MERV-13 air filtration, per LAUSD's 2022 COVID-19 Containment, Response, and Control Plan.

Policy 1.10: Reduce air pollution exposure as a result of commercial vehicles and truck routes across the city by designating Truck Prohibited Streets and enforcing truck idling requirements.

Program 1.10.1: The Community Development Department shall perform a detailed analysis of truck routes in the planning area to identify routes abutting residential land uses that can be effectively rerouted. By 2025, develop a Truck Route Ordinance to designate Truck Prohibited Streets and include fines and penalties to enforce restrictions.

Program 1.10.2: Implement California's five-minute truck idling maximum law, which prohibits truck idling for more than five minutes and requires warehouses and distribution facilities to provide adequate on-site truck parking.

Program 1.10.3: By 2025, erect signage in locations in which truck idling commonly occurs, that clearly indicates the prohibition of truck idling beyond five minutes.

Policy 1.11: Reduce cumulative air pollution exposure across the city by implementing the policies and programs outlined within the Southeast Los Angeles Community Emissions Reduction Plan adopted on 12/4/2020.

Policy 1.12: Locate sensitive uses (i.e., residences, schools, playgrounds, childcare centers, athletic facilities, churches, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes) away from significant pollution sources to the maximum extent feasible.

Policy 1.17: Pursue funding through EPA Renovate Right Program to train local residential contractors for certification as lead renovators to promote safe work practices and prevent lead contamination.

Program 1.20.1: Explore the feasibility of requiring contractor training and/or certification for safe work practices to conduct residential renovations for pre1980s structures that may contain lead paint.

Policy 1.18: Encourage the use of ecologically based landscape design principles to support improved air quality by absorbing CO_2, producing oxygen, and providing shade that reduces energy required for cooling.

Program 1.21.1: As part of the development review process, provide a handout that outlines ecologically based landscape design principles, including the incorporation of parklets, landscaped medians, and landscaping within development.

Policy 1.21: Develop and maintain public programs to increase access to at-home pollution exposure remediation for residents of Huntington Park, including lead-based paint inspections and household air purification devices.

Southeast Los Angeles Community Emissions Reduction Plan

The Southeast Los Angeles Community Emissions Reduction Plan (Southeast Los Angeles CERP) is a critical part of implementing AB 617, a California law that addresses the disproportionate impacts of air pollution in environmental justice communities. The Southeast Los Angeles CERP outlines goals and actions to reduce air pollution in the Southeast Los Angeles community, including Huntington Park. The air quality priorities addressed in the Southeast Los Angeles CERP include truck traffic and freeways, railyards, rendering facilities, metal processing facilities, green space, and general industrial facilities. The Southeast Los Angeles CERP includes actions, such as developing and enforcing regulations, providing incentives to accelerate the adoption of cleaner technologies, and conducting outreach to provide useful information to support the public in making informed choices. The progress of the Southeast Los Angeles CERP is tracked on a yearly basis by SCAQMD (SCAQMD 2020).

4.2.3 Impact Analysis

a. Thresholds of Significance

Thresholds of significance are based on the questions in Appendix G of the CEQA Guidelines. To determine whether a project would result in a significant impact to air quality, Appendix G of the *CEQA Guidelines* requires consideration of whether a project would:

1. Conflict with or obstruct implementation of the applicable air quality plan;
2. 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;
3. Expose sensitive receptors to substantial pollutant concentrations; and
4. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

SCAQMD Thresholds

As stated in the CEQA Guidelines, the significance criteria established by the regional air quality management district or air pollution control district may be relied upon to make significance determinations. The SCAQMD has adopted guidelines for quantifying and determining the significance of air quality emissions in its *SCAQMD CEQA Air Quality Handbook* and supplemental updates (SCAQMD 1993, 2008, and 2019).

Regional Significance Thresholds

The SCAQMD recommends the use of quantitative regional significance thresholds to evaluate emissions generated by temporary construction activities and long-term project operation in the SCAB, which are shown in Table 4.2-3. Project-level significance thresholds established by local air districts set the level at which a project would cause or have a cumulatively considerable contribution to an exceedance of a federal or State ambient air quality standard. Therefore, if a project's air pollutant emissions exceed the significance thresholds, the project could cause or contribute to the human health impacts described under Section 4.2.1b, *Air Pollutants of Primary Concern*. For example, SCAQMD has set its operational significance threshold for VOCs based in part on the significance level for stationary sources of emissions established by Section 182(e) of the federal CAA. SCAQMD developed its other significance thresholds "based on scientific and factual data that is contained in the federal and state Clean Air Acts" (SCAQMD 1993).

Table 4.2-3 SCAQMD Regional Significance Thresholds

Construction Thresholds	Operational Thresholds
75 pounds per day of ROG	55 pounds per day of ROG
100 pounds per day of NO_X	55 pounds per day of NO_X
550 pounds per day of CO	550 pounds per day of CO
150 pounds per day of SO_X	150 pounds per day of SO_X
150 pounds per day of PM_{10}	150 pounds per day of PM_{10}
55 pounds per day of $PM_{2.5}$	55 pounds per day of $PM_{2.5}$

Source: SCAQMD 2019

The SCAQMD has also developed Localized Significance Thresholds (LST) in response to the Governing Board's Environmental Justice Enhancement Initiative (1-4), which was prepared to update the *CEQA Air Quality Handbook* (1993). LSTs were devised in response to concern regarding exposure of individuals to criteria pollutants in local communities and have been developed for NO_X, CO, PM_{10}, and $PM_{2.5}$. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or State ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each SRA, distance to the sensitive receptor, and project size. LSTs have been developed for emissions within construction areas up to five acres in size.

The City is located in SRA 12. SCAQMD sets LST values for construction and operation of projects with lot sizes from less than one acre up to five acres and at a distance of 25 meters to 500 meters (SCAQMD 2008). LSTs only apply to on-site emissions and are not applicable to off-site mobile sources, such as cars on a roadway (SCAQMD 2008). As such, LSTs for future residential development facilitated by the proposed project would apply to construction emissions and on-site operational emissions.

As appropriate, analysis of individual future projects facilitated by the proposed project must address the applicable threshold based on the SRA, size of the project site, and the proximity of sensitive receptors. Table 4.2-4 presents the LST values for construction within 25 meters of sensitive receptors, the most conservative thresholds. Table 4.2-5 presents the LST values for operation within 25 meters of sensitive receptors, the most conservative thresholds.

Table 4.2-4 SCAQMD LSTs for Construction Within 25 Meters of Sensitive Receptors (SRA-12)

	Allowable Construction Emissions (lbs/day)		
Pollutant	**1-Acre Site or less**	**2-Acre Site**	**5-Acre Site**
NO_X	46	65	98
CO	231	346	630
PM_{10}	4	7	13
$PM_{2.5}$	3	4	7

Source: SCAQMD 2009

Table 4.2-5 SCAQMD LSTs for Operation Within 25 Meters of Sensitive Receptors (SRA-12)

	Allowable Operation Emissions (lbs/day)		
Pollutant	**1-Acre Site or less**	**2-Acre Site**	**5-Acre Site**
NO_X	46	65	98
CO	231	346	630
PM_{10}	1	2	4
$PM_{2.5}$	1	1	2

Source: SCAQMD 2009

TOXIC AIR CONTAMINANTS

The U.S. EPA considers those pollutants that could cause cancer risks between one in 10,000 (1.0×10^{4}) and one in one million (1.0×10^{-6}) for risk management. Proposition 65 (California Health and Safety Code Section 25249.6), enacted in 1986, prohibits a person in the course of doing business

from knowingly and intentionally exposing any individual to a chemical that has been listed as known to the state to cause cancer or reproductive toxicity without first giving clear and reasonable warning. For a chemical that is listed as a carcinogen, the "no significant risk" level under Proposition 65 is defined as the level that is calculated to result in not more than one excess case of cancer in 100,000 individuals (1.0×10^{-5}). The SCAQMD recommends the use of this risk level (also reportable as 10 in one million) as the significance threshold for TACs (SCAQMD 2019). The SCAQMD also recommends that the non-carcinogenic hazards of TACs should not exceed a hazard index (the summation of the hazard quotients for all chemicals to which an individual would be exposed) of 1.0 for either chronic or acute effects (SCAQMD 2019).

b. Methodology

The terminology and methodology used to evaluate the significance of potential impacts to air quality are described below. In accordance with CEQA requirements and the CEQA review process, the City assesses the air quality impacts of new development projects, requires mitigation of potentially significant air quality impacts by conditioning discretionary permits, and monitors and enforces implementation of such mitigation. The City uses SCAQMD's *CEQA Air Quality Handbook* (1993) as the guidance document for the environmental review of plans and development proposals within its jurisdiction. The City relies upon the expertise of the SCAQMD, uses the *CEQA Air Quality Handbook*, and SCAQMD recommended thresholds of significance as the guidance for the environmental review of plans and development proposals. For purposes of this analysis, the CEQA Guidelines Appendix G criteria are used, supplemented by the thresholds identified in current SCAQMD guidance.

Air quality impacts resulting from implementation of the proposed project are assessed at a programmatic level because information on specific future residential development facilitated by the Housing Element and General Plan Update is not known at this time. The SCAQMD *CEQA Air Quality Handbook* states that the air quality assessment should be as comprehensive as possible at a programmatic level. In the absence of SCAQMD programmatic thresholds, this EIR analysis broadly examines temporary construction emissions, long-term operational emissions, and localized pollutant concentrations. Common sources of construction emissions include heavy-duty off-road construction equipment exhaust, fugitive dust, and architectural coatings. Sources of operational emissions include the use of consumer products, motor vehicle trips attracted to or generated by land use, and on-site combustion of natural gas. A best-effort approach to disclose all reasonably foreseeable impacts based on available information is used consistent with the requirements of CEQA.

Operational emissions have been calculated based on forecast growth in the City from existing conditions (2021) through 2029, the life of the proposed project. Interim year calculations have not been conducted because the anticipated timing of land use changes and new development during interim years would be speculative. In general, economic activity tends to vary over the short term with recessions and booms substantially affecting short-term growth. Over the long-term planning horizon, such variations tend to balance out. The City cannot reasonably anticipate whether short-term growth would be linear or sporadic between 2021 and 2029. Given this uncertainty, interim year emissions analyses are unlikely to be a reasonably accurate portrayal of emissions prior to 2029. Furthermore, it is not anticipated that interim year calculations would produce substantially different operational emission estimates or conclusions regarding the significance of such emissions than presented herein. For these reasons, calculating operational emissions for interim year scenarios would not provide the public with any more valuable information than what is presented in this EIR.

Construction

Construction-related emissions are temporary but may still cause adverse air quality impacts. Construction of development facilitated by the proposed project would generate temporary emissions from three primary sources: the operation of construction vehicles (e.g., scrapers, loaders, dump trucks, etc.); ground disturbance during site preparation and grading, which creates fugitive dust; and the application of asphalt, paint, or other oil-based substances.

At this time, there is not sufficient detail to allow project-level analysis and thus it would be speculative to analyze project-level impacts. Rather, construction impacts for the proposed project are discussed qualitatively and emissions are not compared to the project-level thresholds.

Operation

Development facilitated by the proposed project would generate mobile source emissions, energy use emissions (natural gas combustion), and area source emissions.

MOBILE SOURCES

Mobile source emissions are generated by the increase in vehicle trips throughout the City associated with development facilitated by the proposed project. Mobile source emissions were estimated using VMT data prepared by Translutions, Inc and mobile emissions rates from CalEEMod. As shown Table 4.2-6, development facilitated by the proposed project would gradually increase vehicle trips and VMT. However, VMT per service population would decrease due to reduced trip lengths.

Table 4.2-6 Vehicle Activity Data for the Housing Element and General Plan Update

Activity	Existing (2020)	Future + Project (2040)
Total Vehicle Trips	120,315	130,404
Total VMT	1,099,804	1,174,656
Total VMT per service population	9.14	9.01

VMT = Vehicle Miles Traveled

[1] Quantities include trucks.

Source: Translutions, Inc 2023

ENERGY SOURCES

Emissions from energy use include electricity and natural gas use. The emissions factors for natural gas combustion are based on U.S. EPA's AP-42 (*Compilation of Air Pollutant Emissions Factors*) and California Climate Action Registry (CCAR) General Reporting Protocol (CCAR 2009). Development facilitated by the proposed project would be served by Southern California Edison (SCE).

The default electricity consumption values in CalEEMod version 2022.1 include the CEC-sponsored California Commercial End Use Survey (CEUS) and Residential Appliance Saturation Survey (RASS) studies. CalEEMod currently incorporates California's 2019 Title 24 building energy efficiency standards. As the proposed project is for the years 2021-2029, projects approved subsequent to December 2022 would be subject to at least 2022 Title 24 standards.

AREA SOURCES

Emissions associated with area sources, including consumer products, landscape maintenance, and architectural coating, were calculated in CalEEMod and utilize standard emission rates from CARB, U.S. EPA, and emission factor values provided by the local air district (California Air Pollution Control Officers Association [CAPCOA] 2022).

c. Project Impacts and Mitigation Measures

Threshold 1:	Conflict with or obstruct implementation of the applicable air quality plan?

Impact AQ-1 THE HOUSING ELEMENT AND GENERAL PLAN UPDATE WOULD NOT CONFLICT WITH THE GROWTH ASSUMPTIONS OR POLICIES OF APPLICABLE AIR QUALITY PLANS SUCH AS SCAQMD'S 2022 AIR QUALITY MANAGEMENT PLAN. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

As discussed in Section 4.2.2c, *Regional Regulatory Setting*, the SCAB is designated a non-attainment area for the federal and state one-hour and eight-hour ozone standards, the State PM_{10} standards, and the federal and State annual $PM_{2.5}$ standard. The SCAQMD adopted its latest AQMP, the 2022 AQMP, on December 2, 2022.

A project may be inconsistent with the AQMP if it would generate substantial population, housing, or employment growth that exceeds forecasts used in the development of the AQMP or if the project is inconsistent with applicable AQMP control measures. The 2022 AQMP, the most recent AQMP adopted by the SCAQMD, incorporates local general plans and the SCAG 2020-2045 RTP/SCS socioeconomic forecast projections for regional population, housing, and employment growth.

Consistency with AQMP Growth Forecasts

Consistent with State housing element law, the purpose of the proposed project is to accommodate the development of adequate housing to meet housing needs associated with the most recent SCAG forecasts of regional growth. Development facilitated by the proposed project could add an estimated up to 2,668 additional residential units in the City by the year 2029 (see Section 2, Project Description). This additional housing would lead to an increase of approximately 10,646 residents in the City from 2021 to 2029. As discussed in Section 4.12, *Population and Housing*, although development facilitated by the proposed project could exceed the SCAG regional population projection, the 2021-2029 Housing Element Growth anticipated is intended in part to meet regional housing needs over the long term, as it includes state mandated housing goals. The proposed project would be consistent with State requirements for the RHNA. Although the Housing Element would facilitate development beyond what is forecast in SCAG's Connect SoCal 2020 Plan, it would bring the forecasts for the City's General Plan and the RTP/SCS into consistency since the RTP/SCS will be updated in the next cycle to reflect new forecasts for each city in the region. Therefore, although the proposed project would result in the development of 2,668 additional housing units, this increase in housing is consistent with SCAG forecasts of regional growth and the Housing Element would not conflict with the growth assumptions used in the development of the AQMP.[3]

Consistency with AQMP Control Measures

Consistency with the 2022 AQMP is also a function of consistency with applicable AQMP control measures. The AQMP includes specific control measures to reduce air pollutant emissions in order

[3] The 2020-2045 RTP/SCS forecasts population for Huntington Park will increase to 64,000 persons and 16,500 households in 2045.

to meet federal and State air quality standards. One of the most important methods the AQMP relies on to achieve its goals is the use of Transportation Control Measures (TCM). TCMs are defined in the 2022 AQMP as "any control measure to reduce vehicle trips, vehicle use, vehicle miles traveled, vehicle idling, or traffic congestion for the purpose of reducing motor vehicle emissions. TCMs can include encouraging the use of carpools and mass transit. Under federal law, this includes, but is not limited to those measures listed in CAA Section 108(f)." The TCMs included in the 2022 AQMP are described in SCAG's Final 2020 RTP/SCS and 2021 Federal Transportation Improvement Program (FTIP). The TCM identified for Huntington Park includes new signal poles, conduit, wiring, controller cabinets, and video detection. The locations include Slauson Avenue at Alameda Street, Slauson Avenue at Santa Fe Avenue, Slauson Avenue at Miles Avenue/Soto Street, Slauson Avenue at Boyle Avenue/State Street, and Slauson Avenue at Downey Road/Malburg Way (LAOG1669). The completion date for this TCM is February 1, 2023. The proposed project would not conflict with implementation of TCMs from the AQMP, or otherwise lessen emissions reductions associated with these measures.

The proposed project would help reduce reliance on the automobile and increase use of alternative transportation modes. By increasing the overall population density of the community and encouraging mixed land uses, implementation of the proposed project would largely reduce per capita automobile trips and travel distances as compared to existing conditions or lower density development more widely distributed throughout the City. This would generally reduce per capita air pollutant emissions associated with vehicle use.

As the proposed project would not conflict with the implementation of TCMs from the AQMP and would include policies to further reduce air pollutant emissions through promoting affordable and multi-family housing, the proposed project would be consistent with the AQMP control measures. Impacts would be less than significant.

Mitigation Measures

Impacts would be less than significant and no mitigation would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 2:	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?

Impact AQ-2 WITHOUT MITIGATION CONSTRUCTION ACTIVITIES AND OPERATION OF DEVELOPMENT FACILITATED BY THE HOUSING ELEMENT AND GENERAL PLAN UPDATE COULD RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF A CRITERIA POLLUTANT FOR WHICH THE REGION IS NON-ATTAINMENT AREA. IMPLEMENTATION OF MITIGATION MEASURES AQ-1 AND AQ-2 WOULD REQUIRE AIR QUALITY STUDIES AND PROJECT-SPECIFIC EMISSIONS REDUCTION MEASURES FOR FUTURE DEVELOPMENT PROJECTS FACILITATED BY THE HOUSING ELEMENT AND GENERAL PLAN UPDATE. CONSTRUCTION AND OPERATIONAL IMPACTS WOULD BE SIGNIFICANT AND UNAVOIDABLE DESPITE THE IMPLEMENTATION OF FEASIBLE MITIGATION MEASURES.

Construction

The proposed project would involve activities that result in air pollutant emissions. Specifically, construction activities such as demolition, grading, construction worker travel, delivery and hauling of construction supplies and debris, and fuel combustion by on-site construction equipment would generate pollutant emissions. These construction activities would create emissions of dust, fumes, equipment exhaust, and other air contaminants, particularly during site preparation and grading. The extent of daily emissions generated by construction equipment, particularly VOCs and NO_X, would depend on the quantity of equipment used and the hours of operation for each project. The extent of $PM_{2.5}$ and PM_{10} emissions would depend upon the following factors: 1) the number of disturbed soils; 2) the length of disturbance time; 3) whether existing structures are demolished; 4) whether excavation is involved; and 5) whether transporting excavated materials off site is necessary. Dust emissions can lead to both nuisance and health impacts.

As discussed in Section 4.2.3a, *Thresholds of Significance*, the SCAQMD has not established plan-level significance thresholds for construction air pollutant emissions. Given the programmatic nature of the proposed project, sufficient detail (e.g., construction schedule, amount of soil export, specific buildout parameters) of the development facilitated by the proposed project is not available to perform project-level analysis and thus it would be speculative to analyze project-level impacts. Therefore, a more qualitative approach to characterizing construction-related air emissions has been employed for this analysis.

Air quality emissions related to construction must be addressed on a project-by-project basis. Future development facilitated by the proposed project would be subject to compliance with applicable SCAQMD rules, including Rule 401 (Visible Emissions), Rule 402 (Nuisance), Rule 403 (Fugitive Dust), and Rule 1113 (Architectural Coatings). Specifically, Rule 403 requires the use of best available control measures for all construction activities to reduce fugitive dust emissions. The major construction elements addressed by Rule 403 include earth moving, disturbed surface areas, unpaved roads, open storage piles, demolition, and other various construction activities. Rule 403 compliance by individual property owners, developers, and/or contractors would reduce temporary construction-related air pollutant emissions of fugitive dust. In addition, Rule 1113 limits the VOC content of architectural coatings to minimize VOC emissions from the off-gassing of exterior and interior paints. Construction of development facilitated by the proposed project could temporarily increase air pollutant emissions, possibly creating localized areas of unhealthy air pollution concentrations or air quality nuisances, resulting in a potentially significant impact.

Operational

The greatest source of criteria pollutants in Huntington Park is and will continue to be from transportation sources, specifically mobile emissions from roadway vehicle volumes. In addition, natural gas usage and area sources (e.g., landscaping and other mechanical equipment) also contribute to criteria air pollutant emissions in Huntington Park. The proposed project would help reduce air pollutant emissions through promoting transportation and land use design factors, such as intensification and reuse of already developed lands in proximity to transit and commercial areas, which would result in VMT reductions.

As discussed in Chapter 2, *Project Description*, the City's housing goal is to ensure that sufficient capacity exists in the proposed project to accommodate the RHNA with a buffer (2,668 housing units) throughout the eight-year planning period. Table 4.2-7 shows the estimated average daily operational emissions associated with the residential development facilitated under proposed project.

Table 4.2-7 Operational Emissions under the Housing Element and General Plan Update

	Daily Emissions (Pounds/Day)					
Scenario	**VOC**	**NO_X**	**CO**	**SO_X**	**PM_{10}**	**$PM_{2.5}$**
Mobile Sources	1	1	9	<0.1	1	<0.1
Area Sources	787	57	1,508	3	191	187
Energy Sources	1	7	3	<0.1	1	1
Total	789	65	1,520	4	193	188
SCAQMD Regional Significance Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Threshold Exceeded?	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**Yes**

Source: See Appendix D for CalEEMod outputs.

As shown in Table 4.2-7, the build out of the RHNA accommodated under the proposed project would generate criteria pollutants that exceed the SCAQMD operational daily emission thresholds. Therefore, operational air quality emissions associated with development facilitated by the proposed project would be potentially significant.

Mitigation Measures

The following mitigation measures would address construction and operational emissions associated with future development projects facilitated by the proposed project.

AQ-1 Construction Emissions Reduction

The City shall retain a qualified air quality analyst to prepare an Air Quality Impact Analysis to analyze construction emissions for individual development projects facilitated by the proposed project. The air quality analysis shall demonstrate that proposed project construction emissions are less than applicable SCAQMD regional and LST thresholds, and as applicable may include, but is not limited to, the following mitigations:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times a day.

- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper conditions prior to operation.
- Off-road diesel-powered construction equipment greater than 50 horsepower shall meet the USEPA Tier 4 emission standards, where available. In the event that Tier 4 engines are not available for any off-road equipment larger than 100 horsepower, that equipment shall be equipped with a Tier 3 engine or an engine that is equipped with retrofit controls to reduce exhaust emissions of NO_x and DPM to no more than Tier 3 levels unless certified by engine manufacturers or the onsite air quality construction mitigation manager that the use of such devices is not practical for specific engine types.
- All construction equipment shall be outfitted with best available control technology (BACT) devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- Consistent with SCAQMD Rule 403, construction contractors shall identify and implement best available dust control measures during active construction operations capable of generating dust.
- Post a publicly visible sign with the telephone number and person to contact at the City of Huntington Park regarding dust complaints. This person shall respond and take corrective action within 48 hours. The SCAQMD's number shall also be visible to ensure compliance with applicable regulations.

AQ-2 Operations Emissions Reduction

Future applicants at the opportunity sites shall retain a qualified air quality analyst to prepare an Air Quality Impact Analysis to analyze operational emissions for individual development projects facilitated by the proposed project. The air quality analysis shall demonstrate that proposed project operational emissions are less than applicable SCAQMD regional and LST thresholds, and as applicable may include, but is not limited to, the following mitigation:

- Implementation of a Transportation Demand Management Plan.
  - Installation of additional electric vehicle charging stations
  - Public infrastructure improvements (e.g., bus stop shelter improvements)
  - Carpool or ridesharing programs
  - Subsidized transit costs

  - Unbundled parking costs
  - Bicycle amenities (storage, showers, lockers, etc.)
- Use of all-electric appliances (i.e., elimination of natural gas service)
- Use solar or low emission water heaters that exceed Title 24 requirements
- Increased walls and attic insulation beyond Title 24 requirements
- Required use of electric lawnmowers, leaf-blowers, and chainsaws

Significance After Mitigation

Implementation of Mitigation Measure AQ-1 would reduce fugitive dust and exhaust emissions from construction activities. Actions include watering on site, sweeping roads and public streets daily, reducing vehicle speed on unpaved roads to limit the amount of soil and dust disturbed, reducing construction equipment idling, and finely tuning and maintaining equipment. However, as exact details of future project-specific construction activities under the proposed project are unknown at this stage of planning, construction emissions could still violate an air quality standard or contribute substantially to an existing or projected air quality violation in terms of criteria air pollutant emissions. Therefore, construction emissions would remain significant and unavoidable.

Implementation of Mitigation Measure AQ-2 would reduce operational emissions and require an analysis of operational emissions for individual development projects facilitated by the proposed project. Mitigation Measure AQ-2 includes implementation of transportation demand management plan, use of all-electric appliances' use of solar or low emissions water heaters, and required use of electric lawnmowers, leaf-blowers, and chainsaws. However, as exact details of future project-specific operational activities under the proposed project are unknown at this stage of planning, operational emissions could still violate an air quality standard or contribute substantially to an existing or projected air quality violation in terms of criteria air pollutant emissions. Therefore, operational emissions would remain significant and unavoidable.

Threshold 3: Expose sensitive receptors to substantial pollutant concentrations?

Impact AQ-3 CONSTRUCTION ACTIVITIES FOR PROJECTS LASTING LONGER THAN TWO MONTHS OR LOCATED WITHIN 1,000 FEET OF SENSITIVE RECEPTORS COULD EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS. OPERATION OF DEVELOPMENT FACILITATED BY THE HOUSING ELEMENT AND GENERAL PLAN UPDATE WOULD NOT EXPOSE SENSITIVE RECEPTORS TO OPERATIONAL SOURCES OF TOXIC AIR CONTAMINANTS. IMPACTS FROM CONSTRUCTION WOULD BE LESS THAN SIGNIFICANT WITH MITIGATION. IMPACTS FROM OPERATION WOULD BE LESS THAN SIGNIFICANT. IMPACTS FROM CARBON MONOXIDE HOTSPOTS WOULD BE LESS THAN SIGNIFICANT. CONSTRUCTION AND OPERATION LSTS WOULD BE SIGNIFICANT AND UNAVOIDABLE.

Localized Significance Thresholds

Implementation of the proposed project could expose sensitive receptors to elevated pollutant concentrations during construction activities if it would cause or contribute significantly to elevating those levels. Localized concentrations refer to an amount of pollutant in a volume of air (ppm or $\mu g/m^3$) and can be correlated to potential health effects. LSTs are the number of project-related emissions at which localized concentrations (ppm or $\mu g/m^3$) would exceed the AAQS for criteria air pollutants for which the SCAB is in nonattainment.

CONSTRUCTION LSTS

The buildout of the proposed project would occur over approximately 8 years or longer via several smaller projects, each with its own construction period and equipment. Because an LST analysis can only be conducted at a project level, quantification of LSTs is not applicable for the program-level environmental analysis of the proposed project. Because potential development could occur close to existing sensitive receptors, future development projects that would be facilitated by the proposed project have the potential to expose sensitive receptors to substantial pollutant concentrations. Construction equipment exhaust combined with fugitive particulate matter emissions have the potential to expose sensitive receptors to substantial concentrations of criteria air pollutant emissions and result in a potentially significant impact.

OPERATION LSTS

The type of land uses that could generate substantial amounts of stationary source emissions include industrial land uses, which would not be facilitated by the proposed project. The proposed project includes the development of 2,668 residential units, which are not expected to generate substantial amounts of stationary source emissions. However, because an LST analysis can only be conducted at a project level, quantification of LSTs is not applicable for the program-level environmental analysis of the proposed project. Therefore, localized operation-related air quality impacts associated with implementation of the proposed project would result in a potentially significant impact.

Carbon Monoxide Hotspots

A CO hotspot is a localized concentration of carbon monoxide that is above a carbon monoxide ambient air quality standard; elevated CO levels can occur at roadway intersections that experience high traffic volumes and severe vehicle congestion. Historically, mobile source-related CO concentrations at high-volume (e.g., congested) intersections have been linked to health concerns according to U.S. EPA and SCAQMD.

CO attainment was demonstrated in the 2003 SCAQMD AQMP and the region has remained in attainment of CO standards ever since. According to the 2004 Revision to the California State Implementation Plan for Carbon Monoxide, requirements for cleaner vehicles, equipment, and fuels have cut peak CO levels in half since 1980 despite growth (CARB 2004). With cleaner technologies, automobile emissions of CO have steadily declined over the years.

A detailed carbon monoxide analysis was conducted during the preparation of SCAQMD's 2003 AQMP. The locations selected for microscale modeling in the 2003 AQMP included high average daily traffic (ADT) intersections in the SCAB, those which would be expected to experience the highest CO concentrations. The highest CO concentration observed was at the intersection of Wilshire Boulevard and Veteran Avenue in Los Angeles and near the I-405 Freeway. The concentration of CO at this intersection was 4.6 ppm, which is well below the state and federal standards. The Wilshire Boulevard/Veteran Avenue intersection has an ADT of approximately 100,000 vehicles per day (SCAQMD 2003). The 2003 1-hour concentration for this intersection was 4.6 ppm, which indicates that the most stringent 1-hour CO standard (20.0 ppm) would likely not be exceeded until the daily traffic at the intersection exceeded more than 400,000 vehicles per day (Los Angeles 2016).

Based on traffic volumes provided by Translutions, Inc, the highest volume intersection is East Florence Avenue between Salt Lake Avenue and California Avenue with a future ADT estimated to be 73,176 (Translutions, Inc 2023). The City does not have any intersections that would foreseeably

experience daily volumes exceeding 400,000 vehicles per day. Therefore, development facilitated by the proposed project would not have potential to contribute to localized CO concentrations at intersections that exceed state CO standards.

Toxic Air Contaminants

TACs are defined by California law as air pollutants that may cause or contribute to an increase in mortality or an increase in serious illness, or which may pose a present or potential hazard to human health. The following subsections discuss the project's potential to result in impacts related to TAC emissions during construction and operation.

CONSTRUCTION

Development facilitated by the proposed project would result in DPM exhaust emissions from off-road, heavy-duty diesel equipment associated with site preparation (e.g., excavation, grading, clearing), building construction, and other miscellaneous construction activities. The potential cancer risk from the inhalation of DPM, as discussed below, outweighs the potential non-cancer[4] health impacts (CARB 2022b).

Generation of DPM from construction typically occurs in a single area for a short period. Construction of development facilitated by the proposed project would occur over a period of many years, but use of diesel-powered construction equipment in any one area would likely occur for no more than a few years for an individual project and would cease when construction is completed in that area. It is impossible to quantify risk without identifying specific project details and locations.

The dose to which the receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the extent of exposure that person has with the substance. Dose is positively correlated with time, meaning that a longer exposure period would result in a higher exposure level for the Maximally Exposed Individual. The risks estimated for a Maximally Exposed Individual are higher if a fixed exposure occurs over a longer period. According to the California Office of Environmental Health Hazard Assessment (OEHHA), health risk assessments, which determine the exposure of sensitive receptors to toxic emissions, should be based on a 30-year exposure period; however, such assessments should be limited to the period/duration of activities associated with the development (OEHHA 2015).

Future development facilitated by the proposed project would be required to be consistent with the applicable 2022 SCAQMD AQMP or most recent version, SCAQMD regulatory requirements and control strategies, and the CARB In-Use Off-Road Diesel Vehicle Regulation, which are intended to reduce emissions from construction equipment and activities. Additionally, development facilitated by the proposed project would be required to comply with Mitigation Measure AQ-1 requiring implementation of construction emission measures which would reduce construction-related TACs. According to the OEHHA, construction of individual projects lasting longer than two months and placed within 1,000 feet of sensitive receptors could potentially expose nearby sensitive receptors to substantial pollutant concentrations and therefore could result in potentially significant risk impacts. These future projects could exceed SCAQMD's thresholds of an increased cancer risk of greater than 10.0 in a million and an increased non-cancer risk of greater than 1.0 Hazard Index

[4] Non-cancer risks include premature death, hospitalizations and emergency department visits for exacerbated chronic heart and lung disease, including asthma, increased respiratory symptoms, and decreased lung function (CARB 2021a).

(Chronic or Acute). Therefore, construction impacts from TAC emissions would be potentially significant.

OPERATION

Residential land uses are not considered land uses that generate substantial TAC emissions based on review of the air toxic sources listed in SCAQMD's and CARB's guidelines. It is expected that quantities of hazardous TACs generated on-site (e.g., cleaning solvents, paints, landscape pesticides, etc.) for the types of proposed residential land uses would be below thresholds warranting further study under the California Accidental Release Program. Because development facilitated by the proposed project would not include substantial TAC sources and is consistent with CARB and SCAQMD guidelines, it would not result in the exposure of off-site sensitive receptors to significant amounts of carcinogenic or toxic air contaminants. Impacts would be less than significant.

Mitigation Measures

AQ-3 Conduct Construction Health Risk Assessment

The City shall require a construction health risk assessment (HRA) for future development projects that have the following three characteristics:

- The project is located within 1,000 feet of sensitive receptors.
- Project construction would last longer than two months.
- Project construction would not utilize equipment rated U.S. EPA Tier 4 (for equipment of 50 horsepower or more); construction equipment fitted with Level 3 Diesel Particulate Filters (or equivalent) for all equipment of 50 horsepower or more; or implement the use of alternative fuel construction equipment.

The construction HRA shall determine potential risk and compare the risk to the following SCAQMD thresholds:

- Increased cancer risk of > 10.0 in a million;
- Increased non-cancer risk of > 1.0 Hazard Index (Chronic or Acute); or
- Ambient $PM_{2.5}$ increase of > 0.3 $\mu g/m^3$ annual average.

If risk exceeds the thresholds, the project applicant and/or construction contractor shall incorporate measures such as requiring the use of Tier 4 engines, Level 3 Diesel Particulate Filters, and/or alternative fuel construction equipment to reduce the risk to appropriate levels. The project applicant shall provide the construction HRA to the City for review and concurrence prior to project approval.

Significance After Mitigation

Implementation of Mitigation Measure AQ-3 would mitigate potential construction-related TACs exposure impacts to a less than significant level. However, as exact details of future project-specific construction and operation under the proposed project are unknown at this stage of planning and a LST analysis cannot be performed at this stage of planning, construction and operational emissions could expose sensitive receptors to substantial concentrations of criteria air pollutant emissions under the construction and operation LSTs. Therefore, impacts would remain significant and unavoidable.

Threshold 4	Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Impact AQ-4 DEVELOPMENT FACILITATED BY THE PROPOSED PROJECT WOULD NOT GENERATE ODORS ADVERSELY AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE DURING CONSTRUCTION OR OPERATION. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

For construction activities, odors would be short-term in nature and are subject to SCAQMD Rule 402, *Nuisance*. Construction activities would be temporary and transitory and associated odors would cease upon construction completion. Accordingly, development facilitated by the Housing Element would not create objectionable odors affecting a substantial number of people during construction, and short-term impacts would be less than significant.

Common sources of operational odor complaints include sewage treatment plants, landfills, recycling facilities, and agricultural uses. Development facilitated by the proposed project would not include these uses as the proposed project entails residential uses that do not typically emit odors. Solid waste generated by the proposed residential uses would be collected by a contracted waste hauler, ensuring that any odors resulting from on-site waste would be managed and collected in a manner to prevent the proliferation of odors. Operational odor impacts would be less than significant.

Mitigation Measures

No mitigation measures are required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

4.2.4 Cumulative Impacts

As discussed in the *Environmental Setting*, the SCAB is named so because its geographical formation is that of a basin, with the surrounding mountains trapping the air and its pollutants in the valleys below. The SCAB encompasses all of Orange County and the non-desert portions of Los Angeles, San Bernardino, and Riverside Counties. Cumulative projects would include any reasonably anticipated development in SCAB for regional air quality impacts, as well as housing development accommodated under the proposed project for localized air quality impacts.

Conflict with Applicable Air Quality Plan

The proposed project does not encourage or promote growth beyond the SCAG forecasts of regional growth; therefore, the proposed project would not conflict with the growth assumptions used in the development of the AQMP. The proposed project would include policies that help reduce air pollutant emissions through promoting transportation and land use design factors, such as intensification and reuse of already developed lands in proximity to transit and commercial areas, which would result in VMT reductions and would not conflict with implementation of TCM from the AQMP. Similar to direct air quality impacts, cumulative air quality impacts would be less than significant.

National and State Air Quality Standards

In order to assess cumulative impacts of emissions, the SCAQMD recommends that projects be evaluated to determine whether they would be consistent with AQMP performance standards and project-specific emissions thresholds. In the case of the proposed project, air pollutant emissions would be considered to be cumulatively considerable if the new sources of emissions exceed SCAQMD project-specific emissions thresholds. The cumulative context for consideration of most air quality impacts is the SCAB. The context for localized significance thresholds is within 1,500 feet of the project site per SCAQMD LST guidance, as health risks generally decrease by about 90 percent at 1,500 feet from the emission source (SCAQMD 2017).

As discussed under Impact AQ-2, construction activities and operation of development facilitated by the proposed project could result in significant impacts related to criteria emissions. Without a specific construction schedule, timing and emission levels cannot be accurately estimated; it is possible that multiple construction projects would occur concurrently and immediately adjacent to one another and thereby result in cumulative construction and operational emissions that exceed SCAQMD thresholds. Therefore, reasonably expected construction and operation from the proposed project has the potential to be cumulatively considerable. However, implementation of Mitigation Measures AQ-1 and AQ-2 would reduce emissions generated by various construction activities, including equipment operation, truck trips, and painting and operational sources including vehicle use, natural gas use, and other area sources. Furthermore, development facilitated by the proposed project would include development that is substantially similar to existing residential projects and continued enforcement of existing regulations would reduce potential for multiple adjacent development projects to contribute to deterioration of air quality. Since exact details of future project-specific construction and operation under the proposed project are unknown at this stage of planning, impacts would be cumulatively considerable.

Toxic Air Contaminants

As identified under Impact AQ-3, development facilitated by the proposed project would not have a significant impact from TACs with implementation of Mitigation Measure AQ-3. Discussion of these impacts considers the cumulative nature of the pollutants in the region. In other words, the cancer risk and non-cancer risk thresholds have been set per existing cancer risks in the area and exceeding those thresholds would be considered a significant cumulative impact. As implementation of the proposed project would not exceed those thresholds, it would not expose sensitive receptors to a cumulatively considerable amount of substantial pollutant concentrations from TACs. Therefore, the proposed project would not result in a considerable contribution to cumulative impacts related to toxic air contaminants.

Odors

Cumulative projects could result in significant odor impacts. As identified under Impact AQ-4, development facilitated by the Housing Element and General Plan Update would not have a significant impact from odor emissions. Construction emissions would disperse rapidly with distance, and therefore construction projects near one another would not result in combined odors above those analyzed. In addition, development facilitated by the proposed project would not contain uses known to result in objectionable odors and therefore cumulative odor impacts from development facilitated by the proposed project would not result in a cumulatively considerable increase in odors. Therefore, the proposed project would not result in a considerable contribution to cumulative odor impacts.

4.3 Biological Resources

This section assesses potential impacts to biological resources. The urbanized environment in the City limits the number of biological resources that are present and those that may be affected by the proposed project.

A formal Biological Resources Assessment ("BRA" or "assessment") was prepared by Rincon Consultants, Inc. February 2023 in support of the City and the Draft 2021-2029 Housing Element and General Plan Update. The Biological Study Area ("BSA" or "Study Area") described in the BRA, consists of all land within the limits of the City plus a 500-foot buffer. The formal BRA is included in this EA as Appendix E.

4.3.1 Environmental Setting

The City of Huntington Park is located in south central Los Angeles County, approximately six (6) miles south of downtown Los Angeles, 18 miles inland from the Pacific Ocean, and 1.9 miles west of the Los Angeles River. Huntington Park lies entirely within Township 2 South, Range 13 West, Section 11 San Bernardino Principal Meridian of the United States (U.S.) Geological Survey's (USGS') California 7.5-minute topographic quadrangle. The proposed project is bound by the city of Vernon and the City of Los Angeles to the north, the City of Bell to the east, the City of South Gate to the south, and the unincorporated community of Walnut Park to the south and west. Huntington Park is surrounded by major freeways in every direction, with Interstate 10 to the north, California State Route (CA) 710 to the east, CA 105 to the south, and CA 110 to the west. The City is fully urbanized and generally lacks native biological habitat. Existing and potential natural resources are limited. The City does not contain any forests, bodies of water, or agricultural land, nor is it substantial to plant or wildlife habitats (City of Huntington Park 1991).

4.3.2 Regulatory Setting

a. Federal Regulations

United States Army Corps of Engineers

The United States Army Corps of Engineers (USACE) is responsible for administering several federal programs related to ensuring the quality and navigability of the nation's waters.

Clean Water Act Section 404

Congress enacted the Clean Water Act (CWA) "to restore and maintain the chemical, physical, and biological integrity of the Nation's waters." Section 404 of the CWA authorizes the Secretary of the Army, acting through the USACE, to issue permits regulating the discharge of dredged or fill materials into the "navigable waters at specified disposal sites."

Section 502 of the CWA further defines "navigable waters" as "waters of the United States, including the territorial seas." "Waters of the United States" are broadly defined at 33 CFR Part 328.3 to include navigable waters, perennial and intermittent streams, lakes, rivers, ponds, as well as wetlands, marshes, and wet meadows. In recent years, the USACE and US Environmental Protection Agency (U.S. EPA) have undertaken several efforts to modernize their regulations defining "waters of the United States" (e.g., the 2015 Clean Water Rule and 2020 Navigable Waters Protection Rule), but these efforts have been frustrated by legal challenges which have invalidated the updated

regulations. As of May 2023, the Supreme Court issued a decision regarding Sackett vs. EPA Limits Clean Water Act Jurisdiction, whereas, reducing the Clean Water Act's geographic reach and the definition of "waters of the United States". In this decision, the Court decided the following, in summary:

- "Adjacent wetlands" are WOTUS only if there is a continuous surface connection between the wetland and a navigable or relatively permanent water body, such that it is difficult to determine the boundary between the wetland and the water body. The opinion notes that "temporary interruptions to surface connection may sometimes occur because of phenomena like low tides or dry spells".
- The Significant Nexus Standard, introduced by the Court in prior decisions and codified in the agencies' current regulations, is not mentioned in the Clean Water Act, and therefore the EPA has no statutory basis to impose it. Additionally, the standard includes ecological factors whose use in determining jurisdiction is not supported by the statute.
- Although jurisdiction over tributaries was not addressed by the Court, current regulations rely upon the Significant Nexus Standard to establish jurisdiction over tributaries that flow infrequently. The decision hints that these tributaries will be non-jurisdictional going forward, stating, "…the [Clean Water Act's] use of "waters" encompasses only those relatively permanent, standing or continuously flowing bodies of water forming geographical features that are described in ordinary parlance as streams, oceans, rivers, and lakes."

Waters of the United States do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the CWA, the final authority regarding CWA jurisdiction remains with the U.S. EPA.

Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA are not waters of the United States.

The lateral limits of USACE jurisdiction in non-tidal waters is defined by the "ordinary high-water mark" (OHWM) unless adjacent wetlands are present. The OHWM is a line on the shore or edge of a channel established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed upon the bank, shelving, changes in the character of soil, destruction of vegetation, or the presence of debris (33 CFR 328.3(e)). As such, waters are recognized in the field by the presence of a defined watercourse with appropriate physical and topographic features. If wetlands occur within, or adjacent to, waters of the United States, the lateral limits of USACE jurisdiction extend beyond the OHWM to the outer edge of the wetlands (33 CFR 328.4 (c)). The upstream limit of jurisdiction in the absence of adjacent wetlands is the point beyond which the OHWM is no longer perceptible (33 CFR 328.4; see also 51 FR 41217).

WETLANDS

The USACE defines wetlands as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (33 CFR 328.3). The USACE's delineation procedures identify wetlands in the field based on indicators of three wetland parameters: hydrophytic vegetation, hydric soils, and wetland hydrology. The following is a discussion of each of these parameters.

Hydrophytic Vegetation

Hydrophytic vegetation dominates areas where frequency and duration of inundation or soil saturation exerts a controlling influence on the plant species present. Plant species are assigned wetland indicator status according to the probability of their occurring in wetlands. More than fifty percent of the dominant plant species must have a wetland indicator status to meet the hydrophytic vegetation criterion. The USACE published the National Wetland Plant List (USACE 2018), which separates vascular plants into the following four basic categories based on plant species frequency of occurrence in wetlands:

- **Obligate Wetland (OBL).** Almost always occur in wetlands
- **Facultative Wetland (FACW).** Usually occur in wetlands, but occasionally found in non-wetlands
- **Facultative (FAC).** Occur in wetlands or non-wetlands
- **Facultative Upland (FACU).** Usually occur in non-wetlands, but may occur in wetlands
- **Obligate Upland (UPL).** Almost never occur in wetlands

The USACE considers OBL, FACW and FAC species to be indicators of wetlands. An area is considered to have hydrophytic vegetation when greater than 50 percent of the dominant species in each vegetative stratum (tree, shrub, and herb) fall within these categories. Any species not appearing on the United States Fish and Wildlife Service's list is assumed to be an upland species, almost never occurring in wetlands. In addition, an area needs to contain at least 5% vegetative cover to be considered as a vegetated wetland.

Hydric Soils

Hydric soils are saturated or inundated for a sufficient duration during the growing season to develop anaerobic or reducing conditions that favor the growth and regeneration of hydrophytic vegetation. Field indicators of wetland soils include observations of ponding, inundation, saturation, dark (low chroma) soil colors, bright mottles (concentrations of oxidized minerals such as iron), gleying (indicates reducing conditions by a blue-grey color), or accumulation of organic material. Additional supporting information includes documentation of soil as hydric or reference to wet conditions in the local soils survey, both of which must be verified in the field.

Wetland Hydrology

Wetland hydrology is inundation or soil saturation with a frequency and duration long enough to cause the development of hydric soils and plant communities dominated by hydrophytic vegetation. If direct observation of wetland hydrology is not possible (as in seasonal wetlands), or records of wetland hydrology are not available (such as stream gauges), assessment of wetland hydrology is frequently supported by field indicators, such as water marks, drift lines, sediment deposits, or drainage patterns in wetlands.

Rivers and Harbors Act Section 10

Section 10 of the Rivers and Harbors Act of 1899 requires authorization from the USACE for the construction of any structure in or over any navigable water of the United States. Structures or work outside the limits defined for navigable waters of the United States require a Section 10 permit if the structure or work affects the course, location, or condition of the water body. The law applies to any dredging or disposal of dredged materials, excavation, filling, re-channelization, or any other modification of a navigable water of the United States and applies to all structures and work. It

further includes, without limitation, any wharf, dolphin, weir, boom breakwater, jetty, groin, bank protection (e.g., riprap, revetment, bulkhead), mooring structures such as pilings, aerial or subaqueous power transmission lines, intake or outfall pipes, permanently moored floating vessel, tunnel, artificial canal, boat ramp, aids to navigation, and any other permanent, or semi-permanent obstacle or obstruction. It is important to note that Section 10 applies only to navigable waters, and thus does not apply to work in non-navigable wetlands or tributaries. In some cases, Section 10 authorization is issued by the USACE concurrently with CWA Section 404 authorization, such as when certain Nationwide Permits are used.

United States Fish and Wildlife Service

The United States Fish and Wildlife Service (USFWS) implements several laws protecting the Nation's fish and wildlife resources, including the Endangered Species Act (ESA; 16 United States Code [USC] Sections 153 et seq.), the Migratory Bird Treaty Act (MBTA; 16 USC Sections 703-711) and the Bald and Golden Eagle Protection Act (16 USC Section 668).

Fish and Wildlife Coordination Act

The USFWS also has responsibility for project review under the Fish and Wildlife Coordination Act. This statute requires that all federal agencies consult with USFWS, National Oceanic and Atmospheric Administration Fisheries, and the State's wildlife agency (CDFW) for activities that affect, control, or modify streams and other water bodies. Under the authority of the Fish and Wildlife Coordination Act, USFWS, National Oceanic and Atmospheric Administration Fisheries, and the CDFW review applications for permits issued under Section 404 and provide comments to USACE about potential environmental impacts.

Endangered Species Act

The USFWS and National Marine Fisheries Service (NMFS) share responsibility for implementing the Endangered Species Act (ESA). Generally, the USFWS implements the ESA for terrestrial and freshwater species, while the NMFS implements the ESA for marine and anadromous species. Projects that would result in "take" of any threatened or endangered wildlife species, or a threatened or endangered plant species if occurring on federal land, are required to obtain permits from the USFWS or NMFS through either Section 7 (interagency consultation with a federal nexus) or Section 10 (Habitat Conservation Plan) of the ESA, depending on the involvement by the federal government in funding, authorizing, or carrying out the project. The permitting process is used to determine if a project would jeopardize the continued existence of a listed species and what measures would be required to avoid jeopardizing the species. "Take" under federal definition means to harass, harm (which includes habitat modification), pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Proposed or candidate species do not have the full protection of the ESA; however, the USFWS and NMFS advise project applicants that they could be elevated to listed status at any time.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) of 1918 implements four international conservation treaties that the U.S. entered into with Canada in 1916, Mexico in 1936, Japan in 1972, and Russia in 1976. It is intended to ensure the sustainability of populations of all protected migratory bird species. The law has been amended with the signing of each treaty, as well as when any of the treaties were amended, such as with Mexico in 1976 and Canada in 1995. The MBTA prohibits the take (including

killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the USFWS.

The list of migratory bird species protected by the law, in regulations at 50 CFR Part 10.13, is primarily based on bird families and species included in the four international treaties. A migratory bird species is included on the list if it meets one or more of the following criteria:

1. It occurs in the United States or U.S. territories as the result of natural biological or ecological processes and is currently, or was previously listed as, a species or part of a family protected by one of the four international treaties or their amendments.
2. Revised taxonomy results in it being newly split from a species that was previously on the list, and the new species occurs in the United States or U.S. territories as the result of natural biological or ecological processes.
3. New evidence exists for its natural occurrence in the United States or U.S. territories resulting from natural distributional changes and the species occurs in a protected family.

In 2004, the Migratory Bird Treaty Reform Act limited the scope of the MBTA by stating the MBTA applies only to migratory bird species that are native to the United States or U.S. territories, and that a native migratory bird species is one that is present as a result of natural biological or ecological processes. The MBTRA requires the USFWS to publish a list of all nonnative, human-introduced bird species to which the MBTA does not apply, and an updated list was published in 2020. The 2020 update identifies species belonging to biological families referred to in treaties the MBTA implements but are not protected because their presence in the United States or U.S. territories is solely the result of intentional or unintentional human-assisted introductions.

Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act prohibits anyone, without a permit issued by the USFWS, from "taking" bald or golden eagles, including their parts (including feathers), nests, or eggs. The Act provides criminal penalties for persons who "take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle ... [or any golden eagle], alive or dead, or any part, nest, or egg thereof." The Act defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb."

"Disturb" means “to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to an eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior."

In addition to immediate impacts, this definition also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present, if, upon the eagle's return, such alterations agitate or bother an eagle to a degree that interferes with or interrupts normal breeding, feeding, or sheltering habits, and causes injury, death or nest abandonment.

b. State Regulations

Regional Water Quality Control Board

The State Water Resources Control Board (SWRCB) and nine Regional Water Quality Control Boards (RWQCBs) have jurisdiction over "waters of the State," which are defined as any surface water or groundwater, including saline waters, within the boundaries of the state (California Water Code sec. 13050(e)). These agencies also have responsibilities for administering portions of the CWA.

Clean Water Act Section 401

Section 401 of the CWA requires an applicant requesting a federal license or permit for an activity that may result in any discharge into navigable waters (such as a Section 404 Permit) to provide state certification that the proposed activity will not violate state and federal water quality standards. In California, CWA Section 401 Water Quality Certification (Section 401 Certification) is issued by the RWQCBs and by the SWRCB for multi-region projects. The process begins when an applicant submits an application to the RWQCB and informs the USACE (or the applicable agency from which a license or permit was requested) that an application has been submitted. The USACE will then determine a "reasonable period of time" for the RWQCB to act on the application; this is typically 60 days for routine projects and longer for complex projects but may not exceed one year. When the period has elapsed, if the RWQCB has not either issued or denied the application for Section 401 Certification, the USACE may determine that Certification has been waived and issue the requested permit. If a Section 401 Certification is issued it may include binding conditions, imposed either through the Certification itself or through the requested federal license or permit.

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act (Porter-Cologne Act) is the principal law governing water quality regulation in California. It establishes a comprehensive program to protect water quality and the beneficial uses of water. The Porter-Cologne Act applies to surface waters, wetlands, and ground water and to both point and nonpoint sources of pollution. Pursuant to the Porter-Cologne Act (California Water Code section 13000 et seq.), the policy of the State is as follows:

- The quality of all the waters of the State shall be protected
- All activities and factors affecting the quality of water shall be regulated to attain the highest water quality within reason
- The State must be prepared to exercise its full power and jurisdiction to protect the quality of water in the State from degradation

The Porter-Cologne Act established nine RWQCBs (based on watershed boundaries) and the SWRCB, which are charged with implementing its provisions and which have primary responsibility for protecting water quality in California. The SWRCB provides program guidance and oversight, allocates funds, and reviews RWQCB decisions. In addition, the SWRCB allocates rights to the use of surface water. The RWQCBs have primary responsibility for individual permitting, inspection, and enforcement actions within each of nine hydrologic regions. The SWRCB and RWQCBs have numerous nonpoint source related responsibilities, including monitoring and assessment, planning, financial assistance, and management.

Section 13260 of the Porter-Cologne Act requires any person discharging or proposing to discharge waste that could affect the quality of waters of the State to file a Report of Waste Discharge with

the appropriate RWQCB. The RWQCB may then authorize the discharge, subject to conditions, by issuing Waste Discharge Requirements (WDRs). While this requirement was historically applied primarily to outfalls and similar point source discharges, the SWRCB's *State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State*, effective May 2020, make it clear that the agency will apply the Porter-Cologne Act's requirements to discharges of dredge and fill material as well. The *Procedures* state that they are to be used in issuing CWA Section 401 Certifications and WDRs, and largely mirror the existing review requirements for CWA Section 404 Permits and Section 401 Certifications, incorporating most elements of the U.S. EPA's *Section 404(b)(1) Guidelines*. Following issuance of the *Procedures*, the SWRCB produced a consolidated application form for dredge/fill discharges that can be used to obtain a CWA Section 401 Water Quality Certification, WDRs, or both.

NON-WETLAND WATERS OF THE STATE

The SWRCB and RWQCBs have not established regulations for field determinations of waters of the state except for wetlands currently. In many cases the RWQCBs interpret the limits of waters of the State to be bounded by the OHWM unless isolated conditions or ephemeral waters are present. However, in the absence of statewide guidance each RWQCB may interpret jurisdictional boundaries within their region and the SWRCB has encouraged applicants to confirm jurisdictional limits with their RWQCB before submitting applications. As determined by the RWQCB, waters of the State may include riparian areas or other locations outside the OHWM, leading to a larger jurisdictional area over a given water body compared to the USACE.

WETLAND WATERS OF THE STATE

Procedures for defining wetland waters of the State pursuant to the SWRCB's *State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State* went into effect May 28, 2020. The SWRCB defines an area as wetland if, under normal circumstances:

(i) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both;

(ii) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and

(iii) the area's vegetation is dominated by hydrophytes or the area lacks vegetation.

The SWRCB's *Implementation Guidance for the Wetland Definition and Procedures for Discharges of Dredge and Fill Material to Waters of the State* (2020), states that waters of the U.S. and waters of the State should be delineated using the standard USACE delineation procedures, taking into consideration that the methods shall be modified only to allow for the fact that a lack of vegetation does not preclude an area from meeting the definition of a wetland.

California Department of Fish and Wildlife

The CDFW derives its authority from the Fish and Game Code of California and administers several State laws protecting fish and wildlife resources and the habitats upon which they depend.

California Endangered Species Act

The California Endangered Species Act (CESA) (Fish and Game Code Section 2050 et. seq.) prohibits taking of state listed threatened or endangered. Take under CESA is defined as "Hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill" (Fish and Game Code sec. 86).

This definition does not prohibit indirect harm by way of habitat modification, except where such harm is the proximate cause of death of a listed species. Where incidental take would occur during construction or other lawful activities, CESA allows the CDFW to issue an Incidental Take Permit upon finding, among other requirements, that impacts to the species have been minimized and fully mitigated. Unlike the federal ESA, CESA's protections extend to candidate species during the period (typically one year) while the California Fish and Game Commission decides whether the species warrants CESA listing.

CESA defines an *endangered species* as:

> …a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.

A *threatened species* is defined as:

> …a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as rare on or before January 1, 1985 is a threatened species.

Candidate species are defined as:

> …a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the commission has formally noticed as being under review by the department for addition to either the list of endangered species or the list of threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to either list.

Candidate species may be afforded temporary protection as though they were already listed as threatened or endangered at the discretion of the Fish and Game Commission. Unlike FESA, CESA does not include listing provisions for invertebrate species. Article 3, Sections 2080 through 2085, of CESA addresses the taking of threatened or endangered species by stating:

> …no person shall import into this State, export out of this State, or take, possess, purchase, or sell within this State, any species, or any part or product thereof, that the commission determines to be an endangered species or a threatened species, or attempt any of those acts, except as otherwise provided.

Native Plant Protection Act

The CDFW also has authority to administer the Native Plant Protection Act (NPPA) (Fish and Game Code Section 1900 et seq.). The NPPA requires the CDFW to establish criteria for determining if a species, subspecies, or variety of native plant is endangered or rare, and prohibits the take of listed plant species. Effective in 2015, CDFW promulgated regulations (14 CCR 786.9) under the authority of the NPPA, establishing that the CESA's permitting procedures would be applied to plants listed under the NPPA as "Rare." With this change, there is little practical difference for the regulated public between plants listed under CESA and those listed under the NPPA.

Fully Protected Species Laws

The CDFW enforces Sections 3511, 4700, 5050, and 5515 of the Fish and Game Code, which prohibit the take of species designated as Fully Protected. The CDFW is not allowed to issue an Incidental Take Permit for Fully Protected species; therefore, impacts to these species must be avoided. The exception is situations where a Natural Community Conservation Plan (NCCP) is in place that authorizes the take of the fully protected species.

CDFW Special Animals List

Special-status wildlife species are those species included on the CDFW "Special Animals" list (CDFW 2023). "Special Animal" is a general term that refers to all the taxa the CNDDB is interested in tracking, regardless of their legal or protection status. The CDFW considers the taxa on this list to be those of greatest conservation need. The species on this list generally fall into one or more of the following categories:

- Officially listed or proposed for listing under the CESA and/or FESA;
- State or federal candidate for possible listing;
- Taxa that meet the criteria for listing, even if not currently included on any list, as described in *CEQA Guidelines* Section 15380;
- Taxa considered by the Department to be a Species of Special Concern;
- Taxa that are biologically rare, very restricted in distribution, declining throughout their range, or have a critical vulnerable stage in their life cycle that warrants monitoring;
- Populations in California that may be on the periphery of a taxon's range but are threatened with extirpation in California.

Avian Protection Laws

California Fish and Game Code sections 3503, 3503.5, and 3513 describe unlawful take, possession, or destruction of native birds, nests, and eggs. Section 3503.5 of the Code protects all birds-of-prey and their eggs and nests against taking, possession, or destruction of nests or eggs. Section 3513 makes it a state-level offense to take any bird in violation of the federal Migratory Bird Treaty Act.

Protection of Lakes and Streambeds

California Fish and Game Code section 1602 states that it is unlawful for any person to "substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake" without first notifying the CDFW of that activity. Thereafter, if CDFW determines and informs the entity that the activity will not substantially adversely affect any existing fish or wildlife resources, the entity may commence the activity. If, however, CDFG determines that the activity may substantially adversely affect an existing fish or wildlife resource, the entity may be required to obtain from CDFW a Streambed Alteration Agreement (SAA), which will include reasonable measures necessary to protect the affected resource(s), before the entity may conduct the activity described in the notification. Upon receiving a complete Notification of Lake/Streambed Alteration, CDFW has 60 days to present the entity with a Draft SAA. Upon review of the Draft SAA by the applicant, any problematic terms are negotiated with CDFW and a final SAA is executed.

The CDFW has not defined the term "stream" for the purposes of implementing its regulatory program under Section 1602, and the agency has not promulgated regulations directing how

jurisdictional streambeds may be identified, or how their limits should be delineated. However, four relevant sources of information offer insight as to the appropriate limits of CDFW jurisdiction as discussed below.

- **The plain language of Section 1602 of CFGC** establishes the following general concepts:
  - References "river," "stream," and "lake"
  - References "natural flow"
  - References "bed," "bank," and "channel"
- **Applicable court decisions**, in particular *Rutherford v. State of California* (188 Cal App. 3d 1276 (1987), which interpreted Section 1602's use of "stream" to be as defined in common law. The Court indicated that a "stream" is commonly understood to:
  - Have a source and a terminus
  - Have banks and a channel
  - Convey flow at least periodically, but need not flow continuously and may at times appear outwardly dry
  - Represent the depression between the banks worn by the regular and usual flow of the water
  - Include the area between the opposing banks measured from the foot of the banks from the top of the water at its ordinary stage, including intervening sand bars
  - Include the land that is covered by the water in its ordinary low stage
  - Include lands below the OHWM
- **CDFW regulations** defining "stream" for other purposes, including sport fishing (14 CCR 1.72) and streambed alterations associated with cannabis production (14 CCR 722(c)(21)), which indicate that a stream:
  - Flows at least periodically or intermittently
  - Flows through a bed or channel having banks
  - Supports fish or aquatic life
  - Can be dry for a period of time
  - Includes watercourses where surface or subsurface flow supports or has supported riparian vegetation
- **Guidance documents**, including A Field Guide to Lake and Streambed Alteration Agreements (CDFG 1994) and Methods to Describe and Delineate Episodic Stream Processes on Arid Landscapes for Permitting Utility-Scale Solar Power Plants (Brady and Vyverberg 2013), which suggest the following:
  - A stream may flow perennially or episodically
  - A stream is defined by the course in which water currently flows, or has flowed during the historic hydrologic course regime (approximately the last 200 years)
  - Width of a stream course can reasonably be identified by physical or biological indicators
  - A stream may have one or more channels (single thread vs. compound form)
  - Features such as braided channels, low-flow channels, active channels, banks associated with secondary channels, floodplains, islands, and stream-associated vegetation, are interconnected parts of the watercourse

- Canals, aqueducts, irrigation ditches, and other means of water conveyance can be considered streams if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife
- Biologic components of a stream may include aquatic and riparian vegetation, all aquatic wildlife including fish, amphibians, reptiles, invertebrates, and terrestrial species which derive benefits from the stream system
- The lateral extent of a stream can be measured in different ways depending on the particular situation and the type of fish or wildlife resource at risk

The tenets listed above, among others, are applied to establish the boundaries of streambeds in various environments. The importance of each factor may be weighed based on site-specific considerations and the applicability of the indicators to the streambed at hand.

4.3.3 Impact Analysis

a. Thresholds of Significance

Thresholds of significance are based on the questions in Appendix G of the CEQA Guidelines. A potentially significant impact might occur under the following thresholds and therefore will be analyzed in this section of the EA.

1. 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 US Fish and Wildlife Service
2. 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
3. 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
4. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance
5. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan

b. Project Impacts and Mitigation Measures

Threshold 1:	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 US Fish and Wildlife Service?
Threshold 2:	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
Threshold 3:	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
Threshold 4:	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance
Threshold 5:	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan

Impact BIO-1 THE PROJECT COULD RESULT IN DIRECT OR INDIRECT IMPACTS TO BIOLOGICAL RESOURCES. IMPACTS WOULD BE LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED.

Development would be prioritized on infill sites in urbanized areas of the City. Reasonably foreseeable development under the proposed project would be primarily concentrated on underutilized sites that have been previously developed and disturbed.

Nesting Birds and Raptors

Nesting birds and raptors have the potential to nest in shrubs, trees, buildings, and on bare ground throughout and near the Opportunity Sites. Potential impacts to nesting birds could occur if active nests are located on a project site and/or in the immediate vicinity of construction activities. Direct impacts from construction activities may result from ground disturbance, building demolition, and/or removal of shrubs or trees. These impacts could lead to individual injury, mortality and/or disruption of normal adult behaviors resulting in the abandonment or harm to eggs and nestlings.

Nesting bird species are protected by the CFGC sections 3503 and 3503.5, and the MBTA. Impacts to nesting birds and raptors would be considered significant without mitigation. Where removal of buildings, trees, and/or vegetation is proposed, implementation of Mitigation Measure (MM) BIO-1 would reduce potential impacts to less than significant by providing for nesting bird avoidance.

Special Status Bats

Special status bat species may forage and roost in the mature trees, abandon buildings, or under bridges. Three (3) special status bat species have very low potential to occur in the Study Area, such species include the pallid bat (*Antrozous pallidus),* western mastiff bat (*Eumops perotis californicus),* and western yellow bat (*Lasiurus xanthinus)*. Potential impacts to bats could occur if roosting bats are located on a project site and/or in the immediate vicinity of construction activities. Direct impacts from construction activities may result from demolition of buildings or removal of trees.

Impacts to special-status bat species would be considered significant without mitigation. However, implementation of MM BIO-2 would reduce potential impacts to less than significant with mitigation incorporated by requiring preconstruction bat surveys prior to building demolition or tree removal.

Burrowing Owl

Burrowing owl typically inhabit abandon squirrel, kit fox, or badger burrows but may also use manmade structures such as cement, asphalt, or wood debris piles; or openings beneath abandon buildings, pipes, or culverts. The Study Area is likely to contain a range of features suitable for shelter and possibly nesting by burrowing owls. The construction of new housing units could impact the species if they are present within or adjacent to work areas. Ground disturbing, building demolition, and/or debris removal activities could result in nest disturbance, injury, or fatality.

Impacts to burrowing owls would be considered significant without mitigation. However, implementation of MM BIO-3 would reduce potential impacts to less than significant with mitigation incorporated by requiring preconstruction surveys and implementation of other avoidance measures.

Sensitive Natural Communities and Critical Habitat

There are no sensitive natural communities or critical habitats in Huntington Park. Thus, no impact is expected to occur.

Wildlife Movement

The developed land cover in the Study Area limits wildlife movement to opportunistic, urban adapted species. Such species utilize roads, train tracks, and open landscaped spaces for movement. Overall, the proposed project is not anticipated to interfere with these linear infrastructure features and as such there will be no significant impact to movements by urban adapted species through the Study Area. Thus, no impact is expected to occur.

Resources Protected by Local Policies and Ordinances

Huntington Park Municipal Code Title 7, Chapter 5, Steet Trees, outlines local policies and ordinances relating to the management of decorative trees, shrubs, and plants. The policy states that no person shall remove, or trim trees planted or overhanging on public property without first obtaining a permit from the Director of Field Services and or duly authorized designee. The director shall have authority to impose any condition on approval of such permit as deemed necessary to fulfill the purposes of the tree ordinance. The proposed project may require the removal or trimming of public trees. Prior to the removal or trimming of trees, an assessment of their qualification as a public tree will be made and any required tree removal permits will be obtained. Thus, no impact is expected to occur.

Habitat Conservation Plans

Huntington Park does not contain a Habitat Conservation Plan. The nearest significant ecological area as designated by the County of Los Angeles is Griffith Park approximately six (6) miles north. There is no habitat connectivity between Griffith Park and Huntington Park Thus, no impact is expected to occur.

Mitigation Measures

MM BIO-1 Nesting Birds and Raptors

- To avoid disturbance of nesting and special-status bird species protected by the MBTA and CFGC, activities related to project construction, including but not limited to, vegetation removal,

ground disturbance, and demolition shall occur outside of the bird breeding season (February 15 through August 31). If construction at a site must be initiated during the nesting season, vegetation and/or tree removal should be planned to occur outside the nesting season (September 1 to February 14) and a preconstruction nesting bird survey shall be conducted by a biologist qualified to perform nesting bird surveys and monitoring of avian species known to occur in Los Angeles County, no more than three days prior to initiation of construction activities. If the proposed project is phased or construction activities stop for more than one (1) week during the nest season, a subsequent pre-construction nesting bird and raptor survey will be required no more than three days prior to resuming construction. The nesting bird preconstruction survey shall be conducted on foot inside the project disturbance areas and an additional 100-foot buffer surrounding the project disturbance areas. If no nests or an inactive avian nest is found, construction may proceed. If an active avian nest is discovered during the preconstruction clearance survey, construction activities shall stay outside of a 50- to 200-foot buffer for common nesting birds around the active nest, as determined by a qualified biologist. For listed species and raptor species, this buffer shall be expanded to 500 feet or as determined by a biologist to be suitable for protection of the nest.

- Inaccessible areas, such as areas located high up in trees or private properties, shall be surveyed from afar using binoculars. The survey shall be conducted by a qualified biologist familiar with the identification of avian species known to occur in Los Angeles County. If nests are found, an appropriate avoidance buffer shall be determined by a qualified biologist and demarcated with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. Effective buffer distances are highly variable and based on specific project stage, bird species, stage of nesting cycle, work type, and the tolerance of a particular bird pair. The buffer may be up to 500 feet in diameter, depending on the species of nesting bird found, proposed work activities, and the biologist's observations. Copies of the nesting birds and raptors survey results shall be submitted to the City. If no nesting birds are observed during pre-construction surveys, no further actions would be necessary.

MM BIO-2 Bat Pre-Construction Survey

- To avoid disturbance of special-status bat species during removal of trees, buildings, or other suitable roost structures, a preconstruction roosting bat survey shall be conducted by a qualified bat biologist no more than 30 days prior to initiation of construction activities that will remove trees and/or structures. A passive acoustic survey shall identify the species using the area for day/night roosting.
- If special-status roosting bats are present and their roost will be impacted, a qualified bat biologist shall prepare a plan to identify the proper exclusionary methods, which may include the installation of bat deterrent devices, to passively exclude roosting bats from any structures in the work areas. Implementation of proper exclusionary methods shall be overseen by the bat biologist. If it is determined that an active maternity roost is present, the roost shall not be disturbed during the breeding season (approximately March through September). If it is determined to not be an active maternity roost, the tree or structure may be removed under the guidance of a qualified bat biologist. Copies of the roosting bat survey results shall be submitted to the City.
- Removal of mature trees shall occur as close to sunset as feasible to allow potential roosting bats to escape during their natural emergence times.
- For trees determined by the bat biologist to be highly suitable roost sites, removals shall be monitored by a qualified biologist and shall occur by pushing down the entire tree (without

trimming or limb removal) using heavy equipment and leaving the felled tree on the ground untrimmed and undisturbed for a period of at least 24 hours.

MM BIO-3 Burrowing Owl

- No less than 14 days prior to ground-disturbing construction activities (vegetation clearance, grading, building demolition), a qualified biologist (i.e., a wildlife biologist with previous burrowing owl survey experience) shall conduct pre-construction take avoidance surveys on and within 200 meters (656 feet) of the construction zone to identify occupied breeding or wintering burrowing owl burrows. The take avoidance burrowing owl surveys shall be conducted in accordance with the Staff Report on Burrowing Owl Mitigation (2012 Staff Report; CDFG 2012) and shall consist of walking parallel transects and noting any burrows with fresh burrowing owl sign or presence of burrowing owls. Copies of the burrowing owl survey results shall be submitted to the City.
- If burrowing owls are detected on site, no ground-disturbing activities shall be permitted within 200 meters (656 feet) of an occupied burrow during the breeding season (February 1 to August 31), unless otherwise determined advisable by a qualified biologist and the City. During the nonbreeding season (September 1 to January 31), ground-disturbing work can proceed near active burrows as long as the work occurs no closer than 50 meters (165 feet) from the burrow. Depending on the level of disturbance, a smaller buffer may be established in coordination with a qualified biologist and the City.
- If avoidance of active burrows is infeasible during the nonbreeding season, then, before breeding behavior is exhibited and after the burrow is confirmed empty by site surveillance and/or scoping, a qualified biologist shall implement a passive relocation program in accordance with Appendix E (i.e., Example Components for Burrowing Owl Artificial Burrow and Exclusion Plans) of the 2012 CDFW Staff Report on Burrowing Owl Mitigation (CDFG 2012). Passive relocation consists of excluding burrowing owls from occupied burrows and providing suitable artificial burrows nearby for the excluded burrowing owls. A burrowing owl monitoring and mitigation plan will be prepared that outlines how passive relocation would occur and where the replacement burrows would be constructed. It would also outline the monitoring and maintenance requirements for the artificial burrows.

Significance After Mitigation

Implementation of Mitigation Measures BIO-1 through BIO-3 would reduce potential impacts to nesting birds, bats, and burrowing owls to a less than significant level by ensuring necessary steps are taken to avoid or lessen any potential impacts.

4.3.4 Cumulative Impacts

A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (*CEQA Guidelines* Section 15065[a][3]). The geographic scope for cumulative biological resources impacts includes the areas surrounding the Draft Housing Opportunity Sites, which includes most of the City of Huntington Park.

Cumulative development in the Study Area may contribute to the loss of habitat for special-status species; contribute to the decline of special-status species; cause further fragmentation of habitat and isolation of populations; and decrease movement opportunities. Together, cumulative projects

(both development facilitated by the project and full buildout of the City General Plan) cover a substantial area, primarily within or along the edges of previously developed areas. Cumulative impacts to biological resources would be potentially significant.

As discussed in Section 2, *Project Description*, all of the Draft Housing Opportunity Sites are currently zoned for development. As the proposed project would not increase the likelihood for development that could affect species identified as a candidate, sensitive, or special-status species, no impact would occur and therefore the proposed project would not have a cumulatively considerable contribution to the significant cumulative impact related to sensitive or special-status species.

Similarly, relevant policies and regulations would apply to development in Huntington Park and provide the same level of protection as under existing conditions. The proposed project would not increase the likelihood for development that could affect riparian habitat or sensitive natural communities, the proposed project would not have a cumulatively considerable contribution to the significant cumulative impact related to these resources.

The proposed project would not impact the movement of any native resident or migratory fish or wildlife species, or impede the use of wildlife nursery sites, as discussed under Impact BIO-1. Development facilitated by the proposed project would be required to comply with tree protection ordinances and requirements, as discussed under Impact BIO-1. Lastly, as discussed under Impact BIO-1, there are no HCPs or NCCPs applicable to the proposed project. Therefore, with implementation of Mitigation Measures BIO-1 through BIO-3, impacts to birds, bats, and burrowing owls would be reduced and the proposed project would not have a cumulatively considerable contribution to a significant cumulative impact related to these resources.

4 References

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4.4 Cultural and Tribal Cultural Resources

This section analyzes the proposed project's potential impacts related to cultural and tribal cultural resources, including historical and archeological resources as well as human remains.

4.4.1 Setting

This section provides background information pertaining to the cultural context of the project within the City of Huntington Park, in Los Angeles County. The section places the project in a broader cultural environment throughout history and provides an overview of regional indigenous history, local ethnography, and post-contact history.

4.4.1.1 Indigenous History

The project site is located in what is generally described as the Northern Bight archaeological region, one of eight organizational divisions of California designated by Jones and Klar (2007). The California Bight is bounded by the southern California coastline and encompasses the previously designated Southern Coast archaeological region described by Moratto (1984). The Northern Bight archaeological region primarily includes the counties of Santa Barbara, Ventura, and portions of Los Angeles, extending from the coastline at Vandenberg Air Force Base inland to the Cuyama River Valley and south to the Santa Monica Mountains and the Los Angeles Basin. Following Glassow et al. (2007), the prehistoric cultural chronology for the Northern Bight is generally divided into six periods: Paleo-Indian (ca.10,000 – 7000 before common era [BCE]), Millingstone Horizon (7000 – 5000 BCE), Early Period (5000 BCE – 2000 BCE), Middle Period (2000 BCE – 1 common era [CE]), Middle-Late Transition Period (1 – 1000 CE), and Late (1000 CE – Historic Contact). These periods are discussed in further detail below.

Paleo-Indian Period (ca. 10,000 – 7000 BCE)

The Paleo-Indian Period defines the earliest human occupation of the Northern Bight and describes the cultural trends and subsistence strategies of prehistoric populations from approximately 10,000 to 7000 Before Christian Era (BCE) (Glassow et al. 2007). The Paleo-Indian Period in North America is largely recognized by projectile points associated with extinct large mammal remains, such as mammoth, bison, and dire wolves in the Southwest and Plains regions (Erlandson et al. 2007; Huckell 1996). These projectile points have been classified as the Clovis style, which exhibit a lanceolate shape with a flute initiated from the base that extends as far as the midline (Justice 2002).

The earliest accepted dates for human occupation in California were recovered from archaeological sites on two of the Northern Channel Islands, located off the southern coast of Santa Barbara County. Over 90 paleocoastal sites dating between 13,000 to 8200 years before present (BP) have been documented in the Northern Channel Islands (McLaren et al. 2019). Archaeological deposits from the Daisy Cave site on San Miguel Island establishes the presence of people in this area approximately 10,000 BP (Erlandson 1991; Erlandson et al. 2007), and the Arlington Springs Woman (CASRI-173) has a calibrated date approximately 11,000 BP derived from the human remains and rodent bones recovered from within the same deposits on Santa Rosa Island (Erlandson et al. 2007; Glassow et al. 2007; Johnson et al. 2002).

Recent data from Paleo-Indian shell middens, bone middens, lithic scatters, and quarry workshops on the Channel Islands indicate that the area supported substantial human populations during later

Paleocoastal times (McLaren et al. 2019). Data from the last 20 years also suggests that the economy was a diverse mixture of hunting, fishing, and gathering, with a major emphasis on aquatic resources in many coastal areas (e.g., Jones and Ferneau 2002; Erlandson et al. 2007). Shellfish in particular were heavily relied on, with varying intensities of reliance on fish, marine mammals, seabirds, and waterfowl (McLaren et al. 2019). Archaeological deposits at the Daisy Cave site yielded an assemblage of "the oldest known fishhooks in the Americas" (Erlandson et al. 2007: 57). Shell middens identified on the mainland of California have yielded dates from 8000 to 7000 BCE (Erlandson et al. 2007).

Assemblages on the Channel Islands include chipped-stone bifaces, cores and flake tools, ground-stone artifacts, bone gorges, Olivella shell beads, woven sea grass cordage, and red ochre. While no fluted points have been found on the Channel Islands, a few have been found along California's mainland coast (McLaren et al. 2019). One fluted projectile point fragment was recovered from site CA-SBA-1951 on the Santa Barbara Channel coastal plain (Erlandson 1994:44; Erlandson et al. 1987).

Millingstone Horizon (7000 – 5000 BCE)

Originally identified in 1929, the Millingstone Horizon, as described by Wallace (1955, 1978), is characterized by an ecological adaptation to collecting plant resources, such as seeds and nuts, suggested by the appearance and abundance of well-made milling (ground stone) implements, particularly in archaeological sites along the coast of California. It is generally accepted that human occupation of California during the Paleo-Indian period originated from small, dispersed occupations. Archaeological sites dating to the Millingstone Horizon, however, indicate a population increase (Glassow et al. 2007).

Wallace (1955, 1978) and Warren (1968) identify ground stone implements including Millingstones (e.g., metates, milling slabs) and hand stones (e.g., manos, mullers). Millingstones occur in high frequencies for the first time in the archaeological record of the Central Coast region and become even more prevalent near the end of the Millingstone Horizon. The Millingstone Horizon is named for the dominance of milling implements and is generally associated with the horizontal motion of grinding small seeds and nuts (Glassow et al. 2007). Excavations at the Tank Site (CA-LAN-1) in Topanga Canyon from 1947 to 1948 (Treganza and Bierman 1958) confirmed the presence of a significant number of milling implements that correspond with the Millingstone Horizon.

Flaked stone assemblages, which include crude core and cobble-core tools, flake tools, large side-notched projectile points, and pitted stones (Glassow et al. 2007; Jones et al. 2007), and shell middens in coastal sites suggest that people during this period practiced a mixed food procurement strategy. Faunal remains identified at Millingstone sites point to broad-spectrum hunting and gathering of shellfish, fish, birds, and mammals, though large faunal assemblages are uncommon. This mixed food procurement strategy demonstrates adaptation to regional and local environments.

Along the Central Coast, Millingstone period sites are most common on terraces and knolls, typically set back from the current coastline (Erlandson 1994:46). However, 40 sites dating to this period have been identified in various settings, including rocky coasts, estuaries, and nearshore interior valleys (Glassow et al. 2007). The larger sites usually contain extensive midden deposits, possible subterranean house pits, and cemeteries. Most of these sites probably reflect intermittent use over many years of local cultural habitation and resource exploitation.

Early Period (5000 BCE – 2000 BCE)

The Early Period of the Northern Bight is marked by a lower frequency of radiocarbon dated archaeological sites as well as changes in artifact forms. Differences in artifact forms, and particularly in ground stone implements, likely represent changes in subsistence (Glassow et al. 2007). The material culture recovered from Early Period sites within the Central Coast region provides evidence for continued exploitation of inland plant and coastal marine resources as well as the incorporation of "newly important food resources" found in specific habitats (Glassow et al. 2007:197). In addition to the use of metates and manos, prehistoric populations began to use mortars and pestles, such as those recovered from the Sweetwater Mesa (CA-LAN-267) and Aerophysics (CA-SBA-53) sites (Glassow et al. 2007).

Artifact assemblages recovered from Early Period sites also include bipointed bone gorge hooks used for fishing, Olivella beads, bone tools, and pendants made from talc schist. Square abalone shell (Haliotis spp.) beads have been found in Monterey Bay (Jones and Waugh 1997:122). The frequency of projectile points in Early Period assemblages also increased, while the style began to change from lanceolate forms to side-notched forms (Glassow et al. 2007). The projectile point trend has become apparent at numerous sites along the California coast as well as a few inland sites (e.g., CA-SBA-210 and CA-SBA-530). In many cases, manifestations of this trend are associated with the establishment of new and larger settlements, such as at the Aerophysics site (Glassow et al. 2007; Jones et al. 2007).

Middle Period (2000 BCE – 1 CE)

The remains of fish, land mammals, and sea mammals are increasingly abundant and diverse in archaeological deposits along the coast during the Middle Period, suggesting a pronounced trend toward greater adaptation to regional or local resources as well as the development of socioeconomic and political complexity in prehistoric populations (Glassow et al. 2007). Shell fishhooks were introduced, and projectile points changed from side-notched dart points to contracting stem styles.

Flaked stone tools used for hunting and processing—such as large side-notched, stemmed, lanceolate or leaf-shaped projectile points, large knives, edge modified flakes, and drill-like implements—occurred in archaeological deposits in higher frequencies and are more morphologically diversified during the Middle Period. Bone tools, including awls, are more numerous than in the preceding period, and the use of asphaltum adhesive became common. Circular fish hooks that date from between 1000 and 500 B.C., compound bone fish hooks that date between A.D. 300 and 900, notched stone sinkers, and the tule reed or balsa raft, indicative of major developments in maritime technology, became common during this period (Arnold 1995; Glassow et al. 2007; Jones and Klar 2005:466; King 1990:87–88).

Populations continued to follow a seasonal settlement pattern until the end of the Middle Period; large, permanently occupied settlements with formal architecture, particularly in coastal areas, appear to have been the norm by the end of the Middle Period (Glassow et al. 2007). Prehistoric populations began to bury the deceased in formal cemeteries with artifacts that may represent changes in ideology and the development of ritual practices (Glassow et al. 2007).

Middle-Late Transition Period (1 CE – 1000 CE)

The Middle-Late Transition period is marked by major changes in settlement patterns, diet, and interregional exchange. Prehistoric populations continued to occupy more permanent settlements,

with the continued use of formal cemeteries and the burial of goods with the deceased. The manufacture of the plank canoe, or tomol, allowed prehistoric populations to catch larger fish that occupied deeper sea waters (Glassow et al. 2007). Following the introduction of the plank canoe, groups began to use harpoons. The plank canoe appears to have influenced "commerce between the mainland coast and the Channel Islands" (Glassow et al. 2007:204). Middle-Late Transition Period sites indicate that populations replaced atlatl (dart) technologies with the bow and arrow, which required smaller projectile points. Projectile points diagnostic of both the Middle and Late periods are found within the Central Coast region (Jones and Ferneau 2002:217). These projectile points include large, contracting-stemmed types typical of the Middle Period, as well as small, leaf-shaped Late Period projectile points, which likely reflect the introduction of the bow and arrow.

Late Period (1,000 CE – Historic Contact)

Late Period sites are distinguished by small, finely worked projectile points and temporally diagnostic shell beads. Although shell beads were typical of coastal sites, trade brought many of these maritime artifacts to inland locations, especially during the latter part of the Late Period. Small, finely worked projectile points are typically associated with bow and arrow technology, which is believed to have been introduced to the area by the Takic migration from the deserts into southern California. Common artifacts identified at Late Period sites include bifacial bead drills, bedrock mortars, hopper mortars, lipped and cupped Olivella shell beads, and steatite disk beads. The presence of beads and bead drills suggest that low-level bead production was widespread throughout the Central Coast region (Glassow et al. 2007). Unlike the large Middle period shell middens, Late Period sites are more frequently single-component deposits with evidence for only one period of occupation or use. There are also more inland sites, with fewer and less visible sites along the Pacific shore during the Late Period.

4.4.1.2 Ethnographic Background

The project area lies in the traditional territory of the Tongva/Gabrieleño. The name "Gabrieleño" denotes those people, who were administered by the Spanish from the San Gabriel Mission. It includes people from the Gabrieleño area proper, as well as other social groups nearby (Kroeber 1925, Plate 57, Bean and Smith 1978: 538). The term Gabrieleño was imposed upon the Tribe by Spanish Missionaries. Thus, descendants have chosen to use their original name, Tongva (Welch 2006). This term is used in the remainder of this section to refer to the pre-contact inhabitants of the Los Angeles Basin and their descendants. Archaeological evidence points to the Tongva arriving in the Los Angeles Basin sometime around 500 BCE, and the Tongva note their presence in the area going back thousands of years (Villa 2017). Today, the Tongva people are active in protecting their Tribal cultural resources in the greater Los Angeles Basin and three Channel Islands: present-day San Clemente, San Nicolas, and Santa Catalina.

The Tongva language belongs to the Takic branch of the Uto-Aztecan language family, which can be traced to the Great Basin region (Mithun 2001). This language family includes dialects spoken by the nearby Juaneño and Luiseño to the southeast, the Serrano and Cahuilla to the northeast, and the Tataviam to the northwest. Yet, it is considerably different from the Chumash people living to the northwest and the Diegueño people (including the Ipai, Tipai, and Kumeyaay) to the south.

The Tongva established large, permanent villages in the fertile lowlands along rivers and streams, and in sheltered areas along the coast. The total tribal population is estimated to have been at least 5,000 in 1770 (Bean and Smith 1978: 540), but recent ethnohistoric work suggests a number closer to 10,000 (O'Neil 2002). Political organization followed a patrilocal and patrilineal pattern. Typically,

the oldest son would lead a family. Chieftainship was also passed down patrilineally. A Chari, or chief of a village or political grouping, was separate from religious leadership (King 2011).

At the time of Spanish contact, the basis of Tongva religious life was the Chinigchinich cult, centered on the last of a series of heroic mythological figures. Chinigchinich gave instruction on laws and institutions, and taught people how to dance, the primary religious act for this society. He later withdrew into heaven, where he rewarded the faithful and punished those who disobeyed his laws (Kroeber 1925: 637–638). The Chinigchinich religion seems to have been relatively new when the Spanish arrived. It was spreading south into the Southern Takic groups as Christian missions were being built. Elements of Chinigchinich beliefs suggest it was a syncretic mixture of Christianity and native religious practices (McCawley 1996: 143–144).

Houses constructed by the Tongva were large, circular, domed structures made of willow poles, thatched with tule and sheltered up to 50 people (Bean and Smith 1978). Other structures served as sweathouses, menstrual huts, ceremonial enclosures, and probable communal granaries. Cleared fields for races and games, such as lacrosse and pole throwing, were created adjacent to Tongva villages (McCawley 1996: 27).

The Tongva subsistence economy was centered on gathering and hunting. The surrounding environment was rich and varied, and the Tribe exploited the mountains, foothills, valleys, deserts, including riparian and estuarine areas, as well as open and rocky coastal ecological niches. Like most Native Californians, acorns were the staple food. By the time of the early Intermediate Period, acorn processing was an established industry. Acorns were supplemented by the roots, leaves, seeds, and fruits of a wide variety of flora (e.g., islay, cactus, yucca, sages, and agave). Freshwater and saltwater fish, shellfish, birds, reptiles, insects, and large and small mammals were also consumed (Kroeber 1925: 631–632, Bean and Smith 1978: 546, McCawley 1996: 119–123, 128–131).

The Tongva used a wide variety of tools and implements to gather food resources. These included the bow and arrow, traps, digging sticks, nets, blinds, throwing sticks and slings, spears, harpoons, and hooks. The Tongva made oceangoing plank canoes (known as a ti'at) capable of holding six to 14 people and used for fishing, travel, and trade between the mainland and the Channel Islands. Tule reed canoes were employed for near-shore fishing (McCawley 1996: 117–127). Tongva people processed food with a variety of tools, including hammerstones and anvils, mortars and pestles, manos and metates, strainers, leaching baskets and bowls, knives, bone saws, and wooden drying racks. Food was consumed from a variety of vessels. Catalina Island steatite was used to make ollas and cooking vessels (Kroeber 1925: 629, McCawley 1996: 129–138).

Deceased Tongva were either buried or cremated. Inhumation was more common on the Channel Islands and the neighboring mainland coast, and cremation was more predominate on the remainder of the coast and in the interior (Harrington 1942, McCawley 1996: 157). At the behest of the Spanish missionaries, cremation essentially ceased during the Post-Contact Period (McCawley 1996: 157).

Currently, five tribes listed by the Native American Heritage Commission are affiliated with Tongva ancestry. Today, more than 2,500 Tongva descendants are estimated to live in the Los Angeles area. Tongva tribes are active in the Los Angeles community revitalizing and sharing their culture. While the tribes still struggle to gain federal recognition, California passed Joint Resolution No. 96 in 1994, which granted the Gabrielino-Tongva Nation statewide recognition as the aboriginal tribe of the Los Angeles Basin (Welch 2006).

4.4.1.3 Post-Contact History

Post-Contact history for the state of California is generally divided into three periods: the Spanish Period (1769–1822), Mexican Period (1822–1848), and American Period (1848–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican-American War, signals the beginning of the American Period when California became a territory of the United States.

Spanish Period (1769 – 1822)

Spanish explorers undertook sailing expeditions along the coast of California between the mid-1500s and mid-1700s. Juan Rodriguez Cabrillo led the first European expedition in 1542 to observe what was known by the Spanish as Alta (upper) California. For more than 200 years, Cabrillo and other Spanish, Portuguese, British, and Russian explorers sailed the Alta California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968; Rolle 2003). The Spanish crown laid claim to Alta California based on the surveys conducted by Cabríllo and Vizcaíno (Bancroft 1885; Gumprecht 1999).

By the 18th century, Spain developed a three-pronged approach to secure its hold on the territory and counter against other foreign explorers. The Spanish established military forts known as presidios, as well as missions and pueblos (towns) throughout Alta California. The 1769 overland expedition by Captain Gaspár de Portolá marks the beginning of California's post-contact history, occurring just after the King of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. Portolá established the Presidio of San Diego as the first Spanish settlement in Alta California in 1769. Franciscan Father Junípero Serra also founded Mission San Diego de Alcalá that same year, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823 (Kyle 2003).

The mission and presidios of Spanish California relied extensively on the labor of local indigenous peoples. Construction of missions and associated presidios was a major emphasis during the Spanish Period in California to integrate the Native American population into Christianity and communal enterprise. Incentives were also provided to bring settlers to pueblos or towns; just three pueblos were established during the Spanish Period, only two of which were successful and remain as California cities, San José and Los Angeles (Kyle 2003; McIntosh 2020).

Spain began making land grants in 1784, typically to retiring soldiers, although the grantees were only permitted to inhabit and work the land. The land titles technically remained property of the Spanish king (Livingston 1914). The area comprising present-day Huntington Park fell within Rancho San Antonio, granted to Antonio María Lugo in 1810. The rancho remained in the hands of Lugo's heirs through the Mexica Period into California's American era (Kyle 2003).

Mexican Period (1822 – 1848)

Several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the indigenous population. After more than a decade of intermittent rebellion and warfare, New Spain won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the

Spanish monopoly on trade, and decreed California ports open to foreign merchants (Gutierrez and Orsi 1998).

Extensive land grants were established in the interior during the Mexican Period, in part to increase the population inland from the more settled coastal areas where the Spanish had first concentrated their colonization efforts. The secularization of the missions following Mexico's independence from Spain resulted in the subdivision of former mission lands and establishment of many additional ranchos. Although well-connected Mexican families were initially the most likely recipients of these land grants, the Mexican government increasingly enticed immigrants, often American or British, to settle Alta California's ranchos (Kyle 2003).

During the supremacy of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. The number of nonnative inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population contributed to the introduction and rise of diseases foreign to the indigenous population, who had no associated immunities.

American Period (1848 – Present)

The United States went to war with Mexico in 1846. During the first year of the war, John C. Fremont traveled from Monterey to Los Angeles with reinforcements for Commodore Stockton and evaded Mexican soldiers in Santa Barbara's Gaviota Pass by taking the route over the San Marcos grade instead (Kyle 2003). The war ended in 1848 with the Treaty of Guadalupe Hidalgo, ushering California into its American Period.

California officially became a state with the Compromise of 1850, which also designated Utah and New Mexico (with present-day Arizona) as United States territories (Waugh 2003). Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the southern California economy through 1850s. The discovery of gold in the northern part of the state led to the Gold Rush beginning in 1848, and with the influx of people seeking gold, cattle were no longer desired mainly for their hides but also as a source of meat and other goods. During the 1850s cattle boom, rancho vaqueros drove large herds from southern to northern California to feed that region's burgeoning mining and commercial boom.

A severe drought in the 1860s decimated cattle herds and drastically affected rancheros' source of income. In addition, property boundaries that were loosely established during the Mexican era led to disputes with new incoming settlers, problems with squatters, and lawsuits. Rancheros often were encumbered by debt and the cost of legal fees to defend their property. As a result, much of the rancho lands were sold or otherwise acquired by Americans. Most of these ranchos were subdivided into agricultural parcels or towns (Dumke 1944).

Local History

Huntington Park is located in the former Spanish-era Rancho San Antonio, a nearly 30,000-acre land grant made in 1810 to Don Antonio Maria Lugo. The vast rancho originally included portions of the modern-day cities of Bell, Bell Gardens, Cudahy, Huntington Park, Lynwood, South Gate, and Vernon, as well as an unincorporated section of East Los Angeles (Kinsey 2007; Kyle 200). Many of the region's ranchos were broken up in the second half of the nineteenth century. By 1901, land developers A.L. Burbank and E.V. Baker controlled a 100-acre tract of land called the Sunrise Tract,

which was subdivided and re-named La Park. The following year, local leaders renamed the community Huntington Park. This move, along with a promise to grant land for a rail right-of-way to industrialist Henry Huntington, convinced Huntington to extend his wide-reaching Pacific Electric Railway line to the new development, thereby helping attract residents and businesses and ensuring the areas continued success (City of Huntington Park 2022).

Huntington Park was incorporated in 1906 with a population of 526 (City of Huntington Park 2022). The City benefited from the rapid, widespread industrialization and population growth throughout the region. In addition, in an approach that presaged later zoning practices, the adjacent area of southeastern Los Angeles was reserved for industrial development in the early twentieth century. Initially, these clusters, including neighboring Vernon, hosted oil refining and other local industries. Starting in the 1920s, eastern manufacturers increasingly looked to the Los Angeles area as a location for West Coast branch factories (Nicolaides 1999; Fogelson 1967). For example, the establishment of Vernon's Studebaker Assembly Plant in 1936, represented the region's emergence as a major center for auto production, a status Los Angeles retained into the 1960s (Baker 1991).

By 1920, Huntington Park had grown into a bedroom community of just over 4,500 residents (Viehe 1991). During the 1920s, the City would expand fivefold, to over 24,000 residents by 1930. During this era (as now), Pacific Boulevard served as the City's main retail corridor. By 1940, Huntington Park was extensively developed, with a population consisting primarily of blue-collar, service, and farm laborers (Nicolaides 1999).

Through the years, the community grew increasingly diverse, as immigration to the region continued apace, with new residents drawn by a diverse industrial sector. With the advent of World War II, immigration would continue, both international and interstate, with many new residents drawn by war-time manufacturing in the region. In the following decades the local manufacturing, aerospace, and defense industries declined, new residential tracts continued to spread outward, drawing residents further away (Kinsey 2007). In 2020, the population of Huntington Park was approximately 54,000 and approximately 97 percent of residents were of Hispanic or Latino descent in the most recent federal census (United States Census Bureau 2022).

4.4.1.4 Existing Conditions

This section analyzes the project's existing conditions related to cultural resources, including historical and archaeological resources as well as human remains. The analysis in this section is based, in part, on a review of historical resources inventories and a search of the Sacred Lands File (SLF) with the Native American Heritage Commission (NAHC).

On October 3, 2022, the NAHC responded to the SLF request, stating that the results of the SLF search were negative.

Background research was conducted to identify known and potential historical resources within or immediately adjacent to Opportunity Sites, which have been identified as potential locations for housing development under the proposed project. Known historical resources include properties that have been listed or determined eligible for listing on the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and Huntington Park Historic Register (HPHR), while potential historical resources include those that have been recommended eligible for such designation through formal evaluation. Resources in both categories qualify as historical resources pursuant to Section 15064.5(a) of the CEQA Guidelines. Background research included a review of the following sources: the NRHP, HPHR, Office of Historic Preservation (OHP) Built Environment Resource Directory, and the OHP web page listing known historical resources

throughout Los Angeles County. As a result of the review, no known or potential historical resources were identified within the Opportunity Sites considered for this project. However, two previously known historical resources were identified immediately adjacent to some Opportunity Sites. Further information about the location and historical resources eligibility status of the resources is detailed in Table 4.4-1.

Table 4.4-1 Known and Potential Historical Resources Located Adjacent to Opportunity Sites

Name	Address	Proximity to Opportunity Site	Eligibility Status
Warner Brothers Theater	6710 Pacific Boulevard	Adjacent to 6322-017-005, 6322-017-904, 6322-017-910, 6322-017-901, and 6322-017-007	Determined eligible for the NRHP and automatically listed in the CRHR in 1991; listed in the HPHR
Fox West Coast California Theater	6524 Pacific Boulevard	Adjacent to 6322-004-902	Determined eligible for the NRHP and automatically listed in the CRHR in 1991

Sources: BERD; HPHR

4.4.2 Regulatory Setting

a. Federal Regulations

National Register of Historic Places

Although the project does not have a federal nexus, properties which are listed in or have been formally determined eligible for listing in the NRHP are automatically listed in the CRHR. The following is therefore presented to provide applicable regulatory context. The NRHP was authorized by Section 101 of the National Historic Preservation Act and is the nation's official list of cultural resources worthy of preservation. The NRHP recognizes the quality of significance in American, state, and local history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects. Per 36 CFR Part 60.4, a property is eligible for listing in the NRHP if it meets one or more of the following criteria:

Criterion A: Are associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: Are associated with the lives of persons significant in our past.

Criterion C: Embody the distinctive characteristics of a type, period, or method of installation, 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.

Criterion D: Have yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting at least one of the above designation criteria, resources must also retain integrity. The National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined as follows:

Location:	The place where the historic property was constructed or the place where the historic event occurred
Design:	The combination of elements that create the form, plan, space, structure, and style of a property
Setting:	The physical environment of a historic property
Materials:	Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property
Workmanship:	The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
Feeling:	A property's expression of the aesthetic or historic sense of a particular period of time
Association:	The direct link between an important historic event or person and a historic property

Certain properties are generally considered ineligible for listing in the NRHP, including cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions, relocated structures, or commemorative properties. Additionally, a property must be at least 50 years of age to be eligible for listing in the NRHP. The National Park Service states that 50 years is the general estimate of the time needed to develop the necessary historical perspective to evaluate significance (National Park Service 1997:41). Properties which are less than 50 years must be determined to have "exceptional importance" to be considered eligible for NRHP listing.

b. State Regulations

California Environmental Quality Act

California Public Resources Code (PRC) Section 21804.1 requires lead agencies to determine if a project could have a significant impact on historical or unique archaeological resources. As defined in PRC Section 21084.1, a historical resource is a resource listed in, or determined eligible for listing in, the CRHR; a resource included in a local register of historical resources or identified in a historical resources survey pursuant to PRC Section 5024.1(g); or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant. PRC Section 21084.1 also states resources meeting the above criteria are presumed to be historically or cultural significant unless the preponderance of evidence demonstrates otherwise. Resources listed in the NRHP are automatically listed in the CRHR and are, therefore, historical resources under CEQA. Historical resources may include eligible built environment resources and archaeological resources of the precontact or historic periods.

CEQA Guidelines Section 15064.5(c) provides further guidance on the consideration of archaeological resources. If an archaeological resource does not qualify as a historical resource, it may meet the definition of a "unique archaeological resource" as identified in PRC Section 21083.2. PRC Section 21083.2(g) defines a unique archaeological resource as an artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria: 1) it contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; 2) has a special and particular quality such as being the oldest of its

type or the best available example of its type; or 3) is directly associated with a scientifically recognized important prehistoric or historic event or person.

If an archaeological resource does not qualify as a historical or unique archaeological resource, the impacts of a project on those resources will be less than significant and need not be considered further (CEQA Guidelines Section 15064.5[c][4]). CEQA Guidelines Section 15064.5 also provides guidance for addressing the potential presence of human remains, including those discovered during the implementation of a project.

According to CEQA, an impact that results in a substantial adverse change in the significance of a historical resource is considered a significant impact on the environment. A substantial adverse change could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired (CEQA Guidelines §15064.5 [b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the CRHR or a local register (CEQA Guidelines §15064.5[b][2][A]).

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (PRC §21083.2[a], [b]).

Section 15126.4 of the CEQA Guidelines stipulates an EIR shall describe feasible measures to minimize significant adverse impacts. In addition to being fully enforceable, mitigation measures must be completed within a defined time period and be roughly proportional to the impacts of the project. Generally, a project which is found to comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (the Standards) is considered to be mitigated below a level of significance (CEQA Guidelines Section 15126.4 [b][1]). For historical resources of an archaeological nature, lead agencies should also seek to avoid damaging effects where feasible. Preservation in place is the preferred manner to mitigate impacts to archaeological sites; however, data recovery through excavation may be the only option in certain instances (CEQA Guidelines Section 15126.4[b][3]).

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The CRHR was established in 1992 and codified by PRC §§5024.1 and 4852. The CRHR is an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change (Public Resources Code, 5024.1(a)). The criteria for eligibility for the CRHR are consistent with the NRHP criteria but have been modified for state use in order to include a range of historical resources that better reflect the history of California (Public Resources Code, 5024.1(b)). Unlike the NRHP however, the CRHR does not have a defined age threshold for eligibility; rather, a resource may be eligible for the CRHR if it can be demonstrated sufficient time has passed to understand its historical or architectural significance (California Office of Historic Preservation 2006). Further, resources may still be eligible for listing in the CRHR even if they do not retain sufficient integrity for NRHP eligibility (California Office of Historic Preservation 2006). Generally, the California Office of Historic Preservation recommends resources over 45 years of age be recorded and evaluated for historical resources eligibility (California Office of Historic Preservation 1995:2).

Properties are eligible for listing in the CRHR if they meet one of more of the following criteria:

Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Criterion 2: Is associated with the lives of persons important to our past.

Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

CALIFORNIA ASSEMBLY BILL 52 OF 2014

As of July 1, 2015, AB 52 was enacted and expands CEQA by defining a new resource category, "tribal cultural resources". Assembly Bill (AB) 52 establishes, "a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (PRC Section 21084.2). It further states the CEQA lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) define tribal cultural resources as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and that meets at least one of the following criteria:

1) Listed or eligible for listing in the CRHR, or in a local register of historical resources as defined in PRC Section 5020.1(k)
2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

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

California Health and Safety Code §7050.5

Section 7050.5 of the California Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has determined if the remains are subject to the coroner's authority. If the human remains are of Native American origin, the coroner must notify the NAHC within 24 hours of this identification.

California Public Resources Code §5097.98

Section 5097.98 of the California Public Resources Code states that the NAHC, upon notification of the discovery of Native American human remains pursuant to Health and Safety Code §7050.5, shall immediately notify those persons (i.e., the Most Likely Descendant or "MLD") it believes to be

descended from the deceased. With permission of the landowner or a designated representative, the MLD may inspect the remains and any associated cultural materials and make recommendations for treatment or disposition of the remains and associated grave goods. The MLD shall provide recommendations or preferences for treatment of the remains and associated cultural materials within 48 hours of being granted access to the site.

California Senate Bill 18 of 2004

California Government Code Section 65352.3 (adopted pursuant to the requirements of Senate Bill [SB] 18) requires local governments to contact, refer plans to, and consult with tribal organizations prior to making a decision to adopt or amend a general or specific plan. The tribal organizations eligible to consult have traditional lands in a local government's jurisdiction, and are identified, upon request, by the NAHC. As noted in the California Office of Planning and Research's Tribal Consultation Guidelines (2005); "The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places." SB 18 refers to PRC Section 5097.9 and 5097.995 to define cultural places as:

- Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (PRC Section 5097.9)
- and Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the CRHR pursuant to Section 5024.1, including any historic or prehistoric ruins, any burial ground, any archaeological or historic site (PRC Section 5097.995).

c. Local Regulations

Huntington Park Historic Preservation Ordinance

In 2006 the City of Huntington Park adopted a historic preservation ordinance (Title 9, Chapter 3, Article 18) which allowed for the designation of significant public or semi-public interior spaces and signage, in addition to landmarks and historic districts. The City maintains a small list of historic resources that includes single-family homes, civic structures and one historic district. The ordinance also includes provisions for local designation criteria for Historic Resources, Historic Signs, and Historic Districts.

According to the historic preservation ordinance a Historic Resource is a building, structure, site, object, landscape, sign, or contributing member to a Historic District that is significant in American history, architecture, engineering, archeology or culture and is designated by the City according to the following criteria:

1. Associated with events that have made a significant contribution to the broad patterns of the history of the City, Region, State or Nation.
2. Associated with the lives of persons who are significant in the history of the City, Region, State or Nation.
3. Embodies the distinctive characteristics of a Historic Resource property type, period, architectural style or method of construction, or that is a representation of the work of an architect, designer, engineer, or builder whose work is significant to the City, Region, State or Nation, or that possesses high artistic values that are of City, Regional, State-wide or National significance.

4. Has yielded, or may be likely to yield, information important in prehistory or history of the City, Region, State or Nation.

According to the historic preservation ordinance, a Historic Sign shall include all signs designated historically significant by the Historic Preservation Commission and such sign that meets the criteria described in Section 9-3.1806(A)(3). All other regulations described in Title 9, Chapter 3, Article 12 of this Code shall also apply.

According to the historic preservation ordinance, a Historic District is an area that is geographically defined as possessing a concentration of Historic Resources or a thematically related grouping of properties which contribute to each other and is designated by the City according to the procedures set forth by the NRHP Bulletin #21: "Defining Boundaries for National Register Properties" and the following criteria:

1. The grouping of properties [is] unified by planned or physical development or a significant and distinguishable entity of Citywide importance.
2. The components of the properties may lack individual distinction but are important as a collection representing one or more of a defined historic, cultural, development and/or architectural context(s).

Under Section 9-3.1811, proposed alterations to a historical resource designated on the HPHR are subject to review and require a Certificate of Appropriateness or Certificate of No Effect, as approved by the Community Development Director or Historic Preservation Commissioner, respectively. A Certificate of No Effect may be issued if is determined proposed work involving a locally designated historical resource would not diminish, eliminate or adversely affect the historic character of the subject property or the district in which it is located. If the proposed work does not meet the requirements of a Certificate of No Effect, a Certificate of Appropriateness is required. Approval is granted if it is determined the design and materials of the proposed work conform to appropriate design guidelines and do not undermine the elements of the historical resources that contribute to its historic, architectural, cultural, technological and/or educational significance, among other requirements.

Under Section 9-3.1812, proposed work that would involve the demolition of a locally designated historical resource is subject to the approval of a Certificate of Demolition. Relevant provisions require the applicant and/or City to pursue alternatives to demolition, including the reuse or relocation of the property.

City of Huntington Park General Plan

Huntington Park's General Plan was adopted in February 1991 and consists of the Land Use, Housing, Circulation, Open Space and Conservation, Safety, Noise, Public Facilities, and Urban Design Elements. All elements bear equal weight, and no element has legal precedence over another. The General Plan lists several land use goals, policies, and actions related to cultural and historical resources as part of the Land Use and Urban Design Elements. The following goals, policies, and actions are applicable to the proposed project (Huntington Park 1991):

LAND USE ELEMENT

The Land Use Element describes existing land use patterns and provides the physical framework for land use and development in the City. The Land Use Element also contains policies to improve the City's visual quality and livability, including its compatibility between neighborhoods, mixed-use

areas, commercial areas, and industrial areas. It includes specific goals and policies which encourage the restoration and rehabilitation of historical and cultural resources.

describes the economic context and sets out goals and policies to stimulate development, maintain fiscal health, and support other efforts to enhance the City's economy (Huntington Park 1991).

URBAN DESIGN ELEMENT

The Urban Design Element further builds on the Land Use Element, focusing on the quality and character of public areas and private development in the City. The Urban Design Element describes the goals, policies, and design concepts regarding the preservation and improvement of historical resources within the City (Huntington Park 1991).

4.4.3 Impact Analysis

a. Methodology and Thresholds of Significance

If a project may cause a substantial adverse change in the characteristics of a resource that convey its significance or justify its eligibility for inclusion in the CRHR or a local register, either through demolition, destruction, relocation, alteration, or other means, then the project would have a significant effect on the environment (CEQA Guidelines §Section 15064.5[b]). Impacts would be significant if the project would:

1. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5.
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.
3. Disturb any human remains, including those interred outside of formal cemeteries.

Threshold 1 broadly refers to historical resources. To more clearly differentiate between archaeological and built environment resources, analysis under Threshold 1 has been limited to built environment resources. Archaeological resources, including those that may be considered historical resources pursuant to Section 15064.5 and those that may be considered unique archaeological resources pursuant to Section 21083.2, are considered under Threshold 2.

Direct impacts can be assessed by identifying the types and locations of proposed development, determining the exact locations of cultural resources within the project area, assessing the significance of the resources that may be affected, and determining the appropriate mitigation. Removal, demolition, or alteration of historical resources can permanently impact the historic fabric of an archaeological site, structure, or historic district.

The State Legislature, in enacting the CRHR, amended CEQA to clarify which properties are significant, as well as which project impacts are considered to be significantly adverse. A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have significant effect on the environment (CEQA Guidelines §Section 150645[b]). A substantial adverse change in the significance of a historical resource means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired (CEQA Guidelines §Section 150645[b][1]).

The CEQA Guidelines further state that "[t]he significance of an historical resource is materially impaired when a project… [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in the California Register … local register of historic resources… or its identification in an historic resources survey." As such, the test for determining whether or not the project will have a significant impact on identified historical resources is whether it will materially impair physical integrity of the historic resource such that it could no longer be listed in the CRHR or a local landmark program.

b. Project Impacts and Mitigation Measures

Threshold 1:	Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Impact CUL-1 DEVELOPMENT FACILITATED BY THE HOUSING ELEMENT AND GENERAL PLAN UPDATE HAS THE POTENTIAL TO CAUSE A SIGNIFICANT IMPACT ON A HISTORIC RESOURCE IF DEVELOPMENT BY THE PROJECT WOULD CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF THAT RESOURCE. THIS IMPACT WOULD BE SIGNIFICANT AND UNAVOIDABLE.

To evaluate the potential impacts of the proposed project on historical resources, the proposed activities of the project were analyzed according to known and potentially eligible resources. This analysis was completed in accordance with the provisions and requirements of applicable federal and state laws and regulations governing the identification and management of cultural resources. To determine whether development facilitated by the proposed project had the potential to impact known historical resources, the locations of all known historical resources and Opportunity Sites were reviewed to determine whether any potential development sites contained known historical resources. In addition, all Opportunity Sites listed in the proposed project inventory were also reviewed using information from the Los Angeles County Office of the Assessor and historical aerial imagery to determine if they meet the minimum age requirement for historical resources, generally considered to be 45 years (NETROnline 2022). Because specific building/property ages were not available in some cases, the historical aerial imagery analysis can determine if any Opportunity Site contains buildings and/or structures that meet the minimum age requirement for historical resources.

There are no known or potential historical resources located on any Opportunity Site, however, there are two known historical resources listed, or determined eligible for listing, in the NRHP, CRHR, or HPHR located immediately adjacent to one or more Opportunity Sites. Development facilitated by the proposed project would not directly affect either of these historical resources but could cause indirect effects through the introduction of new visual elements in their respective settings. Because the areas surrounding both known historical resources are densely urbanized and have been subject to periodic redevelopment, any new development facilitated by the proposed project would be generally consistent with existing conditions in an urbanized area and unlikely to alter the existing setting of the area, resulting in impacts to historical resources. As a result, development under the proposed project would not cause significant impacts to these two known historical resources.

In addition, a review of assessor data historical aerial imagery identified 79 Opportunity Sites that contain buildings currently meet the 45-year age threshold for consideration as a historical resource or will meet this threshold over the life of the proposed project (2021-2029). As such these sites

may contain yet-unidentified historical resources. An inventory of Opportunity Sites documenting the presence of buildings that meet, or will meet, the age threshold for consideration as historical resources is included in Appendix F, Cultural Resources Site Inventory.

The City of Huntington Park has adopted policies and regulations to minimize impacts to historical resources. Urban Design Element Policies 7.1 and 7.3 of the City of Huntington Park General Plan includes measures that generally promote the recognition and protection of historical resources. Land Use Element Policy 3.4 encourages the restoration and rehabilitation of properties eligible for inclusion on the NRHP, while Urban Design Element Policy 7.2 generally provides for the preservation of important historical resources through the development and adoption of the City's historic preservation ordinance. The City's historic preservation ordinance, City of Huntington Park Municipal Code, Title 9 Chapter 3, Article 18, provides procedures for the local designation of historic properties and mitigation of development-related impacts to locally designated properties through reuse and relocation. However, the mitigative elements of the ordinance apply only to historical resources listed on the HPHR and do not explicitly protect those listed on the NRHP or CRHR. Although these General Plan policies and historic preservation ordinance measures provide certain protections for historical resources, development facilitated by the proposed project could potentially cause a substantial adverse change in a historical resource.

Although the proposed project does not propose the demolition, destruction, removal, or alteration of any property, it possible that demolition, destruction, removal, or alteration of historical resources would occur from development facilitated by the proposed project. As addressed in Mitigation Measure CUL-1, prior to any development activity facilitated by the proposed project that would result in the alteration, demolition, or removal of a building or structure 45 or more years of age, a project would be required to have a qualified historian or architectural historian to record and evaluate the building or structure to determine if it qualifies as a historical resource eligible for listing on the NRHP, CRHR, or HPHR. Implementation of MM CUL-1 and applicable policies of the General Plan and City of Huntington Park Municipal Code will reduce most potential impacts to historical resources to a less-than-significant level. However, if demolition or other alterations causing material impairment of a historical resource's significance would occur as a result of the proposed project, impacts to would be significant and unavoidable.

Mitigation Measures

Mitigation Measure CUL-1 Historical Built Environment

A historical resources evaluation shall be prepared for any development under the proposed project involving a property containing buildings, structures, or other built environment features that are 45 years of age or older. The evaluation shall be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards (PQS) in architectural history or history as defined in 36 CFR Part 61. The qualified architectural historian or historian shall conduct an intensive-level evaluation in accordance with the guidelines and best practices promulgated by the State Office of Historic Preservation to identify any potential historical resources within the proposed project area. All built environment features 45 years of age or older shall be evaluated within their historic context and documented in a report meeting the State Office of Historic Preservation guidelines. All evaluated properties shall be documented on Department of Parks and Recreation Series 523 Forms and attached to a report that shall be submitted to the City for review and concurrence.

If historical resources are identified within the project area of a proposed development, efforts shall be made to the extent feasible to ensure that impacts are mitigated in a manner consistent with Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards). Pursuant to CEQA, a project that has been determined to conform with the Standards generally would not cause a significant adverse direct or indirect impact to historical resources (14 CCR § 15126.4(b)(1)). Application of the Standards shall be overseen by a qualified architectural historian or historic architect meeting the PQS. In conjunction with any development application that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City for review and concurrence.

If significant historical resources are identified on a development site and compliance with the Standards and or avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. Mitigation measures may include documentation of the historical resource in the form of a Historic American Building Survey (HABS)-like report. The report shall comply with the Secretary of the Interior's Standards for Architectural and Engineering Documentation and shall generally follow the HABS Level III requirements, including digital photographic recordation, detailed historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the PQS, and copies shall be filed with the City of Huntington Park, Department Community Development, Planning and Zoning Division prior to issuance of any permits for demolition or alteration of the historical resource.

Significance After Mitigation

Compliance with Land Use and Community Development Element Policy 20 and Resource Management Element Policy 13 of the City of Huntington Park General Plan, Title 9, Chapter 3, Article 18 of the Huntington Park Municipal Code, and MM CUL-1 would reduce most potential impacts to historical resources to a less than significant levels. However, if development requires the demolition or alteration of a historical resource which is not consistent with the Standards, those impacts would be considered significant and unavoidable.

Threshold:	Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
Threshold:	Would the project disturb any human remains, including those interred outside of formal cemeteries?

Impact CUL-2 DEVELOPMENT OF THE HOUSING ELEMENT AND GENERAL PLAN UPDATE COULD ADVERSELY AFFECT IDENTIFIED AND PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL RESOURCES. IMPACTS WOULD BE LESS THAN SIGNIFICANT WITH THE IMPLEMENTATION OF MITIGATION,

Since it is known that prehistoric populations were present in Huntington Park and the surrounding areas, the potential to encounter unidentified resources in the City and on residential Opportunity Sites is considered moderate. Undeveloped properties in the proposed project inventory have a higher probability of containing previously unidentified archaeological resources given the probable lack of previous ground-disturbing activities on those properties. Additionally, ground-disturbance into undisturbed soils on any proposed project property could contain previously unknown prehistoric or historic-period resources.

Further, human burials outside of formal cemeteries can occur in prehistoric archaeological contexts. While no known burial sites have been identified in the City, the possibility of encountering human remains in undeveloped areas is always extant. Therefore, excavations during construction activities could have the potential to disturb these resources, which could include Native American burial sites.

Existing regulations within Section 5097 of the California PRC address the treatment for unanticipated human remains. The California Health and Safety Code (Sections 7050.5, 7051, and 7054) has specific provisions for the protection of human burial remains, protecting them from disturbance, vandalism, or destruction. They also include established procedures to be implemented if Native American skeletal remains are discovered. PRC Section 5097.98 also addresses the disposition of Native American burials, protects such remains, and established the Native American Heritage Commission to resolve any related disputes.

Mitigation Measures

Development projects that require ground disturbance (grading, trenching, foundation work, and other excavations) beyond five feet below ground surface (bgs) where it was not previously excavated beyond five feet bgs, shall comply with City of Huntington Park General Plan Policies. In addition, the following requirements shall apply:

CUL-2(a) Worker's Environmental Awareness Program

Prior to the commencement of any ground-disturbing activities, a qualified archaeologist shall be retained to conduct a Worker's Environmental Awareness Program (WEAP) training on archaeological sensitivity for all construction personnel. The training shall be conducted by an archaeologist who meets or exceeds the Secretary of Interior's Professional Qualification Standards for archaeology. Archaeological sensitivity training will include a description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find.

CUL-2(b) Unanticipated Discovery of Archaeological Resources

In the event of the unanticipated discovery of archaeological materials, the project applicant shall immediately cease all work activities in the immediate area (approximately 50 feet) of the discovery until it can be evaluated by a qualified archaeologist who meets or exceeds the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983). Construction shall not resume in the immediate area of the discovery until the qualified archaeologist has conferred with the City on the significance of the resource. If it is determined that the discovered archaeological resource constitutes a historical resource or unique archaeological resource pursuant to CEQA, additional work may be required. Avoidance and preservation in place shall be the preferred manner of mitigation. Preservation in place maintains the important relationship between artifacts and their archaeological context and serves to avoid conflict with traditional and religious values of groups who may ascribe meaning to the resource. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is determined to be infeasible, additional mitigation will be required, such as data recovery through excavation. Should data recovery be required, an Archaeological Resources Treatment Plan shall be prepared and implemented by the qualified archaeologist in consultation with the City that provides for the adequate recovery of the scientifically consequential information

contained in the archaeological resource. The City shall consult with interested Native American representatives affiliated with the area in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resource, beyond that which is scientifically important, are considered.

CUL-2(c) Archaeological Resources and Native American Monitors

During initial ground disturbing activities related to the proposed development projects, monitoring shall be conducted under the supervision of a qualified archaeologist who meets or exceeds the Secretary of the Interior's professional qualification standards for archaeology (National Park Service 1983) and a locally affiliated Native American monitor from an interested Tribe for all construction activities, in accordance with City of Huntington Park General Plan Policies. Initial ground disturbance is defined as disturbance within previously undisturbed native soils. If, during initial ground disturbance, the qualified archaeologist determines that the construction activities have little or no potential to impact cultural resources (e.g., excavations are within previously disturbed, non-native soils, or within soil formation not expected to yield cultural resources deposits), the qualified archaeologist may recommend that monitoring be reduced or eliminated, in consultation with the Native American monitor and the applicant.

Significance After Mitigation

Compliance the City of Huntington Park General Plan Policies, as well as Section 9-3.1801 of the Huntington Park Municipal Code, and MMs CUL-2(a) and CUL-2(b) has the potential to reduce possible significant impacts to archaeological resources to a less than significant level. It should be noted, individual projects will have to determine their impact significance at the time of ground disturbing activities.

Threshold:	Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?
Threshold:	Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is 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?

Impact CUL-3 and 4 Development accommodated by the Housing Element and General Plan Update could adversely impact tribal cultural resources. Impacts would be less than significant with the implementation of mitigation through consultation conducted pursuant to the requirements of AB 52 and SB 18.

Ground-disturbing activities associated with individual development projects under the proposed project could expose previously unidentified subsurface archaeological resources that may qualify as Tribal cultural resources and could be adversely affected by the project construction. Given the highly developed nature of most project and rezone properties, the likelihood of encountering intact cultural or Tribal cultural resources is low to moderate.

As part of its Tribal cultural resource identification process under AB 52 and SB 18, Huntington Park sent letters via certified mail to four Native American Tribes that had previously requested to be informed through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the Tribes. On September 30, 2022, Chairman Andrew Salas of the Gabrielino Band of Mission Indians, Kizh Nation responded that "we agree with the General Plan, proposed project. However, our Tribal government would like to request consultation for all future projects within this location." The City has not received any additional requests for consultation.

The City also requested a review of the SLF by the NAHC and received a response on October 3, 2022, that the search of the SLF was negative. The NAHC requested that the City contact an additional list of contacts, and the City sent letters to this group on October 10, 2022. To date, the City has not received any responses for additional consultation under AB 52 or SB 18.

The project is part of a high-level planning document. It remains a possibility that Tribal cultural resources may be present within geographic areas affiliated with Tribal organizations. Adherence to the requirements of AB 52 and SB 18 would require Tribal consultation with local California Native American Tribes prior to implementation of any project activities which are subject to CEQA. In compliance with AB 52 and SB 18, a determination of whether project-specific substantial adverse effects on Tribal cultural resources or traditional tribal cultural places (cultural places) would occur along with identification of appropriate project-specific avoidance, minimization, or mitigation measures would be required. Due to the programmatic nature of the proposed program, it is not possible to fully determine impacts, however, no Tribal cultural resources or cultural places were identified during consultation and no resources eligible for the CRHR or local register were identified as being impacted by the proposed program. Any future project implementation would require project-specific Tribal cultural resource identification and consultation, and the appropriate avoidance, minimization, or mitigation would be incorporated.

AB 52 and SB 18 consultation did not identify Tribal cultural resources or cultural places in the proposed project areas as part of this analysis. Project-specific Tribal cultural resource consultation will occur when discretionary action is required for specific projects in the City, and consultation conducted pursuant to the requirements of AB 52. In addition, Mitigation Measures CUL-2(a) and CUL-2(b) would be implemented on all undeveloped properties and properties that require ground-disturbing activities.

Mitigation Measures

Mitigation Measures CUL-2(a) and CUL-2(b) would address potential impacts to Tribal cultural resources.

Significance After Mitigation

Mitigation Measures CUL-2(a) and CUL-2(b) would reduce impacts to Tribal cultural resources to a less than significant level.

4.4.4 Cumulative Impacts

The cumulative setting for cultural and tribal cultural resource impacts is the city of Huntington Park. Cumulative development under the project could possibly disturb areas that may contain prehistoric and historic-period cultural resources. While there is the potential for significant cumulative impacts to prehistoric and historic-period cultural resources, it is anticipated that

potential impacts associated with individual projects would be subject to City policies and local and state regulations regarding the protection of such resources, as well as the mitigation measures for the proposed project. With compliance to existing policies and regulations, future development under the project would be required to avoid or mitigate the loss of these resources. The impacts to cultural and tribal cultural resources would not be considered cumulatively considerable with the standard conditions of approval and mitigation described above. Therefore, significant cumulative resource impacts would not occur.

4.5 Energy

This section analyzes energy consumption due to the potential direct and indirect environmental impacts associated with future development accommodated through Project implementation. Such impacts include non-renewable resources (e.g., oil, natural gas, coal, etc.) depletion and air pollutant emissions during short-term construction and long-term operations. The physical environmental impacts associated with the generation of electricity and burning of fuels have been accounted for in Section 4.2, *Air Quality*, and Section 4.7, *Greenhouse Gas Emissions*.

4.5.1 Environmental Setting

Energy relates directly to environmental quality as it can adversely affect air quality and other natural resources. Fossil fuels are burned to create electricity to power homes and vehicles, which creates heat. Transportation energy use relates to the fuel efficiency of cars and trucks, and the availability and use of public transportation, the choice of different travel modes (auto, carpool, and public transit), and the miles traveled by these modes. Construction and routine operation and maintenance of infrastructure also consume energy, as do residential land uses, typically in the form of natural gas and electricity.

The City of Huntington Park (City) is located in south central Los Angeles County, approximately six (6) miles south of downtown Los Angeles, 18 miles inland from the Pacific Ocean, and 1.9 miles west of the Los Angeles River. Huntington Park lies entirely within Township 2 South, Range 13 West, Section 11 San Bernardino Principal Meridian of the United States (U.S.) Geological Survey's (USGS') California 7.5-minute topographic quadrangle. The proposed project is bound by the City of Vernon and the City of Los Angeles to the north, the City of Bell to the east, the City of South Gate to the south, and the unincorporated community of Walnut Park to the south and west.

Electricity/Natural Gas Services

Natural gas service to the City is provided by the Southern California Gas Company (a subsidiary of SEMPRA Energy) and electricity is provided by the Southern California Edison (SCE) Company. Southern California Gas Company serves more than 21 million residents throughout Central and Southern California. SCE maintains overhead and underground lines in the City to serve the energy demands of local residents and businesses.

Energy Usage

Energy usage is typically quantified using the British Thermal Unit (Btu). Total energy usage in California was 6,923 trillion Btu's in 2020 (the most recent year for which this specific data is available), which equates to an average of 175 million per capita. Of California's total energy usage, the breakdown by sector is 12.6 percent transportation, 8.5 percent industrial, 13.1 percent commercial, and 10.2 percent residential. In California, electricity and natural gas consumption is generally by stationary users such as residences and commercial and industrial facilities, whereas petroleum consumption is generally by transportation-related energy use (EIA, 2020). In 2018, net taxable gasoline sales (including aviation gasoline) in California accounted for 15,589,042,965 gallons of gasoline (California Department of Tax and Fee Administration [CDTFA] 2023). The electricity consumption attributable to Los Angeles County's residential and nonresidential land uses from 2013 through 2021 is shown in Table 4.5-1. Residential and nonresidential demand have both remained relatively constant between 2008 and 2016, with no substantial increase. The natural gas

consumption attributable to residential and nonresidential land uses in Los Angeles County from 2013 through 2021 is shown in Table 4.5-2, Residential and Nonresidential Natural Gas Consumption in Los Angeles County. As shown in Table 4.5-2, residential and nonresidential demand have declined between 2013 and 2020 with a slight increase in nonresidential consumption from 2017-2019.

Table 4.5-1 Residential and Nonresidential Electricity Consumption in Los Angeles County

Year	Nonresidential Electricity Consumption (million kilowatt-hours)	Residential Electricity Consumption (million kilowatt-hours)
2021	44437.63	20937.09
2020	42736.77	22913.10
2019	46105.55	20699.47
2018	47361.08	20525.59
2017	47960.38	20671.69
2016	49095.00	20295.26
2015	49066.21	20436.65
2014	49178.07	20745.74
2013	47727.85	20614.33

Source: California Energy Consumption Data Management System, 2023

Table 4.5-2 Residential and Nonresidential Gas Consumption in Los Angeles County

Year	Nonresidential Natural Gas Consumption (million therms)	Residential Natural Gas Consumption (million therms)
2021	1743.42	1137.58
2020	1698.69	1238.00
2019	1812.59	1235.73
2018	1813.72	1107.78
2017	1840.58	1115.46
2016	1766.99	1110.87
2015	1676.34	1084.70
2014	1715.22	1078.65
2013	1743.55	1321.88

Source: California Energy Consumption Data Management System, 2023

Gasoline/Diesel Fuels

Daily automotive fuel consumption in Los Angeles County from 2013 to 2021 is shown in Table 5-3, Daily Automotive Fuel Consumption in Los Angeles County. As shown in Table 5-3, automotive fuel consumption in the County has declined slightly since 2013.

Table 4.5-3 Daily Automotive Fuel Consumption in Los Angeles County

Year	Gas Consumption (million gallons)*	Diesel Fuel Consumption (million gallons)*
2021	3,061	224
2020	2,770	299
2019	3,559	276
2018	3,638	253
2017	3,659	301
2016	3,577	309
2015	3,465	328
2014	3,749	267
2013	3,445	239

Source: California Energy Commission, California Retail Fuel Outlet Annual Reporting (CEC-A15), 2023.
* Estimated totals

Alternative Fuels

A variety of alternative fuels are used to reduce petroleum-based fuel demand. The use of these fuels is encouraged through various statewide regulations and plans (e.g., Low Carbon Fuel Standard and Health and Safety Code Section 38566 [Senate Bill (SB) 32]). Conventional gasoline and diesel may be replaced, depending on the capability of the vehicle, with many alternative fuels including the following:

Biodiesel is a renewable alternative fuel that can be manufactured from vegetable oils, animal fats, or recycled restaurant greases. Biodiesel is biodegradable and cleaner-burning than petroleum-based diesel fuel. Biodiesel can run in any diesel engine generally without alterations but fueling stations have been slow to make it available.

Electricity can be used to power electric and plug-in hybrid electric vehicles directly from the power grid. The electricity grid usually provides electricity used to power vehicles, which store it in the vehicle's batteries. Fuel cells are being explored to use electricity generated on board the vehicle to power electric motors. Electrical charging stations are available throughout Los Angeles County.

4.5.2 Regulatory Setting

a. Federal Regulations

Energy Policy and Conservation Act

Enacted in 1975, the Energy Policy and Conservation Act established fuel economy standards for new light-duty vehicles sold in the United States. The law placed responsibility on the National Highway Traffic and Safety Administration (NHTSA), a part of the United States Department of Transportation (USDOT), for establishing and regularly updating vehicle standards. The United States Environmental Protection Agency (USEPA) administers the Corporate Average Fuel Economy (CAFE) program, which determines vehicle manufacturers' compliance with existing fuel economy standards.

National Energy Policy Act of 1992

The National Energy Policy Act of 1992 (EPACT92) calls for programs that promote efficiency and the use of alternative fuels. EPACT92 requires certain federal, state, and local governments and private operators to stock vehicle fleets with a percentage of light duty alternative fuel vehicles each year. In addition, EPACT92 has financial incentives: federal tax deductions will be allowed for businesses and individuals to cover the incremental cost of alternative fuel vehicles. EPACT92 also requires states to consider a variety of incentive programs to help promote alternative fuel vehicles.

Energy Policy Act of 2005

The Energy Policy Act of 2005 provides renewed and expanded tax credits for electricity generated by qualified energy sources, such as landfill gas; provides bond financing, tax incentives, grants, and loan guarantees for clean renewable energy and rural community electrification; and establishes a federal purchase requirement for renewable energy.

Energy Independence and Security Act of 2007

The Energy Independence and Security Act, enacted by Congress in 2007, is designed to improve vehicle fuel economy and help reduce the United States dependence on foreign oil. It expands the production of renewable fuels, reducing dependence on oil, and confronting climate change. Specifically, it does the following:

- Increases the supply of alternative fuel sources by setting a mandatory Renewable Fuel Standard, requiring fuel producers to use at least 36 billion gallons of biofuel in 2022, which represents a nearly five-fold increase over current levels
- Reduces United States demand for oil by setting a national fuel economy standard of 35 miles per gallon (mpg) by 2020 – an increase in fuel economy standards of 40 percent

The Energy Independence and Security Act of 2007 also set energy efficiency standards for lighting (specifically light bulbs) and appliances. Development would also be required to install photosensors and energy-efficient lighting fixtures consistent with the requirements of 42 USC Section 17001 et seq.

Corporate Average Fuel Economy Standards

The Corporate Average Fuel Economy (CAFE) standards are Federal rules established by the National Highway Traffic Safety Administration (NHTSA) that set fuel economy and GHG emissions standards for all new passenger cars and light trucks sold in the United States. The CAFE standards generally become more stringent with time, reaching an estimated 38.3 miles per gallon for the combined industry-wide fleet for model year 2020 (77 Federal Register 62624 et seq. October 15, 2012 Table I-1). It is, however, legally infeasible for individual municipalities to adopt more stringent fuel efficiency standards. The Clean Air Act (42 United States Code [USC] Section 7543[a]) states that "no state or any political subdivision therefore shall adopt or attempt to enforce any standard relating to the control of emissions from new motor vehicles or new motor vehicle engines subject to this part." In August 2016, the USEPA and NHTSA announced the adoption of phase two programs related to the fuel economy and GHG standards for medium- and heavy-duty trucks. The phase two program will apply to vehicles with model year 2018 through 2027 for certain trailers, and model years 2021 through 2027 for semi-trucks, large pickup trucks, vans, and all types and sizes of buses and work trucks. The final standards are expected to lower carbon dioxide (CO_2) emissions by approximately 1.9 billion metric tons of CO_2 and reduce oil consumption by up to 3.9 billion barrels

over the lifetime of the vehicles sold under the program (77 Federal Register 62665 et seq. October 15, 2012 Table I-22).

NHSTA and USEPA finalized the rulemaking process to establish the Safer Affordable Fuel Efficient (SAFE) Vehicles Rule for Model Years 2021-2026 Passenger Cars and Light Trucks (SAFE Vehicles Rule). The SAFE Vehicles Rule would amend the existing CAFE standards such that the requirements for model years 2021 through 2026 are lowered to the 2020 standards of 43.7 miles per gallon (mpg) and 204 grams of CO_2 per mile for passenger cars and 31.3 mpg and 284 grams of CO_2 per mile for light duty trucks (83 Federal Register 42989 August 24, 2018, Table I-1 and Table I-2).

Construction Equipment Fuel Efficiency Standard

U.S. EPA sets emission standards for construction equipment. The first federal standards (Tier 1) were adopted in 1994 for all off-road engines over 50 horsepower (hp) and were phased in by 2000. A new standard was adopted in 1998 that introduced Tier 1 for all equipment below 50 hp and established the Tier 2 and Tier 3 standards. The Tier 2 and Tier 3 standards were phased in by 2008 for all equipment. The current iteration of emissions standards for construction equipment are the Tier 4 efficiency requirements are contained in 40 Code of Federal Regulations Parts 1039, 1065, and 1068. Emissions requirements for new off-road Tier 4 vehicles were to be completely phased in by the end of 2015.

Energy Star Program

In 1992, USEPA introduced Energy Star© as a voluntary labeling program designed to identify and promote energy-efficient products to reduce GHG emissions. The program applies to major household appliances, lighting, computers, and building components such as windows, doors, roofs, and heating and cooling systems. Under this program, appliances that meet specification for maximum energy use established under the program are certified to display the Energy Star© label. In 1996, USEPA joined with the Energy Department to expand the program, which now also includes qualifying commercial and industrial buildings, as well as homes (Energy Star 2022).

b. State Regulations

Warren-Alquist Act

The 1975 Warren-Alquist Act established the California Energy Resources Conservation and Development Commission, now known as the CEC. The Act established a State policy to reduce wasteful, uneconomical, and unnecessary uses of energy by employing a range of measures.

California Energy Action Plan

The CEC is responsible for preparing the California Energy Action Plan, which identifies emerging trends related to energy supply, demand, conservation, public health and safety, and the maintenance of a healthy economy. The 2008 California Energy Action Plan calls for the state to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies several strategies, including assistance to public agencies and fleet operators in implementing incentive programs for zero-emission vehicles and addressing their infrastructure needs, as well as encouragement of urban designs that reduce vehicle miles travelled (VMT) and accommodate pedestrian and bicycle access.

Assembly Bill 2076: Reducing Dependence on Petroleum

Pursuant to Assembly Bill (AB) 2076 (Chapter 936, Statutes of 2000), the CEC and California Air Resources Board (CARB) prepared and adopted a joint-agency report, *Reducing California's Petroleum Dependence,* in 2003. Included in this report are recommendations to increase the use of alternative fuels to 20 percent of on-road transportation fuel use by 2020 and 30 percent by 2030, significantly increase the efficiency of motor vehicles, and reduce per capita VMT. One of the performance-based goals of AB 2076 is to reduce petroleum demand to 15 percent below 2003 demand. Furthermore, in response to the CEC's 2003 and 2005 *Integrated Energy Policy Reports*, the Governor directed the CEC to take the lead in developing a long-term plan to increase alternative fuel use.

Integrated Energy Policy Report

Senate Bill 1389 (Chapter 568, Statutes of 2002) required the CEC to conduct assessments and forecasts of all aspects of energy industry supply, production, transportation, delivery and distribution, demand, and prices. The CEC uses these assessments and forecasts to develop energy policies that conserve resources, protect the environment, ensure energy reliability, enhance the state's economy, and protect public health and safety. The most recent assessment, the *2021 Integrated Energy Policy Report*, highlights the implementation of California's innovative policies and the role they have played in establishing a clean energy economy and provides more detail on several key energy policies, including decarbonizing buildings, increasing energy efficiency savings, and integrating more renewable energy into the electricity system (CEC 2021).

California Renewable Portfolio Standard and Senate Bill 100

Established in 2002 under SB 1078, and accelerated by SB 107 (2006), SB X 1-2 (2011), and SB 100 (2018), California's Renewable Portfolio Standard (RPS) obligates investor-owned utilities, energy service providers, and community choice aggregators to procure 33 percent total retail sales of electricity from renewable energy sources by 2020, 60 percent by 2030, and 100 percent by 2045. SB 100 also states "that it is the policy of the state that eligible renewable energy resources and zero-carbon resources supply 100 percent of retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all state agencies by December 31, 2045." The CPUC and the CEC are jointly responsible for implementing the program.

Senate Bill 350: Clean Energy and Pollution Reduction Act of 2015

The Clean Energy and Pollution Reduction Act of 2015 (SB 350) requires the amount of electricity generated and sold to retail customers per year from eligible renewable energy resources to be increased to 50 percent by December 31, 2030. SB 350also requires doubled energy efficiency savings in electricity and natural gas for retail customers through increased efficiency and conservation by December 31, 2030.

Assembly Bill 1493: Reduction of Greenhouse Gas Emissions

Assembly Bill 1493 (Chapter 200, Statutes of 2002), known as the Pavley bill, amended Health and Safety Code sections 42823 and 43018.5 requiring CARB to develop and adopt regulations that achieve maximum feasible and cost-effective reduction of GHG emissions from passenger vehicles, light-duty trucks, and other vehicles used for noncommercial personal transportation in California.

Implementation of new regulations prescribed by AB 1493 required that the state apply for a waiver under the federal Clean Air Act. Although the USEPA initially denied the waiver in 2008, the USEPA approved a waiver in June 2009, and in September 2009, CARB approved amendments to its initially adopted regulations to apply the Pavley standards that reduce GHG emissions to new passenger vehicles in model years 2009 through 2016. According to CARB, implementation of the Pavley regulations is expected to reduce fuel consumption while also reducing GHG emissions.

Assembly Bill 1007: State Alternative Fuels Plan

AB 1007 (Chapter 371, Statutes of 2005) required the CEC to prepare a state plan to increase the use of alternative fuels in California. The CEC prepared the State Alternative Fuels Plan (SAF Plan) in partnership with CARB and in consultation with other State, federal, and local agencies. The SAF Plan presents strategies and actions California must take to increase the use of alternative, nonpetroleum fuels in a manner that minimizes costs to California and maximizes the economic benefits of in-state production. The SAF Plan assessed various alternative fuels and developed fuel portfolios to meet California's goals to reduce petroleum consumption, increase alternative fuel use, reduce GHG emissions, and increase in-state production of biofuels without causing a significant degradation of public health and environmental quality.

Bioenergy Action Plan, Executive Order S-06-06

Executive Order (EO) S-06-06, April 25, 2006, establishes targets for the use and production of biofuels and biopower, and directs State agencies to work together to advance biomass programs in California while providing environmental protection and mitigation. The EO establishes the following target to increase the production and use of bioenergy, including ethanol and biodiesel fuels made from renewable resources: produce a minimum of 20 percent of its biofuels in California by 2010, 40 percent by 2020, and 75 percent by 2050. EO S-06-06 also calls for the State to meet a target for the use of biomass electricity. The 2011 Bioenergy Action Plan identifies those barriers and recommends actions to address them so that the State can meet its clean energy, waste reduction, and climate protection goals. The 2012 Bioenergy Action Plan updates the 2011 Plan and provides a more detailed action plan to achieve the following goals:

- Increase environmentally and economically sustainable energy production from organic waste
- Encourage development of diverse bioenergy technologies that increase local electricity generation, combined heat and power facilities, renewable natural gas, and renewable liquid fuels for transportation and fuel cell applications
- Create jobs and stimulate economic development, especially in rural regions of the State
- Reduce fire danger, improve air and water quality, and reduce waste

Title 24, California Code of Regulations (CCR)

CCR, Title 24, Part 6, is California's Energy Efficiency Standards for Residential and Non-Residential Buildings. The CEC established Title 24 in 1978 in response to a legislative mandate to create uniform building codes to reduce California's energy consumption and provide energy efficiency standards for residential and nonresidential buildings. The standards are updated on an approximately three-year cycle to allow consideration and possible incorporation of new efficient technologies and methods. In 2019, the CEC updated Title 24 standards with more stringent requirements effective January 1, 2020. All buildings for which an application for a building permit is submitted on or after January 1, 2020 must follow the 2019 standards. The 2022 update was adopted August 11, 2021 and goes into effect January 1, 2023. Energy efficient buildings require less

electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases GHG emissions. The building efficiency standards are enforced through the local plan check and building permit process. Local government agencies may adopt and enforce additional energy standards for new buildings as reasonably necessary due to local climatologic, geologic, or topographic conditions, provided that these standards exceed those provided in Title 24.

Part 6 (Building Energy Efficiency Standards)

Part 6 of Title 24 contains the 2016 Building Energy Efficiency Standards for new residential and CCR Title 24, Part 6 is the Building Energy Efficiency Standards or California Energy Code. This code, originally enacted in 1978, establishes energy-efficiency standards for residential and non-residential buildings in order to reduce California's energy demand. New construction and major renovations must demonstrate their compliance with the current Energy Code through submittal and approval of a Title 24 Compliance Report to the local building permit review authority and the California Energy Commission (CEC). The most current standards are the 2019 Title 24 standards. The 2019 Standards focus on four key areas: 1) smart residential photovoltaic systems; 2) updated thermal envelope standards (preventing heat transfer from the interior to exterior and vice versa); 3) residential and nonresidential ventilation requirements; 4) and nonresidential lighting requirements (CEC 2018). Under the 2019 Standards, nonresidential buildings will be 30 percent more energy-efficient compared to the 2016 Standards. The CEC adopted the 2022 Energy Code on August 11, 2021, and applies starting January 1, 2023. The 2022 Energy Code encourages efficient electric heat pumps, establishes electric-ready requirements, expands solar and battery storage standards, and other stricter requirements.

California Green Building Standards Code (2019), CCR Title 24, Part 11

California's green building code, referred to as CALGreen, was developed to provide a consistent approach to green building within the State. CALGreen lays out the minimum requirements for newly constructed residential and nonresidential buildings to reduce GHG emissions through improved efficiency and process improvements. The requirements pertain to energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. It also includes voluntary tiers to further encourage building practices that improve public health, safety, and general welfare by promoting a more sustainable design.

Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy

SCAG functions as the Metropolitan Planning Organization for six counties, including Los Angeles County, wherein the City of Huntington Park is located. As the designated Metropolitan Planning Organization, SCAG is required by federal law to prepare and update a long-range regional transportation plan, keep up with Clean Air Act requirements, monitor system performance, and develop SCS to achieve GHG reduction targets set by CARB.

On September 1, 2020, SCAG's Regional Council adopted an updated Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) known as the 2020-2045 RTP/SCS or Connect SoCal. The 2020-2045 RTP/SCS is a long-range visioning plan that builds upon and expands land use and transportation strategies of the 2016-2040 RTP/SCS to increase mobility options and achieve a more sustainable growth pattern. The 2020-2045 RTP/SCS projects growth in employment, population, and households at the regional, county, city, town and neighborhood levels. These projections take into account economic and demographic trends, as well feedback from SCAG's

jurisdictions. The 2020-2045 RTP/SCS "Core Vision" centers on maintaining and better managing the transportation network for moving people and goods, while expanding mobility choices by locating housing, jobs and transit closer together and increasing investment in transit and complete streets. The 2020-2045 RTP/SCS continues efforts to better align transportation investments and land use decisions to improve mobility and reduce GHGs by bringing housing, jobs and transit closer together. SCAG has determined that the 2020-2045 RTP/SCS would achieve the applicable GHG emissions reduction target for automobiles and light trucks of 19 percent per capita reduction by 2035, relative to 2005 levels, as established by CARB for the region.

c. Local Regulations

City of Huntington Park General Plan

Huntington Park's General Plan was adopted in February 1991 and consists of the Land Use, Housing, Circulation, Open Space and Conservation, Safety, Noise, Public Facilities, and Urban Design Elements. All elements bear equal weight, and no element has legal precedence over another. California Government Code Section 65583(c) requires the Housing Element to maintain internal consistency with other General Plan Elements.

The Open Space and Conservation Element includes two sections: 1) Open Space and Conservation Goals and Policies, 2) the Conservation Plan, and 3) the Open Space Plan. The Conservation Plan directs the City to conserve and protect the natural resources and energy. Requirements under Title 24 of the California State Code pertain to building insultation (such as caulking, double-glazed windows, and weather stripping), to conserve energy. The City will continue to implement these requirements and other state and federal energy conservation standards.

Goal 3.0: Conserve energy resources through the use of available technology and conservation practices.

Policy 3.1: Encourage innovative site planning and building designs which minimize energy consumption by taking advantage of sun/shade patterns, prevailing winds, landscaping, and building materials.

Policy 3.2: Maintain local legislation to establish, update, and implement energy performance building code requirements in accordance with State Title 24 energy regulations.

4.5.3 Impact Analysis

a. Methodology and Thresholds of Significance

The following thresholds of significance were developed in accordance with Appendix F and Appendix G of the CEQA Guidelines. Energy-related impacts would be significant if the proposed project would:

- Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation (Threshold 4.5-1)
- Conflict with or obstruct a state or local plan for renewable energy or energy efficiency (Threshold 4.5-2)

Public Resources Code Section 21100(b)(3) states that an EIR shall include "mitigation measures proposed to minimize significant effects on the environment, including, but not limited to, measures to reduce the wasteful, inefficient, and unnecessary consumption of energy." The physical environmental impacts associated with the use of energy, including the generation of electricity and burning of fuels, have been accounted for in Section 4.2, *Air Quality*, and Section 4.7, *Greenhouse Gas Emissions*. Energy consumption is analyzed herein in terms of construction and operational energy.

To note, construction activities would temporarily create a higher demand for energy supplies. The extent of energy use generated by construction equipment would depend on the quantity of equipment used and the hours of operation for each project.

Operational energy demand accounts for the anticipated energy consumption during operation of the development facilitated by the project, such as fuel consumed by cars, trucks, and public transit; natural gas consumed for on-site power generation and heating building spaces; and electricity consumed for building power needs, including, but not limited to, lighting, water conveyance, and air conditioning.

b. Project Impacts and Mitigation Measures

Threshold 1:	Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Impact E-1 IMPLEMENTATION OF THE PROPOSED PROJECT WOULD NOT RESULT IN A POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACT DUE TO WASTEFUL, INEFFICIENT, OR UNNECESSARY CONSUMPTION OF ENERGY RESOURCES DURING PROJECT CONSTRUCTION NOR OPERATION. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

Overall, the proposed project does not involve development of land uses or patterns that would cause wasteful, inefficient, or unnecessary operational fuel consumption. Impacts would be less than significant in this regard.

Future development would consume limited, slow renewable and non-renewable resources. This consumption would occur during each individual project's construction phase and would continue throughout its operational lifetime. Future development would require a commitment of resources that would include: (1) building materials; (2) fuel and operational materials/resources; and (3) the transportation of goods and persons to/from individual development sites. Construction would require the consumption of the following resources (e.g., construction supplies), which are non-renewable or which may renew so slowly as to be considered non-renewable: lumber and other forest products; aggregate materials used in concrete and asphalt; metals; and water. Fossil fuels such as gasoline and oil would also be consumed to power construction vehicles and equipment.

The resources that would be committed to future development operations would be like those that are currently consumed within the City. These would include energy resources such as electricity and natural gas, petroleum-based fuels (e.g., gasoline and diesel for vehicle trips), fossil fuels (i.e., oil and natural gas), and water. Fossil fuels would represent the primary energy source associated with both short-term construction and long-term operations, and the existing, finite supplies of these natural resources would be incrementally reduced. Future development operations would occur in accordance with California Code of Regulations (CCR) Title 24, Part 6, which sets forth

conservation practices that would limit energy consumption. However, energy requirements would, nonetheless, represent a long-term commitment of essentially non-renewable resources.

Future development within the City would involve a commitment of nonrenewable resources associated with the construction and operation of any future development. During construction, the use of building materials (e.g., aggregate, sand, cement, steel, glass) and energy resources (e.g., gasoline, diesel fuel, electricity) would be largely irreversible and irretrievable. Energy would also be consumed in the processing of building materials and for the transport of these materials and construction workers to individual work sites. Industrial and commercial land uses generally have a life expectancy that may extend up to 50 years. The resources consumed during the normal operation of these uses will be similar to those consumed by existing development. Title 24 (Part 6 of the California Building Standards Code) energy conservation standards are mandatory and will be applied to development within the added areas. Vehicles used by workers and visitors will consume motor fuel; however, these activities are part of normal industrial and commercial operations and are not considered a significant or wasteful use of resources.

In summary, future development construction and operations would result in the irretrievable commitment of limited, slowly renewable, and non-renewable resources, which would limit the availability of these resource quantities for future generations or for other uses during the life of the individual developments. However, continued use of such resources would be on a relatively small scale of 80 opportunity sites in a regional context. Although Project implementation would result in irreversible environmental changes, such changes would not be considered significant.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 2:	Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Impact E-2 IMPLEMENTATION OF THE HOUSING ELEMENT UPDATE WOULD NOT CONFLICT WITH NOR OBSTRUCT A STATE OR LOCAL PLAN FOR RENEWABLE ENERGY OR ENERGY EFFICIENCY. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

As described under Impact E-1, above, the project includes policies intended to improve the efficiency and effectiveness of the transportation system and provide options for alternative transportation. In summary, the proposed project would not result in an increased reliance on fossil fuels or a decreased reliance on renewable energy sources and is consistent with applicable policies regarding energy conservation and renewable energy.

Once the project is adopted, the proposed project would be consistent with the City of Huntington Park General Plan 2030 Resource Management Element, which encourages the use of renewable energy, energy conservation and energy efficiency techniques in all new building design, orientation and construction and support of alternative transportation and fuels.

As discussed in Section 4.5.2, *Regulatory Setting*, several State plans include energy conservation and energy efficiency strategies intended to enable the State and the City to achieve GHG reduction and energy conservation goals. A full discussion of the project's consistency with GHG reduction

plans is included in Section 4.7, *Greenhouse Gas Emissions*. As shown in Table 4.5-4, development facilitated by the project would be consistent with (and not conflict with nor obstruct) State and local renewable energy and energy efficiency plans.

Table 4.5-4 Consistency with State Renewable Energy and Energy Efficiency Plans

Renewable Energy or Energy Efficiency Plan	Proposed Project Consistency
Assembly Bill 2076: Reducing Dependence on Petroleum. Pursuant to AB 2076, the CEC and CARB prepared and adopted a joint-agency report, *Reducing California's Petroleum Dependence,* in 2003. Included in this report are recommendations to increase the use of alternative fuels to 20 percent of on-road transportation fuel use by 2020 and 30 percent by 2030, significantly increase the efficiency of motor vehicles, and reduce per capita VMT. One of the performance-based goals of AB 2076 is to reduce petroleum demand to 15 percent below 2003 demand.	**Consistent.** The proposed project would encourage housing development in urbanized areas that are near transit, employment, and services, thereby encouraging the use of active transportation (walking, biking) and public transit, and reducing the city's per capita VMT.
2019 Integrated Energy Policy Report. The 2019 report highlights the implementation of California's innovative policies and the role they have played in establishing a clean energy economy, as well as provides more detail on several key energy policies, including decarbonizing buildings, increasing energy efficiency savings, and integrating more renewable energy into the electricity system.	**Consistent.** Development facilitated by the project would be required to comply with the City Code, which mandates the implementation of Title 24. Given these features, the project would facilitate decarbonization of buildings (removing GHG emissions from the building's energy use), the increase in energy efficiency savings, and integration of more renewable energy into the electricity system. Therefore, the project would not conflict with or obstruct implementation of the 2019 Integrated Energy Policy Report.
California Renewable Portfolio Standard. California's RPS obligates investor-owned utilities, energy service providers, and community choice aggregators to procure 33 percent total retail sales of electricity from renewable energy sources by 2020, 60 percent by 2030, and 100 percent by 2045.	**Consistent.** Electricity suppliers in the City are required to generate electricity that would increase renewable energy resources to 60 percent by 2030 and 100 percent by 2045. Thus, the project would not conflict with or obstruct implementation of the California Renewable Portfolio Standard.
Energy Action Plan. In the October 2005, the CEC and CPUC updated their energy policy vision by adding some important dimensions to the policy areas included in the original EAP, such as the emerging importance of climate change, transportation-related energy issues, and research and development activities. The CEC adopted an update to the EAP II in February 2008 that supplements the earlier EAPs and examines the state's ongoing actions in the context of global climate change. The nine major action areas in the EAP include energy efficiency, demand response, renewable energy, electricity adequacy/reliability/infrastructure, electricity market structure, natural gas supply/demand/infrastructure, transportation fuels supply/demand/infrastructure, research/development/demonstration, and climate change.	**Consistent.** Development facilitated by the project would be required to comply with the City Code, which mandates the implementation of Title 24. The project would encourage housing development in urbanized areas that are near transit, employment, and services, thereby encouraging the use of active transportation (walking, biking) and public transit, and reducing the City's per capita VMT. Given these features, the project would facilitate implementation of the nine major action areas in the EAP. Therefore, the project would not conflict with or obstruct implementation of the EAP.
AB 1007: State Alternative Fuels Plans. The State Alternative Fuels Plan assessed various alternative fuels and developed fuel portfolios to meet California's goals to reduce petroleum consumption, increase alternative fuels use, reduce GHG emissions, and increase in-state	**Consistent**. The project would not interfere with or obstruct the production of biofuels in California. Vehicles used by future residents would be fueled by gasoline and diesel fuels blended with ethanol and biodiesel fuels as required by CARB regulations. Therefore, the project would not conflict with or obstruct implementation of

Renewable Energy or Energy Efficiency Plan	Proposed Project Consistency
production of biofuels without causing a significant degradation of public health and environmental quality. **Bioenergy Action Plan, EO S-06-06.** The EO establishes the following targets to increase the production and use of bioenergy, including ethanol and biodiesel fuels made from renewable resources: produce a minimum of 20 percent of its biofuels in California by 2010, 40 percent by 2020, and 75 percent by 2050.	the Bioenergy Action Plan or the State Alternative Fuels Plan.
Title 24, CCR – Part 6 (Building Energy Efficiency Standards) and Part 11 (CALGreen). The 2019 Building Energy Efficiency Standards move toward cutting energy use in new homes by more than 50 percent and will require installation of solar photovoltaic systems for single-family homes and multi-family buildings of three stories and less. The CALGreen Standards establish green building criteria for residential and nonresidential projects. The 2019 Standards include the following: increasing the number of parking spaces that must be prewired for electric vehicle chargers in residential development; requiring all residential development to adhere to the Model Water Efficient Landscape Ordinance; and requiring more appropriate sizing of HVAC ducts.	**Consistent.** Development facilitated by the project would be required to comply with the City Code, which mandates the implementation of Title 24. Therefore, the project would not conflict with or obstruct implementation of the Title 24 standards.

In summary, the proposed project would not result in an increased reliance on fossil fuels or a decreased reliance on renewable energy sources and is consistent with applicable policies regarding energy conservation and renewable energy. Therefore, the project's impact with respect to energy source reliance would be less than significant.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

4.5.4 Cumulative Impacts

A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (*CEQA Guidelines* Section 15065[a][3]). The geographic scope for energy consumption is the City of San Leandro. This geographic scope is appropriate because the smallest scale at which energy consumption information is readily available is the city level.

Cumulative development in Huntington Park and throughout southern California would continue to increase concurrently with the region's growing population; however, implementation of future community plans is expected to generally improve the efficiency of energy use. Furthermore, future development would be subject to compliance with the established Federal and State regulatory framework. As mentioned in Section 4.7, *Greenhouse Gases*, SCAG's 2020-2045 RPT/SCS provides a blueprint to integrate land use and transportation strategies to help achieve a coordinated and

balanced regional transportation system as well as reduce energy use and associated GHG emissions within the region.

As described under Impact E-1, development facilitated by the project would be constructed in accordance with the California Building Energy Efficiency Standards and CALGreen. Additionally, housing development in infill locations is presumed to lower VMT due to the proximity to office and commercial uses. Therefore, the proposed project's contribution to a significant cumulative energy impact is not cumulatively considerable.

Development facilitated by the project would not result in a wasteful, inefficient, or unnecessary consumption of energy, and operation of the new residential structures would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy. Therefore, the project would not make a cumulatively considerable contribution to a significant cumulative impact.

Overall, the project does not involve development of land uses or patterns that would cause wasteful, inefficient, or unnecessary operational fuel consumption. Therefore, the project would not make a cumulatively considerable contribution to a significant cumulative impact with respect to consistency with renewable energy and energy efficiency plans.

4.6 Geology and Soils

This section provides an overview of geology and soils and evaluates the impacts associated with the proposed project. Topics addressed include suitability of soil for development; geologic faults; and direct and indirect seismic hazards such as floods, erosion, subsidence, liquefaction, and landslides. this section evaluates whether the proposed project would substantially increase the exposure of people or structures to adverse effects related to seismic activity, unstable geologic materials, or erosion, or cause impacts to paleontological resources or unique geological features compared to existing conditions.

4.6.1 Environmental Setting

a. Regional Topography and Geology

The City of Huntington Park (City) is located in south central Los Angeles County, approximately six (6) miles south of downtown Los Angeles, 18 miles inland from the Pacific Ocean, and 1.9 miles west of the Los Angeles River. Within the Los Angeles basin, the proposed project is bound by the city of Vernon and the City of Los Angeles to the north, the City of Bell to the east, the City of South Gate to the south, and the unincorporated community of Walnut Park to the south and west.. Los Angeles County lies on a diverse geographic and geologic setting, stretching from Santa Monica Mountains of the northwest to the San Gabriel Mountains of the northeast to the Santa Ana Mountains to the southeast, with the Los Angeles Basin covering central and southern Los Angeles County. The Pacific Ocean borders the county to the west and south and to the east lies Orange County and San Bernadino County. Three rivers transverse the Los Angeles basin; the Los Angeles River, the San Gabriel River, and the Rio Hondo River.

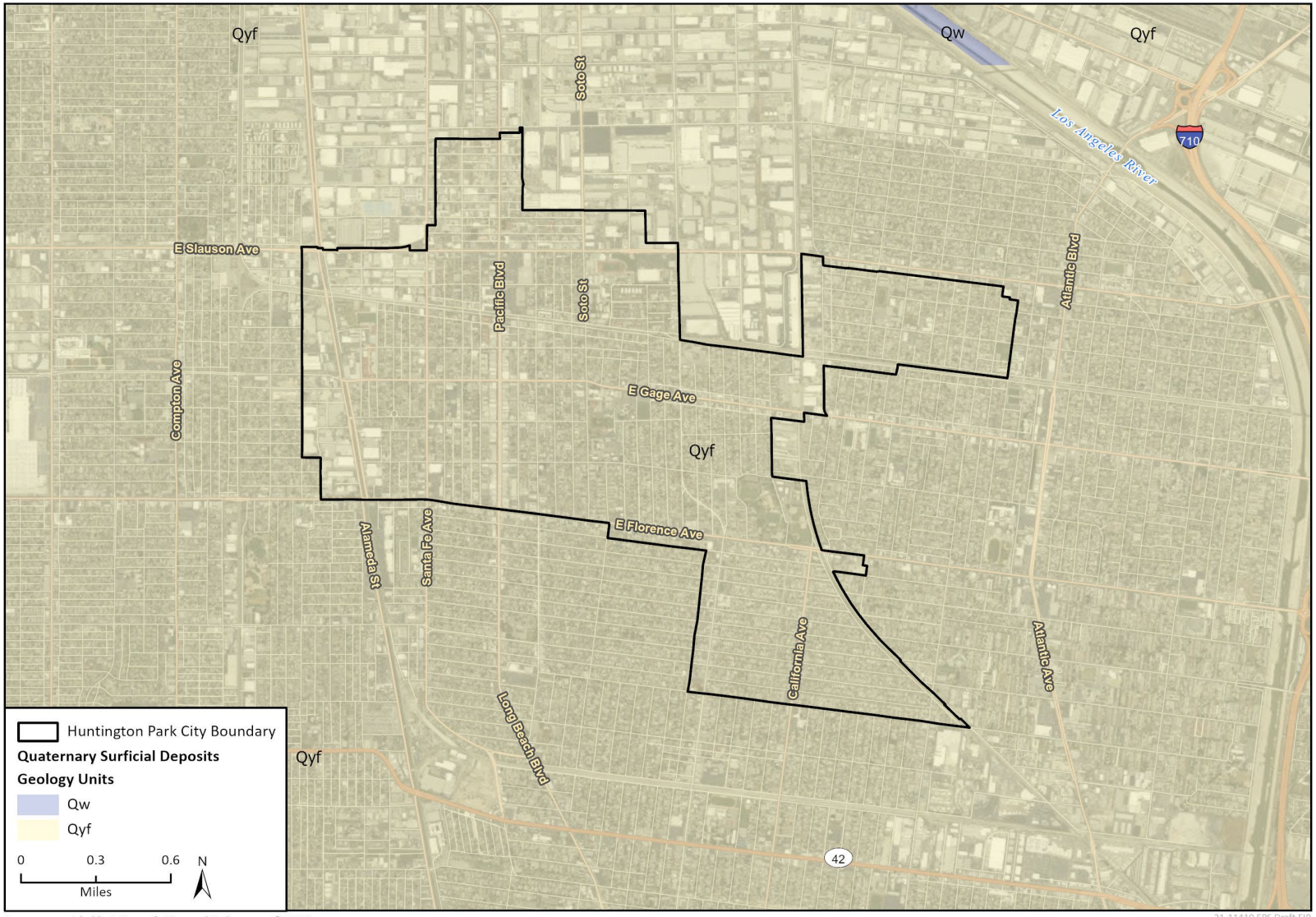
The Los Angeles basin is underlain by a structural depression, parts of which have been the sites of discontinuous deposition since Late Cretaceous age (last period of the Mesozoic era). Continuous subsidence and deposition in late Miocene and Pliocene time caused variations in lithology and thickness in most of the sedimentary rock units. Contemporaneous folding and faulting along with erosion resulted in numerous regional and local unconformities, disconformities, and stratigraphic discontinuities across faults. Figure 4.6-1, below, illustrates geological units and paleontological sensitivity within the City.

Below the unconformity are basement rocks composed of metamorphic and igneous crystalline rocks of Precambrian to early Late Cretaceous age; above the unconformity is a thick succession of marine and non-marine sedimentary and volcanic rocks of Late Cretaceous to Recent age, the superjacent rocks (Yerkes et al. 1965).

b. Geologic Hazards

Similar to much of California, Huntington Park is located in a seismically active region. The seismic hazards relevant to Huntington Park are described below.

Figure 4.6-1 Geological Units and Paleontological Sensitivity Within the City of Huntington Park



Faulting and Seismically Induced Ground Shaking

Southern California is a region of high seismic activity. Like most cities in the region, the City of Huntington Park is subject to risks associated with potentially destructive earthquakes. Earthquakes are most common along geologic faults that are planes of weakness or fractures along which rocks have been displaced. Faults are categorized as active, potentially active, and inactive. A fault is classified as active if it has moved during the Holocene time, which consists of approximately the last 11,000 years. A fault is classified as potentially active if it has experienced movement within Quaternary time, which is during the last 1.8 million years. Faults that have not moved in the last 1.8 million years are generally considered inactive. There are no active or potentially active fault lines within the City, however the surrounding region contains many active or potentially active faults. Seismicity, in the Los Angeles basin area historically has been defined by earthquake events along the Palos Verdes Fault, San Andreas Fault, Elysian Park Thrust, Newport-Inglewood Fault, San Jacinto Fault, Whittier-Elsinore Fault, Torrance-Wilmington Fault, and Sierra Madre Fault. Figure 4.6-2 depicts these fault lines in relation to the City.

- The *Palos Verdes Hills Fault* is located 20 miles southwest of the City. The fault is considered capable of generating a maximum credible earthquake of magnitude 7.0 that would cause seismic intensities in the IX to X range, this could result in greater damage than an earthquake on the San Andreas fault due to its proximity to the City.
- The *San Andreas Fault Zone* is located approximately 37 miles to the north and northeast of the City at its nearest point, the total length of the San Andreas Fault Zone is approximately 750 miles. The length and active seismic history of the fault indicates it has a very high potential for large scale movement (magnitude 8.25) in the near future.
- The *Elysian Park Blind Thrust Fault* is located approximately five miles north of the City. The fault was the source of the magnitude 5.9 earthquake near Whittier of 1987. The fault is considered capable of generating earthquakes of magnitude 7.2 to 7.6 and would result in intense ground-shaking in the entire Los Angeles basin.
- The *Newport-Inglewood Fault Zone* is approximately nine miles west of the City. The magnitude 6.4 Long Beach Earthquake of 1933 occurred on the Newport-Inglewood fault. The fault is considered capable of generating a maximum credible earthquake of magnitude of 6.8, with the potential of generating horizontal peak ground accelerations of about 0.2 to 0.3 in the area. This type of earthquake would be particularly damaging to older low-rise structures located within the City.
- The *San Jacinto Fault Zone* is located approximately 44 miles to the northeast of the City and is part of the San Andreas Fault System. The fault is considered capable of generating a maximum credible earthquake of magnitude 7.0.
- The *Whittier-Elsinore Fault Zone* is located approximately nine miles east of the City. The fault is considered capable of generating a magnitude 6.6 earthquake.
- The *Torrance-Wilmington Fault* is a newly postulated, blind thrust fault and fold system located under the Palos Verdes Peninsula. Although this fault system is not well defined, it is estimated that if one of the segments ruptures, an earthquake of magnitude 5.0 to 7.5, would occur.
- The *Sierra Madre Fault Zone* is located approximately 15 miles northeast of the City. The Sierra Madre fault system was responsible for the uplift of the San Gabriel Mountains by faulting in response to tectonic compression.

Surface Rupture

Surface rupture represents the breakage of ground along the surface trace of a fault, which is caused by the intersection of the fault surface area ruptured in an earthquake with the earth's surface. Fault displacement occurs when material on one side of a fault moves relative to the material on the other side of the fault. This can be very destructive to structures constructed across active faults. However, the zone of damage is limited to a relatively narrow area along either side of the fault as opposed to seismic ground shaking damage that can be quite widespread. As described above, there are no active fault lines within the City. The closest fault zone is the Elysian Park Blind Thrust Fault, located approximately five miles from the City's northern boundary.

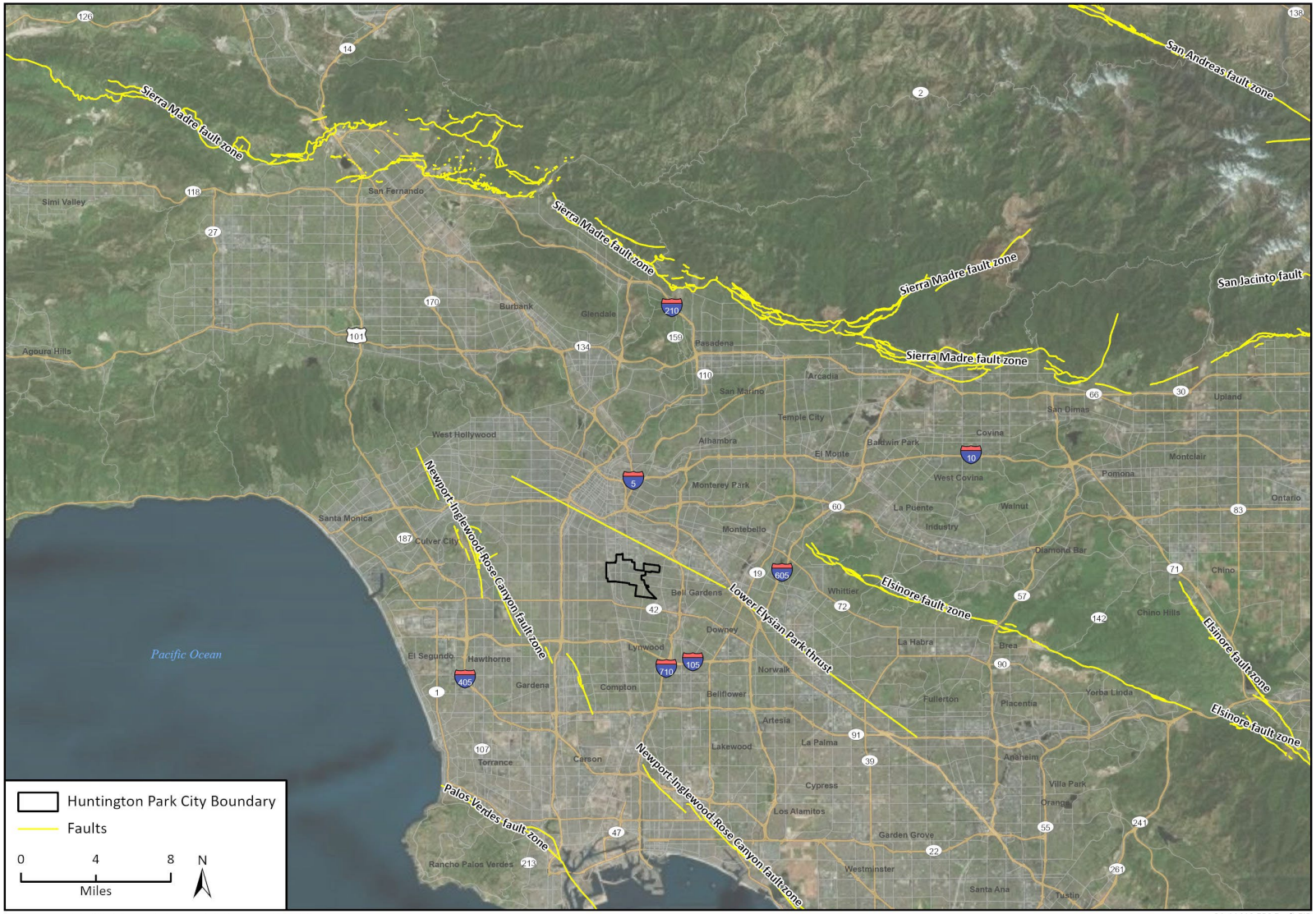
Liquefaction and Seismically Induced Settlement

Liquefaction is a seismic phenomenon in which loose, saturated granular and non-plastic fine-grained soils lose their structure/strength when subjected to high-intensity ground shaking. Liquefaction occurs when three general conditions exist: 1) shallow groundwater within the top 50 feet of the ground surface; 2) low-density non-plastic soils; and 3) high-intensity ground motion. The project site is located in an area that is at an elevated risk for liquefaction, shown Figure 4.6-2. The majority of the City is within a liquefaction hazard zone, as indicated by the California Geological Survey (California Department of Conservation [DOC] 2022c). Areas containing shallow groundwater within 30 feet or less of the ground surface are susceptible to liquefaction hazards during seismic shaking.

Landslides and Slope Stability

Seismic ground shaking can also result in landslides and other slope instability issues. Landslides occur when slopes become unstable, and masses of earth material move downslope. Landslides are usually rapid events, often triggered during periods of rainfall or by earthquakes. Mudslides and slumps are a shallower type of slope failure. They typically affect the upper surficial soils horizons rather than bedrock features. Usually, mudslides and slumps occur during or soon after periods of rainfall, but they can be triggered by seismic shaking. The City has a relatively flat topography, and hazards associated with slope instability, erosion, and landslides are considered unlikely. Additionally, the City of Huntington Park is not within or adjacent to a landslide susceptibility zone (DOC 2022d).

Figure 4.6-2 Fault Lines in the Vicinity of Huntington Park



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Additional data provided by USGS, 2020.

21-11410 EPS Draft EIR
Fig 4.6-2 Fault Lines in Vicinity of Huntington Park

Expansive Soils

Expansive soils can change dramatically in volume depending on moisture content. When wet, these soils can expand; conversely, when dry, they can contract or shrink. Sources of moisture that can trigger this shrink-swell phenomenon include seasonal rainfall, landscape irrigation, utility leakage, and/or perched groundwater. Expansive soil can develop wide cracks in the dry season, and changes in soil volume have the potential to damage concrete slabs, foundations, and pavement. Special building/structure design or soil treatment are often needed in areas with expansive soils. Expansive soils are typically very fine-grained with a high to very high percentage of clay.

Erosion

Erosion is the wearing away of the soil mantle by running water, wind, or geologic forces. It is a naturally occurring phenomenon and ordinarily is not hazardous. However, excessive erosion can contribute to landslides, siltation of streams, undermining of foundations, and ultimately the loss of structures. Removal of vegetation tends to heighten erosion hazards. Depending on how well protected the soil is from these forces, the erosion process can be very slow or rapid. Construction activities represent the greatest potential cause of erosion.

Subsidence

Subsidence or settlement can occur from immediate settlement, consolidation, shrinkage of expansive soil, and liquefaction. Immediate settlement occurs when a load from a structure or placement of new fill material is applied, causing distortion in the underlying materials. This settlement occurs quickly and is typically complete after placement of the final load. Consolidation settlement occurs in saturated clay from the volume change caused by squeezing out water from the pore spaces. Consolidation occurs over a period of time and is followed by secondary compression, which is a continued change in void ratio under the continued application of the load. Soils tend to settle at different rates and by varying amounts depending on the load weight or changes in properties over an area, which is referred to as differential settlement. Areas underlain by soft sediments or undocumented fills are most prone to settlement.

Paleontological Resources

Paleontological resources, or fossils, are the evidence of once-living organisms preserved in the rock record. They include both the fossilized remains of ancient plants and animals and the traces thereof (e.g., trackways, imprints, burrows, etc.). Paleontological resources are not found in “soil” but are contained within the geologic deposits or bedrock that underlies the soil layer. Typically, fossils are greater than 5,000 years old (i.e., older than middle Holocene in age) and are typically preserved in sedimentary rocks. Although rare, fossils can also be preserved in volcanic rocks and low-grade metamorphic rocks under certain conditions (Society of Vertebrate Paleontology [SVP] 2010). Fossils occur in a non-continuous and often unpredictable distribution within some sedimentary units, and the potential for fossils to occur within sedimentary units depends on several factors. It is possible to evaluate the potential for geologic units to contain scientifically important paleontological resources and, therefore, evaluate the potential for impacts to those resources and provide mitigation for paleontological resources if they are discovered during construction of a development project.

As shown in Figure 4.6-1, the City of Huntington Park and surrounding area lies on Quaternary young (late to middle Holocene) alluvial fan deposits. Late to middle Holocene alluvial deposits are

too young (i.e., less than 5,000 years old) to preserve fossil resources, but these sediments may grade downward into older, fossiliferous sedimentary deposits of early Holocene or late Pleistocene age. Geologic Setting

Huntington Park is in the Los Angeles Basin situated south of the Santa Monica Mountains within the east-west trending Transverse Ranges geomorphic province and northwest of the Santa Ana Mountains within the north-south trending Peninsular Ranges geomorphic province(California Geological Survey [CGS] 2002). The Los Angeles Basin is approximately 20 miles wide and 50 miles long and is underlain by a deep structural depression, parts of this depression have been sites of discontinuous deposition since Late Cretaceous time and of continuous subsidence and deposition since middle Miocene time (Yerkes, et. al.1965).

4.6.2 Regulatory Setting

a. Federal Regulations

Clean Water Act

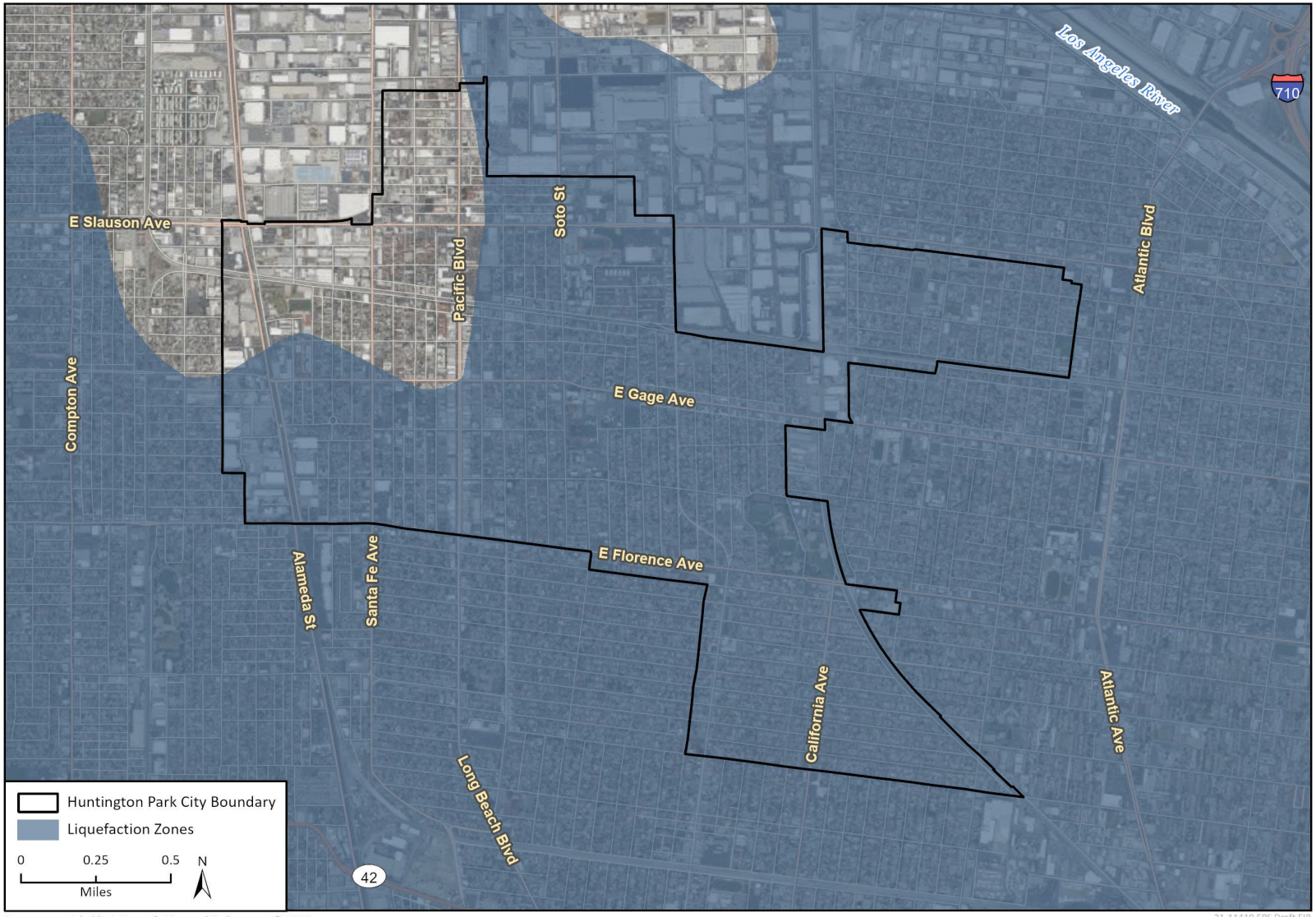
Congress enacted the CWA, formerly the Federal Water Pollution Control Act of 1972, with the intent of restoring and maintaining the chemical, physical, and biological integrity of the waters of the United States. The CWA requires states to set standards to protect, maintain, and restore water quality through the regulation of point source and non-point source discharges to surface water. Those discharges are regulated by the National Pollutant Discharge Elimination System (NPDES) permit process (CWA Section 402). NPDES permitting authority is administered by the SWRCB and its nine RWQCBs. Huntington Park is in a watershed administered by the LARWQCB. Individual projects within Huntington Park that disturb more than one acre would be required to obtain NPDES coverage under the California General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit). The Construction General Permit requires the development and implementation of a storm water pollution prevention plan describing best management practices (BMP) the discharger would use to prevent and retain stormwater runoff and to prevent soil erosion.

Earthquake Hazards Reduction Act

The Earthquake Hazards Reduction Act was enacted in 1977 to "reduce the risks to life and property from future earthquakes in the United States through the establishment and maintenance of an effective earthquake hazards and reduction program." To accomplish this, the Earthquake Hazards Reduction Act established the National Earthquake Hazards Reduction Program (NEHRP). This program was substantially amended by the NEHRP Reauthorization Act of 2004 (Public Law 108-360).

NEHRP's mission includes improved understanding, characterization, and prediction of hazards and vulnerabilities; improvement of building codes and land use practices; risk reduction through post-earthquake investigations and education; development and improvement of design and construction techniques; improvement of mitigation capacity; and accelerated application of research results. The NEHRP designates the Federal Emergency Management Agency (FEMA) as the lead agency of the program and assigns it several planning, coordinating, and reporting responsibilities. Programs under NEHRP help inform and guide local planning and building code requirements such as emergency evacuation responsibilities and seismic code standards such as those to which a project would be required to adhere.

Figure 4.6-3 Huntington Park Liquefaction Zones



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Additional data provided by CGS, 2017.

21-11410 EPS Draft EIR
Fig 4.6-3 Huntington Park Liquefaction Zones

U.S. Geological Survey Landslide Hazard Program

The United States Geological Survey (USGS) created the Landslide Hazard Program in the mid-1970s; the primary objective of the program is to reduce long-term losses from landslide hazards by improving our understanding of the causes of ground failure and suggesting mitigation strategies. The federal government takes the lead role in funding and conducting this research, whereas the reduction of losses due to geologic hazards is primarily a state and local responsibility. In Los Angeles County, plans and programs designed for the protection of life and property are coordinated by the Los Angeles County Office of Emergency Services.

b. State Regulations

California Building Code

The California Building Code (CBC), Title 24, Part 2 provides building codes and standards for the design and construction of structures in California. The CBC is a regulatory tool that includes building code standards to address geologic and seismic hazards. Chapter 16 of the CBC contains definitions of seismic sources and the procedure used to calculate seismic forces on structures. It requires, among other things, seismically resistant construction and foundation and soil investigations prior to construction. The CBC also establishes grading requirements that apply to excavation and fill activities and requires the implementation of erosion control measures. The City is responsible for enforcing the 2022 CBC, or most current CBC version, within Huntington Park.

The referenced codes and standards include requirements for evaluations of geologic conditions at future project sites and design and construction standards to address geologic hazards. Geotechnical investigations are performed to identify the geologic conditions at a site and to evaluate whether a proposed project is feasible given the existing geological conditions. The Geotechnical report must be completed by a California licensed professional and must provide recommendations for foundation and structural design to address any geologic hazards. Such reports are required under the following conditions:

- New structures are designed under the California Building Code in accordance with CBC 1803.5.11 and CBC 1803.5.12.
- New structures designed under the California Residential Code and located in a seismic hazard zone in accordance with CRC R401.4. This requirement does not apply to new accessory structures including utility sheds, garages and accessory dwelling units.
- New structures within a delineated earthquake fault zone:
- A single-family wood-frame or steel-frame dwelling exceeding two stories or when any dwelling is part of a development of four or more dwellings. Public Resources Code Chapter 7.5
- Multi-family and commercial of any kind.
- Alterations or additions to any structure within a seismic hazard zone which exceed either 50 percent of the value of the structure or 50 percent of the existing floor area of the structure. Public Resources Code Chapter 7.8
- In accordance with CBC 1803.5.2 and CRC R401.4.1 where design values exceed the presumptive values or the classification, strength or compressibility of the soil is in doubt.
- Where deep foundations will be used, a geotechnical investigation shall be conducted in accordance with CBC 1803.5.5.

For new structures assigned to Seismic Design Category C, D, E or F, a geotechnical investigation shall be conducted in accordance with CBC 1803.5.11.

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 was passed into law following the destructive February 9, 1971, magnitude 6.6 San Fernando earthquake. The Act provides a mechanism for reducing losses from surface fault rupture on a statewide basis. The intent of the Act is to regulate development near the surface traces of active faults to mitigate the hazard of surface fault rupture. The Act groups faults into categories of active, potentially active, and inactive. Historic and Holocene age faults are considered active, Late Quaternary and Quaternary age faults are considered potentially active, and pre-Quaternary age faults are considered inactive. Essentially, this Act contains two requirements: (1) it prohibits the location of most structures for human occupancy across the trace of active faults; and (2) it establishes Earthquake Fault Zones and requires geologic/seismic studies of most proposed development within 50 feet of the zone. The Earthquake Fault Zones are delineated and defined by the State Geologist and identify areas where potential surface rupture along a fault could occur.

Seismic Safety Act

The California Seismic Safety Commission was established by the Seismic Safety Act in 1975 with the intent of providing oversight, review, and recommendations to the Governor and State Legislature regarding seismic issues. The commission's name was changed to Alfred E. Alquist Seismic Safety Commission in 2006. Since then, the Commission has adopted several documents based on recorded earthquakes, such as the 1994 Northridge earthquake, 1933 Long Beach earthquake, the 1971 Sylmar earthquake, etc. Some of these documents are listed as follows:

- Research and Implementation Plan for Earthquake Risk Reduction in California 1995 to 2000, report dated December 1994;
- Seismic Safety in California's Schools, 2004, "Findings and Recommendations on Seismic Safety Policies and Requirements for Public, Private, and Charter Schools," report dated December 1994;
- Findings and Recommendations on Hospital Seismic Safety, report dated November 2001;
- Commercial Property Owner's Guide to Earthquakes Safety, report dated October 2006; and
- California Earthquake Loss Reduction Plan 2007–2011, report dated July 2007.

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act (the Act) of 1990 was passed into law following the destructive October 17, 1989, magnitude 6.9 Loma Prieta earthquake. The Seismic Hazards Mapping Act directs the California Geological Survey CGS to delineate Seismic Hazard Zones, to reduce the threat to public health and safety and to minimize the loss of life and property by identifying and mitigating seismic hazards, such as liquefaction, landslides, amplified ground shaking, and inundation by tsunami or seiche. Cities, counties, and State agencies are directed to use seismic hazard zone maps developed by CGS in their land-use planning and permitting processes. The Seismic Hazards Mapping Act requires that site-specific geotechnical investigations be performed prior to permitting most urban development projects within seismic hazard zones. CGS maintains these required maps.

California Public Resources Code

Section 5097.5 of the Public Resources Code states:

> No person shall knowingly and willfully excavate upon, or remove, destroy, injure or deface any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over such lands. Violation of this section is a misdemeanor.

Here "public lands" means those owned by, or under the jurisdiction of, the state or any city, county, district, authority, or public corporation, or any agency thereof. Consequently, public agencies are required to comply with Public Resources Code Section 5097.5 for their own activities, including construction and maintenance, and for permit actions (e.g., encroachment permits) undertaken by others.

c. Local Regulations

Los Angeles County All-Hazards Mitigation Plan

The Los Angeles County Hazard Mitigation Plan, adopted in 2019, assesses the County's vulnerabilities to various hazards and presents mitigation strategy, including goals, objectives, and actions that the County will strive to implement over the next five years. These hazards include earthquakes and landslides. The hazard mitigation plan seeks to identify opportunities for reasonable mitigation actions and sets out a five-year implementation plan.

City of Huntington Park Natural Hazards Mitigation Plan

The Huntington Park Natural Hazards Mitigation Plan, adopted in October 2004, includes resources and information to assist City of Huntington Park agencies, organizations, and citizens in mitigating risk from natural hazards, including earthquakes and landslides.

City of Huntington Park General Plan

Huntington Park's General Plan was adopted in February 1991 and consists of the Land Use, Housing, Circulation, Open Space and Conservation, Safety, Noise, Public Facilities, and Urban Design Elements. All elements bear equal weight, and no element has legal precedence over another. The General Plan lists several geology, soils, and paleontology goals, policies, and actions as part of the Safety Element. The Safety Element goals, policies, and actions are applicable to the proposed project concerning seismic hazards (Huntington Park 1991):

SAFETY ELEMENT

The Safety Element describes the natural and man-made hazards that require special consideration in the land use planning and development process. The Safety Element establishes goals, policies, and specific measures to minimize seismic and underground pipeline danger to residents, workers, and visitors (Huntington Park 1991).

City of Huntington Park Municipal Code

The City of Huntington Park lists several policies within its Municipal Code to mitigate potential geologic hazards. Article 8-1.03 requires a soils and geology report for all development within the City. Seismic design guidelines and requirements are detailed in HPMC Chapter 9-2.18.

4.6.3 Impact Analysis

a. Methodology and Thresholds of Significance

The following thresholds are based on CEQA Guidelines Appendix G. For purposes of this EA, impacts related to geology and soils are considered significant if implementation of the Project would:

1. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
    a. 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.
    b. Strong seismic ground shaking
    c. Seismic-related ground failure, including liquefaction.
    d. Landslides
2. Result in substantial soil erosion or the loss of topsoil
3. 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
4. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirectly risks to life or property
5. 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.
6. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature

Paleontological Resources Sensitivity

Paleontological sensitivity refers to the potential for a geologic unit to produce scientifically significant fossils. Direct impacts to paleontological resources occur when earthwork activities, such as grading or trenching, cut into the geologic deposits within which fossils are buried and physically destroy the fossils. Since fossils are the remains of prehistoric animal and plant life, they are nonrenewable. Such impacts have the potential to be significant and, under the *CEQA Guidelines*, may require mitigation. Sensitivity is determined by rock type, history of the geologic unit in producing significant fossils, and fossil localities recorded from that unit. Paleontological sensitivity is derived from the known fossil data collected from the entire geologic unit, not just from a specific survey.

The discovery of a vertebrate fossil locality is of greater significance than that of an invertebrate fossil locality, especially if it contains a microvertebrate assemblage. The recognition of new vertebrate fossil locations could provide important information on the geographical range of the

taxa, their radiometric age, evolutionary characteristics, depositional environment, and other important scientific research questions. Vertebrate fossils are almost always significant because they occur more rarely than invertebrates or plants. Thus, geological units having the potential to contain vertebrate fossils are considered the most sensitive.

The SVP outlines in its Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (2010) guidelines for categorizing paleontological sensitivity of geologic units within a project area. The SVP (2010) describes sedimentary rock units as having a high, low, undetermined, or no potential for containing significant nonrenewable paleontological resources. This criterion is based on rock units within which vertebrates or significant invertebrate fossils have been determined by previous studies to be present or likely to be present. Significant paleontological resources are fossils or assemblages of fossils, which are unique, unusual, rare, uncommon, diagnostically, or stratigraphically, taxonomically, or regionally. The paleontological sensitivity of the project site has been evaluated according to the following SVP (2010) categories, which are presented below.

High Potential (Sensitivity)

Rock units from which significant vertebrate or significant invertebrate fossils or significant suites of plant fossils have been recovered are considered to have a high potential for containing significant non-renewable fossiliferous resources. These units include but are not limited to, sedimentary formations and some volcanic formations which contain significant nonrenewable paleontological resources anywhere within their geographical extent, and sedimentary rock units temporally or lithologically suitable for the preservation of fossils. Sensitivity comprises both (a) the potential for yielding abundant or significant vertebrate fossils or for yielding a few significant fossils, large or small, vertebrate, invertebrate, or botanical and (b) the importance of recovered evidence for new and significant taxonomic, phylogenetic, ecologic, or stratigraphic data. Areas which contain potentially datable organic remains older than recent, including deposits associated with nests or middens, and areas that may contain new vertebrate deposits, traces, or trackways are also classified as significant. Full-time monitoring is typically recommended during any project-related ground disturbance in geologic units with high sensitivity.

Low Potential (Sensitivity)

Sedimentary rock units that are potentially fossiliferous but have not yielded fossils in the past or contain common and/or widespread invertebrate fossils of well documented and understood taphonomic (processes affecting an organism following death, burial, and removal from the ground), phylogenetic species (evolutionary relationships among organisms), and habitat ecology. Reports in the paleontological literature or field surveys by a qualified vertebrate paleontologist may allow determination that some areas or units have low potentials for yielding significant fossils prior to the start of construction. Generally, these units will be poorly represented by specimens in institutional collections and will not require protection or salvage operations.

Undetermined Potential (Sensitivity)

Specific areas underlain by sedimentary rock units for which little information is available are considered to have undetermined fossiliferous potentials. Field surveys by a qualified vertebrate paleontologist to specifically determine the potentials of the rock units are required before programs of impact mitigation for such areas may be developed.

No Potential

Rock units of metamorphic or igneous origin are commonly classified as having no potential for containing significant paleontological resources. For geologic units with no sensitivity, a paleontological monitor is not required.

b. Project Impacts and Mitigation Measures

Threshold 1:	Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Impact GEO-1 THE PROJECT SITE IS NOT WITHIN AN ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE, THEREFORE THERE WOULD BE NO IMPACT.

Huntington Park is within the seismically active Southern California region, which may experience moderate to potentially severe ground shaking from earthquakes generated on known faults within 60 miles (approximately 100 kilometers) of Huntington Park. However, the are no Alquist-Priolo Earthquake Fault Zones within City limits. The active fault nearest to the project site is the Newport-Inglewood-Rose-Canyon fault, located approximately 4.75 miles southwest of City limits. Since there are no known active or potentially active faults passing through Huntington Park, the potential of on-site ground rupture due to movement on an underlying fault is not considered a significant hazard. Therefore, development facilitated by the proposed project would not directly or indirectly cause substantial adverse effects involving rupture of a known earthquake fault and impacts would be less than significant.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 2:	Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

Impact GEO-2 DEVELOPMENT FACILITATED BY THE PROJECT COULD RESULT IN EXPOSURE OF PEOPLE OR STRUCTURES TO A RISK OF LOSS, INJURY, OR DEATH INVOLVING STRONG SEISMIC GROUND SHAKING. WITH COMPLIANCE OF APPLICABLE LAWS AND REGULATIONS, THE IMPACT WOULD BE LESS THAN SIGNIFICANT.

Huntington Park is located in the seismically active region of Southern California and is subject to ground shaking associated with seismic activities. As discussed above in Environmental Setting, there are no active or potentially active fault lines within the City, however the surrounding region contains many active or potentially active faults. Seismicity, in the Los Angeles basin area historically has been defined by earthquake events along the Palos Verdes Fault, San Andreas Fault, Elysian Park Thrust, Newport-Inglewood Fault, San Jacinto Fault, Whittier-Elsinore Fault, Torrance-Wilmington

Fault, and Sierra Madre Fault. All Housing Element Opportunity Sites would be exposed to risk involving strong seismic ground shaking.

In general, all future housing development facilitated by the proposed project must demonstrate conformance with seismic design guidelines and requirements contained the CBC and in the City's Building Code (HPMC Chapter 8-1) and requirements would be confirmed through the design review procedures (HPMC Chapter 9-2.18). The CBC contains design and construction regulations pertaining to seismic safety for buildings, which covers issues such as ground motion, soil classifications, redundancy, drift, and deformation compatibility. The City's Grading Permit requires a geotechnical investigation, which would include conclusions and recommendations addressing grading procedures, soil stabilization during and post-construction, foundation design, and slope stability. The report would also include recommendations for corrective measures relative to other potential site geotechnical issues such as temporary shoring, interim slopes during construction, expansive soils, liquefaction, collapsible soils, consolidation, undocumented fill, compressible material, soil erosion, seepage, and landslides.

In particular, the following policies are included in the updated language to the Draft General Plan Safety Element, which are intended to ensure seismic hazards are avoided.

- **Health & Safety Element Policy 1.** The City of Huntington Park shall continue to implement the City's seismic hazard abatement program for existing un-reinforced buildings.
- **Health & Safety Element Policy 2.** In areas with liquefaction potential, the City of Huntington Park shall require review of soil and geologic conditions, and if necessary, on-site borings, to determine liquefaction susceptibility of the proposed site.
- **Health & Safety Element Policy 3.** The City of Huntington Park shall maintain and periodically review emergency procedures for earthquakes in the City's Disaster Response Plan.
- **Health & Safety Element Policy 4.** The City of Huntington Park shall promote earthquake preparedness within the community by participation in quake awareness programs, including distribution of brochure materials in Spanish and English. The City will encourage property owners to anchor buildings to their foundations, bolt water heaters to walls, and implement other preventive measures.

Thus, with the incorporation of proper engineering design and required compliance with CBC and city policies and requirements would minimize the risk to life or property associated with seismic shaking hazards, therefore, this impact would be less than significant.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 3:	Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

Impact GEO-3 DEVELOPMENT FACILITATED BY THE PROJECT COULD RESULT IN EXPOSURE OF PEOPLE OR STRUCTURES TO A RISK OF LOSS, INJURY, OR DEATH INVOLVING LIQUEFACTION. WITH COMPLIANCE OF APPLICABLE LAWS AND REGULATIONS, THE IMPACT WOULD BE LESS THAN SIGNIFICANT.

As described above, liquefaction is a potential hazard associated with certain types of soil and subsurface conditions. Liquefaction occurs when saturated or partially saturated and unconsolidated soils lose strength in response to stress, typically from earthquakes. This phenomenon can result in damage to infrastructure and foundations. The majority of the City is within a liquefaction hazard zone (DOC 2022c).

Areas containing shallow groundwater within 30-feet or less of the ground surface are susceptible to liquefaction hazards during seismic shaking. Implementation of the proposed project would increase residential development and infrastructure that may be exposed to hazards associated with liquefaction. However, adherence to applicable engineering standards and required compliance with CBC and other City requirements would minimize the risk to life or property associated with liquefaction hazards. This impact would be less than significant.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 4:	Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

Impact GEO-4 DEVELOPMENT FACILITATED BY THE PROJECT COULD RESULT IN EXPOSURE OF PEOPLE OR STRUCTURES TO A RISK OF LOSS, INJURY, OR DEATH INVOLVING LANDSLIDES. WITH COMPLIANCE OF APPLICABLE LAWS AND REGULATIONS, THE IMPACT WOULD BE LESS THAN SIGNIFICANT.

The City of Huntington Park and the surrounding area has a relatively flat topographic relief, and hazards associated with slope instability, erosion, and landslides are considered unlikely. The entirety of Huntington Park is not located within a landslide hazard zone (DOC 2022c). Future residential development facilitated by the proposed project would be subject to permit approval and required to adhere to all federal, State, and local requirements for avoiding and minimizing seismic-related impacts (i.e., strong seismic shaking or ground failure including liquefaction and landslides), including the City's Building Code (HPMC Chapter 8-1) and subject to existing State requirements and standards.

Considering these requirements, including the HPMC requirement for preparation of geotechnical investigations for housing developments, which would include conclusions and recommendations addressing grading procedures, soil stabilization during and post-construction, foundation design, and slope stability, the proposed project would result in a less than significant impact concerning potential exposure to seismic-related hazards relating to landslides. Therefore, impacts would be less than significant, and no mitigation is required.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 5:	Would the project result in substantial soil erosion or the loss of topsoil?

Impact GEO-5 WITH ADHERENCE TO APPLICABLE LAWS AND REGULATIONS, THE PROPOSED PROJECT WOULD NOT RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL. THEREFORE, THIS IMPACT WOULD BE LESS THAN SIGNIFICANT.

Implementation of residential development under the proposed project would involve construction activities such as stockpiling, grading, excavation, paving, and other earth-disturbing activities. Loose and disturbed soils are more prone to erosion and loss of topsoil by wind and water. Erosion on graded slopes could cause downstream sedimentation impacts. Other related impacts resulting from substantial short-term erosion or loss of topsoil include topography changes and the creation of impervious surfaces. Short-term construction-related erosion would be addressed through compliance with the NPDES program, which requires implementation of a Storm Water Pollution Prevention Plan (SWPPP) and BMPs intended to reduce soil erosion.

Future development facilitated by the proposed project would be subject to permits and required to adhere to all federal, State, and local requirements for avoiding and minimizing impacts concerning soil erosion or loss of topsoil, including the City's Building Code (HPMC Chapter 8-1) and the implementation of the requirements to obtain a grading permit from the City. A grading permit would require a Grading Plan and Soils Engineering Report.. Considering the requirements discussed above, future development facilitated by the proposed project would not result in substantial soil erosion or loss of topsoil. Therefore, impacts would be less than significant, and no mitigation is required.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 6:	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?

Impact GEO-6 DEVELOPMENT FACILITATED BY THE PROJECT COULD RESULT IN ON OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION, OR COLLAPSE DUE TO UNSTABLE SOIL. WITH COMPLIANCE OF APPLICABLE LAWS AND REGULATIONS, THE IMPACT WOULD BE LESS THAN SIGNIFICANT.

Seismic hazards in Huntington Park also include the potential for unstable soils that would potentially result in damage to existing or proposed infrastructure, and/or to introduce potential hazards to human health and safety. Unstable soils may include any materials not capable of supporting a selected land use. It is anticipated that site-specific geotechnical evaluations would be

conducted for individual development as the proposed project builds out. Compliance with CBC and other standards discussed in this section would minimize potential adverse effects.

In addition, any future projects would be reviewed for their compliance with General Plan policies, including Health & Safety Policies 1 and 2 which relate to building review regarding seismic hazards. Future development in Huntington Park in areas with identified hazards would be required to appropriately address and be designed to withstand associated hazards to the maximum extent feasible. In general, the proposed project could facilitate developments that would replace older buildings subject to seismic damage with newer structures built to current seismic standards that could better withstand the adverse effects associated with unstable soils. With the implementation of and compliance with state and City regulations, impacts would be reduced to less than significant.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 7:	Would the project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Impact GEO-7 THERE IS A MINIMAL RISK OF EXPANSIVE SOILS IN HUNTINGTON PARK, THEREFORE IMPACTS ASSOCIATED WITH EXPANSIVE SOILS WOULD BE LESS THAN SIGNIFICANT.

Development facilitated by the project that is constructed on expansive soils could be subject to damage or could become unstable when the underlying soil shrinks or swells. The adverse effects of expansive soils can be avoided through proper subsoil preparation, drainage, and foundation design. In order to design an adequate foundation, it must be determined if the site contains expansive soils through appropriate soil sampling and laboratory soils testing. Expansive soils are identified through expansion tests of samples of soil or rock, or by means of the interpretation of Atterberg limit tests, a standard soils testing procedure. The CBC includes requirements to address soil-related hazards, including testing to identify expansive soils and design specifications where structures are to be constructed on expansive soils. Typical measures to treat expansive soil conditions involve removal, proper fill selection, and compaction. In cases where soil remediation is not feasible, the CBC requires structural reinforcement of foundations to resist the forces of expansive soils. Compliance with the requirements of the CBC, as well as relevant General Plan policies, would reduce impacts related to expansive soils to a less than significant level, and no mitigation measures would be required.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 8:	Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Impact GEO-8 DEVELOPMENT FACILITATED BY THE PROPOSED PROJECT WOULD OCCUR ON URBAN SITES THAT WOULD BE SERVED BY EXISTING INFRASTRUCTURE AND WOULD NOT INCLUDE USE OF SEPTIC SYSTEMS. IMPACTS RELATED TO SEPTIC TANKS OR ALTERNATIVE WASTEWATER DISPOSAL SYSTEMS WOULD BE LESS THAN SIGNIFICANT.

Development facilitated by the proposed project would occur in urban areas with existing wastewater infrastructure located throughout the City. Development of proposed project residential sites within the city under the Housing Element would not require the use of septic systems, because they would be serviced by existing wastewater infrastructure. Therefore, the proposed project would not require the use of septic tanks or alternative wastewater disposal systems. Therefore, a less than significant impact would occur.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 9:	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Impact GEO-9 DEVELOPMENT FACILITATED BY THE PROPOSED PROJECT COULD ADVERSELY AFFECT PREVIOUSLY UNIDENTIFIED PALEONTOLOGICAL RESOURCES. IMPACTS TO PALEONTOLOGICAL RESOURCES WOULD BE LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED.

Quaternary young (late to middle Holocene) sedimentary deposits (Qyf) are too young to preserve fossil resources as defined by SVP standards (2010) (i.e., deposits that are less than 5,000 years old cannot, by definition, contain fossils). Late to middle Holocene sedimentary deposits are assigned a low paleontological sensitivity at the surface; however, these units grade downward into older, potentially fossiliferous deposits of early Holocene to Pleistocene age (i.e., early Holocene to Pleistocene age deposits [Qoa]) at unknown depths, that can only be estimated, based on regional geologic setting in the absence of additional data. Accurately assessing the boundaries between younger and older units within the City is generally requires site-specific stratigraphic data, some form of radiometric dating, or fossil analysis from nearby sites.

Conservative estimates of the depth at which paleontologically sensitive units may occur reduce potential for impacts to paleontological resources. The depths at which these units become old enough to yield fossils is highly variable, but generally does not occur at depths of less than five feet throughout most of the San Fernando Valley. Sensitive units could occur at depths shallower than five feet on basin margins and near contact points with high sensitivity units. Early Holocene to Pleistocene sedimentary deposits have a well-documented record of abundant and diverse vertebrate fauna throughout California (Jefferson 2010; Paleobiology Database 2023; University of California Museum of Paleontology [UCMP] 2023). Therefore, areas mapped as Quaternary young (middle to late Holocene) sedimentary deposits (Qyf) are assigned a high paleontological sensitivity at depths greater than five feet.

Paleontological resources may be encountered during any ground-disturbing activities associated with construction (e.g., grading, excavation, or other ground disturbing construction activity) in intact (native) geologic units with high paleontological sensitivity. Construction activities may result in the destruction, damage, or loss of undiscovered scientifically important paleontological resources, therefore, impacts to paleontological resources would be potentially significant.

Mitigation Measures

GEO-1(a) Paleontological Resources Management

Housing development projects that require ground disturbance (grading, trenching, foundation work, and other excavations) beyond five feet below ground surface (bgs) on a site located in an area mapped as Quaternary young (Holocene) alluvial fan deposits (Qyf) where it was not previously excavated beyond five feet bgs, shall comply with the following requirements prior to the commencement of any construction activities:

1. The Developer shall retain a qualified professional paleontologist to review project plans to determine if underlying paleontologically sensitive units (i.e., (i.e., Qoa) could be impacted. If potentially significant impacts are identified, the qualified professional paleontologist shall prepare and implement a Paleontological Resources Mitigation Plan (PRMP). The PRMP shall describe mitigation recommendations, including paleontological monitoring procedures; communication protocols to be followed in the event that an unanticipated fossil discovery is made during project development; and preparation, curation, and reporting requirements.
2. As part of a PRMP, require the Qualified Paleontologist or his or her designee to conduct Worker Environmental Awareness Program (WEAP) training for the general contractor, subcontractor(s), and all construction workers participating in earth disturbing activities, regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by on-site personnel. The WEAP shall be fulfilled at the time of a preconstruction meeting. A training acknowledgment form must be signed by all workers who receive the training and retained by the City. In the event a fossil is discovered by construction personnel, all work in the immediate vicinity of the find shall cease and the qualified paleontologist shall be contacted to evaluate the find before re-starting work in the area. If it is determined that the fossil(s) is (are) scientifically significant, the qualified paleontologist shall complete the mitigation outlined below (GEO-1[b]) to mitigate impacts to significant fossil resources.
3. Conduct monitoring during ground construction activities (i.e., grading, trenching, foundation work, and other excavations). Monitoring shall be conducted by a qualified paleontological monitor, who is defined as an individual who meets the minimum qualifications per standards set forth by the SVP (2010), which includes a B.S. or B.A. degree in geology or paleontology with one year of monitoring experience and knowledge of collection and salvage of paleontological resources. The duration and timing of the monitoring shall be determined by the Qualified Paleontologist and the location and extent of proposed ground disturbance. If the Qualified Paleontologist determines that full-time monitoring is no longer warranted, based on the specific geologic conditions at the surface or at depth, the Qualified Paleontologist may recommend that monitoring be limited to periodic spot-checking or cease entirely.

GEO-1(b) Fossil Discovery, Preparation, and Curation

If a paleontological resource is discovered at any time during earthmoving activities, the construction contractor shall ensure that all construction activities in the immediate area of the find are halted and diverted, and the City is contacted. A qualified paleontologist shall be retained (if not done so already) to evaluate the discovery. The paleontologist shall have the authority to temporarily direct, divert or halt construction activity around the find until it is assessed for scientific significance and collected to ensure that the fossil(s) can be removed in a safe and timely manner.

Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection (such as the Natural History Museum of Los Angeles County [NHMLAC]) along with all pertinent field notes, photos, data, and maps.

Significance After Mitigation

Mitigation Measures GEO-1(a) and GEO-1(b) would reduce impacts to a less than significant level.

c. Cumulative Impacts

A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (*CEQA Guidelines* Section 15065[a][3]). The geographic scope for cumulative geology and soils impacts includes the areas surrounding the Draft Opportunity Sites, which includes most of the City of Huntington Park. scope includes development envisioned under the City of Huntington Park General Plan.

All development in Huntington Park is subject to geological hazards related to seismic activity, including strong ground shaking. Cumulative development in Huntington Park as described in Section 3 of this EA, *Environmental Setting,* would gradually increase population and therefore gradually increase the number of people exposed to potential geological hazards, including effects associated with seismic events such as ground rupture and strong shaking. However, conformance with the current CBC and City's General Plan policies and the other laws and regulations, would ensure that project-specific impacts associated with geology and soils would be less than significant; thereby reducing the potential cumulative impact associated with any single development project to less than significant. Development under the proposed project could also result in soil erosion or the loss of topsoil which could result in cumulative impacts when combined with other development in Huntington Park and the region that might also cause erosion. However, compliance with existing regulations would reduce potential erosion impacts associated with new development. Potential impacts associated with geology and soils would not be cumulatively considerable, and cumulative impacts related to geologic hazards would be less than significant.

Cumulative development in Huntington Park would disturb areas that may contain paleontological resources. However, implementation of Mitigation Measures GEO-1(a) and GEO-1(b) would ensure that project impacts to paleontological resources would not be significant by creating added protections for potentially sensitive paleontological sites. Such compliance, and implementation of these measures along with existing policies and regulations, would ensure that the implementation of the proposed project would not contribute to cumulatively considerable impacts related to paleontological resources. Therefore, significant cumulative paleontological resource impacts would not occur.

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4.7 Greenhouse Gas Emissions

This section identifies and evaluates impacts related to greenhouse gas (GHG) emissions and climate change. GHGs are emitted by both natural processes and human activities. The accumulation of GHGs in the atmosphere regulates Earth's temperature. The State of California has undertaken initiatives designed to address the effects of GHGs, and to establish targets and emission reduction strategies for GHG emissions in California. The GHG data supporting this section is included as Appendix D of this Draft EA.

4.7.1 Environmental Setting

a. Climate Change and Greenhouse Gases

Gases that trap heat in the atmosphere are known as GHGs. GHGs allow sunlight to enter the atmosphere but trap a portion of the outward-bound infrared radiation that warms the air. The process is similar to the effect greenhouses have in raising the internal temperature of the structure. Both natural processes and human activities emit GHGs. The accumulation of GHGs in the atmosphere regulates the Earth's temperature, but emissions from human activities (such as fossil fuel-based electricity production and the use of motor vehicles) have elevated the concentration of GHGs in the atmosphere. Scientists agree that this accumulation of GHGs has contributed to an increase in the temperature of the Earth's atmosphere and to global climate change. Global climate change is a change in the average weather on Earth that can be measured by wind patterns, storms, precipitation, and temperature. Although there is disagreement as to the rate of global climate change and the extent of the impacts attributable to human activities, most scientists agree there is a direct link between increased emissions of GHGs and long-term global temperature increases.

The gases widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO_2), methane (CH_4), nitrous oxides (N_2O), fluorinated gases such as hydrofluorocarbons (HFCs) and perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). Water vapor is excluded from the list of GHGs because it is short-lived in the atmosphere, and natural processes, such as oceanic evaporation, largely determine its atmospheric concentrations.

GHGs are emitted by natural processes and human activities. Of these gases, CO_2 and CH_4 are emitted in the greatest quantities from human activities. Emissions of CO_2 are usually by-products of fossil fuel combustion, and CH_4 results from off-gassing associated with agricultural practices and landfills. Human-made GHGs, many of which have greater heat-absorption potential than CO_2, include fluorinated gases and SF_6.

Different types of GHGs have varying global warming potentials (GWP). The GWP of a GHG is the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally, 100 years). Because GHGs absorb different amounts of heat, a common reference gas (CO_2) is used to relate the amount of heat absorbed to the amount of the gas emitted, referred to as "carbon dioxide equivalent" (CO_2e), which is the amount of GHG emitted multiplied by its GWP. Carbon dioxide has a 100-year GWP of one. By contrast, methane has a GWP of 30, meaning its global warming effect is 30 times greater than CO_2 on a molecule per molecule basis (Intergovernmental Panel on Climate Change [IPCC] 2021).[1]

[1] The Intergovernmental Panel on Climate Change's (2021) *Sixth Assessment Report* determined that methane has a GWP of 30. However, the 2022 Climate Change Scoping Plan published by the California Air Resources Board uses a GWP of 25 for methane, consistent with the Intergovernmental Panel on Climate Change's (2007) *Fourth Assessment Report*. Therefore, this analysis utilizes the GWPs from the Fourth Assessment Report.

Carbon Dioxide

Carbon dioxide (CO_2) is the primary GHG emitted through human activities. In 2020, CO_2 accounted for about 79% of all U.S. GHG emissions from human activities. CO_2 is naturally present in the atmosphere as part of the Earth's carbon cycle (the natural circulation of carbon among the atmosphere, oceans, soil, plants, and animals). Human activities are altering the carbon cycle–both by adding more CO_2 to the atmosphere, and by influencing the ability of natural sinks, like forests and soils, to remove and store CO_2 from the atmosphere. While CO_2 emissions come from a variety of natural sources, human-related emissions are responsible for the increase that has occurred in the atmosphere since the industrial revolution (U.S. EPA 2022a).

Methane

Methane (CH_4) is a colorless, odorless gas and is the major component of natural gas. In 2020, methane accounted for about 11 percent of all U.S. GHG emissions from human activities. Human activities emitting methane include leaks from natural gas systems and the raising of livestock. Methane is also emitted by natural sources such as natural wetlands. In addition, natural processes in soil and chemical reactions in the atmosphere help remove CH_4 from the atmosphere. Methane's lifetime in the atmosphere is much shorter than carbon dioxide (CO_2), but CH_4 is more efficient at trapping radiation than CO_2. Pound for pound, the comparative impact of CH_4 is 25 times greater than CO_2 over a 100-year period (U.S. EPA 2022a).

Nitrous Oxide

Nitrous oxide (N_2O) is a clear, colorless gas with a slightly sweet odor. In 2020, nitrous oxide accounted for about seven percent of all U.S. GHG emissions from human activities. Human activities such as agriculture, fuel combustion, wastewater management, and industrial processes are increasing the amount of N_2O in the atmosphere. Nitrous oxide is also naturally present in the atmosphere as part of the Earth's nitrogen cycle and has a variety of natural sources. Nitrous oxide molecules stay in the atmosphere for an average of 114 years before being removed by a sink or destroyed through chemical reactions. The impact of one pound of N_2O on warming the atmosphere is almost 300 times that of one pound of carbon dioxide (U. S. EPA 2022a).

Fluorinated Gases (HFCs, PFCs and SF_6)

Unlike many other GHGs, fluorinated gases have no natural sources and only come from human-related activities. They are emitted through their use as substitutes for ozone-depleting substances (e.g., as refrigerants) and through a variety of industrial processes such as aluminum and semiconductor manufacturing. Many fluorinated gases have very high GWPs relative to other GHGs, so small atmospheric concentrations can have disproportionately large effects on global temperatures. They can also have long atmospheric lifetimes, in some cases, lasting thousands of years. Like other long-lived GHGs, most fluorinated gases are well-mixed in the atmosphere, spreading around the world after they are emitted. Many fluorinated gases are removed from the atmosphere only when they are destroyed by sunlight in the far upper atmosphere. In general, fluorinated gases are the most potent and longest lasting type of GHGs emitted by human activities (U.S. EPA 2022a).

b. Greenhouse Gas Emissions Inventory

Global Emissions Inventory

In 2019, worldwide anthropogenic totals 49,758 billion MT of CO_2e, which is a 53 percent increase from 1990 GHG levels (Our World In Data 2023). Specifically, 74.4 percent of CO_2e is from CO_2, 17.3 percent from CH_4, 6.2 percent from N_2O, and 2.1 percent from fluorinated gases were emitted in 2019. The largest source of GHG emissions were energy production and use (includes fuels used by vehicles and buildings), which accounted for 73.2 percent of the global GHG emissions. Agriculture uses and industrial processes contributed 18.4 percent and 5.2 percent, respectively. Waste sources contributed 3.2 percent.

United States Emissions Inventory

U.S. GHG emissions were 6,347.7 MMT of CO_2e in 2021 or 5,593.5 MMT CO_2e after accounting for sequestration. Emissions increased by 6.8 percent from 2020 to 2021. The increase from 2020 to 2021 reflects the was driven by an increase in CO_2 emissions from fossil fuel combustion which increased 7 percent relative to previous years and is primarily due to the economic rebounding after the COVID-19 Pandemic (U.S. EPA 2023). In 2020, the energy sector (including transportation) accounted for 81 percent of nationwide GHG emissions while agriculture, industrial and waste accounted for approximately 10 percent, 6 percent and 3 percent respectively. (U.S. EPA 2022b).

California Emissions Inventory

California produced 376 MMT of CO_2e in 2020, which is 47 MMT of CO_2e lower than 2019 levels. The major source of GHG emissions in California is the energy sector (including transportation), which comprises 81 percent of the state's total GHG emissions. The agriculture sector is the second largest source, comprising 9 percent of the State's GHG emissions while industrial uses and waste account for 6 and 4 percent respectively (U.S. EPA 2022b). The magnitude of California's total GHG emissions is due in part to its large size and large population compared to other states. However, a factor that reduces California's per capita fuel use and GHG emissions as compared to other states is its relatively mild climate. In 2016, California achieved its 2020 GHG emission reduction target of reducing emissions to 1990 levels as emissions fell below 431 MMT of CO_2e (CARB 2021). The annual 2030 statewide target emissions level is 260 MT of CO_2e (CARB 2017).

c. Potential Effects Climate Change

Globally, climate change has the potential to affect numerous environmental resources though impacts related to future air temperatures and precipitation patterns. Scientific modeling predicts that continued GHG emissions at or above current rates would induce more extreme climate changes during the 21st century than were observed during the 20th century. Each of the past three decades has been warmer than all the previous decades in the instrumental record, with 2013 to 2021 among warmest years from 1880 to 2021. The average global land and ocean surface temperature for January to December 2021 was 0.84°C (1.51 degrees Fahrenheit [°F]) above the 20th century average of 13.9°C (57.0°F) (National Oceanic and Atmospheric Administration 2020). Furthermore, several independently analyzed data records of global and regional Land-Surface Air Temperature (LSAT) obtained from station observations jointly indicate that LSAT and sea surface temperatures have increased. Due to past and current activities, anthropogenic GHG emissions are increasing global mean surface temperature at a rate of 0.2°C per decade. In addition to these

findings, there are identifiable signs that global warming is currently taking place, including substantial ice loss in the Arctic over the past two decades (IPCC 2014, 2018).

Potential impacts of climate change in California may include reduced water supply from snowpack, sea level rise, more extreme heat days per year, more large forest fires, and more drought years (California Natural Resource Agency 2018). *California's Fourth Climate Change Assessment* includes regional reports that summarize climate impacts and adaptation solutions for nine regions of the state and regionally specific climate change case studies. However, while there is growing scientific consensus about the possible effects of climate change at a global and statewide level, current scientific modeling tools are unable to predict what local impacts may occur with a similar degree of accuracy (California Natural Resource Agency 2018). A summary follows of some of the potential effects that climate change could generate in California.

Air Quality

Scientists project that the annual average maximum daily temperatures in California could rise by 2.4 to 3.2°C (4.3°F to 5.8°F) in the next 50 years and by 3.1 to 4.9°C (5.6°F to 8.8°F) in the next century (California Natural Resource Agency 2018). Higher temperatures are conducive to air pollution formation, and rising temperatures could therefore result in worsened air quality in California. As a result, climate change may increase the concentration of ground-level ozone, but the magnitude of the effect, and therefore its indirect effects, are uncertain. In addition, as temperatures have increased in recent years, the area burned by wildfires throughout the state has increased, and wildfires have occurred at higher elevations in the Sierra Nevada Mountains (California Natural Resource Agency 2018). If higher temperatures continue to be accompanied by an increase in the incidence and extent of large wildfires, air quality could worsen. Severe heat accompanied by drier conditions and poor air quality could increase the number of heat-related deaths, illnesses, and asthma attacks throughout the state. With increasing temperatures, shifting weather patterns, longer dry seasons, and more dry fuel loads, the frequency of large wildfires and area burned is expected to continue to increase. (California Natural Resources Agency 2021).

Water Supply

Analysis of paleoclimatic data (such as tree-ring reconstructions of stream flow and precipitation) indicates a history of naturally and widely varying hydrologic conditions in California and the west, including a pattern of recurring and extended droughts. Uncertainty remains with respect to the overall impact of climate change on future precipitation trends and water supplies in California. Year-to-year variability in statewide precipitation levels has increased since 1980, meaning that wet and dry precipitation extremes have become more common (California Department of Water Resources [CDW] 2018). This uncertainty regarding future precipitation trends complicates the analysis of future water demand, especially where the relationship between climate change and its potential effect on water demand is not well understood. The average early spring snowpack in the western U.S., including the Sierra Nevada Mountains, decreased by about 10 percent during the last century. During the same period, sea level rose over 0.15 meter along the central and southern California coasts (CDW 2018). The Sierra Nevada Mountains snowpack provides the majority of California's water supply as snow that accumulates during wet winters is released slowly during the dry months of spring and summer. A warmer climate is predicted to reduce the fraction of precipitation that falls as snow and the amount of snowfall at lower elevations, thereby reducing the total snowpack. Projections indicate that average spring snowpack in the Sierra Nevada and other mountain catchments in central and northern California will decline by approximately 66 percent from its historical average by 2050 (California Natural Resource Agency 2018).

Hydrology and Sea Level Rise

Climate change could affect the intensity and frequency of storms and flooding (California Natural Resource Agency 2018). Furthermore, climate change could induce substantial sea level rise in the coming century. Rising sea level increases the likelihood of and risk from flooding. The rate of increase of global mean sea levels between 1993 to 2020, observed by satellites, is approximately 3.3 millimeters per year, double the twentieth century trend of 1.6 millimeters per year (World Meteorological Organization 2013; National Aeronautics and Space Administration [NASA] 2020). Global mean sea levels in 2013 were about 0.23 meter higher than those of 1880 (NASA 2020). Sea levels are rising faster now than in the previous two millennia, and the rise will probably accelerate, even with robust GHG emission control measures. The most recent IPCC report predicts a mean sea level rise ranging between 0.25 to 0 1.01 meters by 2100 with the sea level ranges dependent on a low, intermediate, or high GHG emissions scenario (IPCC 2021). A rise in sea levels could erode 31 to 67 percent of southern California beaches and cause flooding of approximately 370 miles of coastal highways during 100-year storm events. This would also jeopardize California's water supply due to saltwater intrusion and induce groundwater flooding and/or exposure of buried infrastructure (California Natural Resource Agency 2018). Furthermore, increased storm intensity and frequency could affect the ability of flood-control facilities, including levees, to handle storm events.

Agriculture

California has an over $50 billion annual agricultural industry that produces over a third of the Country's vegetables and two-thirds of the Country's fruits and nuts (California Department of Food and Agriculture [CDFA] 2020). Higher CO_2 levels can stimulate plant production and increase plant water-use efficiency. However, if temperatures rise and drier conditions prevail, certain regions of agricultural production could experience water shortages of up to 16 percent, which would increase water demand as hotter conditions lead to the loss of soil moisture. In addition, crop yield could be threatened by water-induced stress and extreme heat waves, and plants may be susceptible to new and changing pest and disease outbreaks (California Natural Resource Agency 2018). Temperature increases could also change the time of year certain crops, such as wine grapes, bloom or ripen, and thereby affect their quality (California Climate Change Center [CCCC] 2006).

Ecosystems and Wildlife

Climate change and the potential resultant changes in weather patterns could have ecological effects on the global and local scales. Soil moisture is likely to decline in many regions with higher temperatures, and intense rainstorms are likely to become more frequent. Rising temperatures could have four major impacts on plants and animals: timing of ecological events; geographic distribution and range of species; species composition and the incidence of nonnative species within communities; and ecosystem processes, such as carbon cycling and storage (Parmesan 2006; California Natural Resource Agency 2018).

4.7.2 Regulatory Setting

The following federal, State, and local laws and regulations address climate change and GHG emissions.

a. Federal

Federal Clean Air Act

The U.S. Supreme Court determined in *Massachusetts et al. v. Environmental Protection Agency et al.* ([2007] 549 U.S. 05-1120) that the U.S. EPA has the authority to regulate motor vehicle GHG emissions under the Federal Clean Air Act. The U.S. EPA issued a Final Rule for mandatory reporting of GHG emissions in October 2009. This Final Rule applies to fossil fuel suppliers, industrial gas suppliers, direct GHG emitters, and manufacturers of heavy-duty and off-road vehicles and vehicle engines and requires annual reporting of emissions. In 2012, the U.S. EPA issued a Final Rule that established the GHG permitting thresholds that determine when Clean Air Act permits under the New Source Review Prevention of Significant Deterioration and Title V Operating Permit programs are required for new and existing industrial facilities.

In *Utility Air Regulatory Group v. Environmental Protection Agency* (134 Supreme Court 2427 [2014]), the U.S. Supreme Court held the U.S. EPA may not treat GHGs as an air pollutant for purposes of determining whether a source can be considered a major source required to obtain a Prevention of Significant Deterioration or Title V permit. The Court also held that Prevention of Significant Deterioration permits otherwise required based on emissions of other pollutants may continue to require limitations on GHG emissions based on the application of Best Available Control Technology.

b. State

California Advanced Clean Cars Program

AB 1493 (2002), California's Advanced Clean Cars program (referred to as "Pavley"), requires CARB to develop and adopt regulations to achieve "the maximum feasible and cost-effective reduction of GHG emissions from motor vehicles." On June 30, 2009, the U.S. EPA granted the waiver of Clean Air Act preemption to California for its GHG emission standards for motor vehicles, beginning with the 2009 model year, which allowed California to implement more stringent vehicle emission standards than those promulgated by the U.S. EPA. Pavley I regulates model years from 2009 to 2016 and Pavley II, now referred to as "LEV (Low Emission Vehicle) III GHG," regulates model years from 2017 to 2025. The Advanced Clean Cars program coordinates the goals of the LEV, Zero Emissions Vehicles (ZEV), and Clean Fuels Outlet programs and would provide major reductions in GHG emissions. By 2025, the rules will be fully implemented, and new automobiles will emit 34 percent fewer GHGs and 75 percent fewer smog-forming emissions from their model year 2016 levels (CARB 2011). However, as a result of the SAFE Vehicles Rule discussed above, California's waiver of Clean Air Act preemption was revoked, thereby rescinding the CARB's authority to implement the Advanced Clean Cars program.

California Global Warming Solutions Act of 2006 (Assembly Bill 32 and Senate Bill 32)

The "California Global Warming Solutions Act of 2006," (AB 32), outlines California's major legislative initiative for reducing GHG emissions. AB 32 codifies the statewide goal of reducing GHG emissions to 1990 levels by 2020 and requires CARB to prepare a Scoping Plan that outlines the

main state strategies for reducing GHG emissions to meet the 2020 deadline. In addition, AB 32 requires CARB to adopt regulations to require reporting and verification of statewide GHG emissions. Based on this guidance, CARB approved a 1990 statewide GHG level and 2020 target of 431 million metric tons (MMT of CO_2e, which was achieved in 2016. CARB approved the Scoping Plan on December 11, 2008, which included GHG emission reduction strategies related to energy efficiency, water use, and recycling and solid waste, among others (CARB 2008). Many of the GHG reduction measures included in the Scoping Plan (e.g., Low Carbon Fuel Standard, Advanced Clean Car standards, and Cap-and-Trade) have been adopted since the Scoping Plan's approval.

The CARB approved the 2013 Scoping Plan update in May 2014. The update defined the CARB's climate change priorities for the next five years, set the groundwork to reach post-2020 statewide goals, and highlighted California's progress toward meeting the "near-term" 2020 GHG emission reduction goals defined in the original Scoping Plan. It also evaluated how to align the state's longer term GHG reduction strategies with other state policy priorities, including those for water, waste, natural resources, clean energy, transportation, and land use (CARB 2014).

On September 8, 2016, the governor signed Senate Bill (SB) 32 into law, extending the California Global Warming Solutions Act of 2006 by requiring the state to further reduce GHG emissions to 40 percent below 1990 levels by 2030 (the other provisions of AB 32 remain unchanged). On December 14, 2017, the CARB adopted the 2017 Scoping Plan, which provides a framework for achieving the 2030 target. The 2017 Scoping Plan relies on the continuation and expansion of existing policies and regulations, such as the Cap-and-Trade Program, and implementation of recently adopted policies and legislation, such as SB 1383 and SB 100. The 2017 Scoping Plan also puts an increased emphasis on innovation, adoption of existing technology, and strategic investment to support its strategies. As with the 2013 Scoping Plan update, the 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally appropriate quantitative thresholds consistent with statewide per capita goals of six metric tons (MT) of CO_2e by 2030 and two MT of CO_2e by 2050 (CARB 2017). As stated in the 2017 Scoping Plan, these goals may be appropriate for plan-level analyses (city, county, sub-regional, or regional level), but not for specific individual projects because they include all emissions sectors in the state.

2022 Update to the Climate Change Scoping Plan

In response to the passage of AB 1279 and the identification of the 2045 GHG reduction target, CARB published the Final 2022 Climate Change Scoping Plan in November 2022 (CARB 2022). The 2022 Update builds upon the framework established by the 2008 Climate Change Scoping Plan and previous updates while identifying new, technologically feasible, cost-effective, and equity-focused path to achieve California's climate target. The 2022 Update includes policies to achieve a significant reduction in fossil fuel combustion, further reductions in short-lived climate pollutants, support for sustainable development, increased action no natural and working lands (NWL) to reduce emissions and sequester carbon, and the capture and storage of carbon.

The 2022 Update assesses the progress California is making toward reducing its GHG emissions by at least 40 percent below 1990 levels by 2030, as called for in SB 32 and laid out in the 2017 Scoping Plan, addresses recent legislation and direction from Governor Newsom, extends and expands upon these earlier plans, and implements a target of reducing anthropogenic emissions to 85 percent below 1990 levels by 2045, as well as taking an additional step of adding carbon neutrality as a science-based guide for California's climate work. As stated in the 2022 Update, "The plan outlines how carbon neutrality can be achieved by taking bold steps to reduce GHGs to meet the

anthropogenic emissions target and by expanding actions to capture and store carbon through the state's NWL and using a variety of mechanical approaches" (CARB 2022). Specifically, the 2022 Update includes the following:

- Identifies a path to keep California on track to meet its SB 32 GHG reduction target of at least 40 percent below 1990 emissions by 2030.
- Identifies a technologically feasible, cost-effective path to achieve carbon neutrality by 2045 and a reduction in anthropogenic emissions by 85 percent below 1990 levels.
- Focuses on strategies for reducing California's dependency on petroleum to provide consumers with clean energy options that address climate change, improve air quality, and support economic growth and clean sector jobs.
- Integrates equity and protecting California's most impacted communities as driving principles throughout the document.
- Incorporates the contribution of NWL to the state's GHG emissions, as well as their role in achieving carbon neutrality.
- Relies on the most up-to-date science, including the need to deploy all viable tools to address the existential threat that climate change presents, including carbon capture and sequestration, as well as direct air capture.
- Evaluates the substantial health and economic benefits of taking action.
- Identifies key implementation actions to ensure success.

In addition to reducing emissions from transportation, energy, and industrial sectors, the 2022 Update includes emissions and carbon sequestration in NWL and explores how NWL contribute to long-term climate goals. Under the Scoping Plan Scenario, California's 2030 emissions are anticipated to be 48 percent below 1990 levels, representing an acceleration of the current SB 32 target. Cap-and-Trade regulation continues to play a large factor in the reduction of near-term emissions for meeting the accelerated 2030 reduction target. Every sector of the economy will need to begin to transition in this decade to meet our GHG reduction goals and achieve carbon neutrality no later than 2045. The 2022 Update approaches decarbonization from two perspectives, managing a phasedown of existing energy sources and technologies, as well as increasing, developing, and deploying alternative clean energy sources and technology.

Senate Bill 375

The Sustainable Communities and Climate Protection Act of 2008 (SB 375), signed in August 2008, enhances the state's ability to reach AB 32 goals by directing the CARB to develop regional GHG emission reduction targets to be achieved from passenger vehicles by 2020 and 2035. SB 375 aligns regional transportation planning efforts, regional GHG reduction targets, and affordable housing allocations. Metropolitan Planning Organizations (MPO) are required to adopt a Sustainable Communities Strategy (SCS), which allocates land uses in the MPO's Regional Transportation Plan (RTP). Qualified projects consistent with an approved SCS or Alternative Planning Strategy (categorized as "transit priority projects") can receive incentives to streamline California Environmental Quality Act (CEQA) processing.

On March 22, 2018, CARB adopted updated regional targets for reducing GHG emissions from 2005 levels by 2020 and 2035. The Southern California Association of Governments (SCAG) was assigned

targets of an 8 percent reduction in per capita GHG emissions from passenger vehicles by 2020[2] and a 19 percent reduction in per capita GHG emissions from passenger vehicles by 2035. In the SCAG region, SB 375 also provides the option for the coordinated development of subregional plans by the subregional councils of governments and the county transportation commissions to meet SB 375 requirements.

Senate Bill 1383

Adopted in September 2016, SB 1383 (Lara, Chapter 395, Statues of 2016) requires the CARB to approve and begin implementing a comprehensive strategy to reduce emissions of short-lived climate pollutants. SB 1383 requires the strategy to achieve the following reduction targets by 2030:

- Methane – 40 percent below 2013 levels
- Hydrofluorocarbons – 40 percent below 2013 levels
- Anthropogenic black carbon – 50 percent below 2013 levels

As a result, the CARB adopted the Short-Lived Climate Pollutant Reduction Strategy in 2017 and has initiated implementation. SB 1383 also requires the California Department of Resources Recycling and Recovery (CalRecycle), in consultation with the CARB, to adopt regulations that achieve specified targets for reducing organic waste in landfills. CalRecycle has initiated the rulemaking process for these regulations with the proposed regulation text submitted to the Office of Administrative Law in October 2020.

Senate Bill 100

Adopted on September 10, 2018, SB 100 supports the reduction of GHG emissions from the electricity sector by accelerating the State's Renewables Portfolio Standard (RPS) Program, which was last updated by SB 350 in 2015. SB 100 requires electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.

Executive Order B-55-18

On September 10, 2018, former Governor Brown issued Executive Order (EO) B-55-18, which established a new statewide goal of achieving carbon neutrality by 2045 and maintaining net negative emissions thereafter. This goal is in addition to the existing statewide GHG reduction targets established by SB 375, SB 32, SB 1383, and SB 100.

California Building Standards Code

The California Code of Regulations (CCR) Title 24 is referred to as the California Building Standards Code. It consists of a compilation of several distinct standards and codes related to building construction including plumbing, electrical, interior acoustics, energy efficiency, and handicap accessibility for persons with physical and sensory disabilities. The current iteration is the 2022 Title 24 standards. The California Building Standards Code's energy-efficiency and green building standards are outlined below.

[2] SCAG met 2020 GHG reduction but confirmation from CARB is still pending.

PART 6 – BUILDING ENERGY EFFICIENCY STANDARDS/ENERGY CODE

CCR Title 24, Part 6 is the Building Energy Efficiency Standards or California Energy Code. This code, originally enacted in 1978, establishes energy-efficiency standards for residential and non-residential buildings in order to reduce California's energy demand. New construction and major renovations must demonstrate their compliance with the current Energy Code through submittal and approval of a Title 24 Compliance Report to the local building permit review authority and the California Energy Commission (CEC). The 2022 Title 24 standards are the applicable building energy efficiency standards for the proposed project because they became effective on January 1, 2023.

PART 11 – CALIFORNIA GREEN BUILDING STANDARDS

The California Green Building Standards Code, referred to as CALGreen, was added to Title 24 as Part 11, first in 2009 as a voluntary code, which then became mandatory effective January 1, 2011 (as part of the 2010 California Building Standards Code). The 2022 CALGreen includes mandatory minimum environmental performance standards for all ground-up new construction of residential and non-residential structures. It also includes voluntary tiers with stricter environmental performance standards for these same categories of residential and non-residential buildings. Local jurisdictions must enforce the minimum mandatory CALGreen standards and may adopt additional amendments for stricter requirements.

California Integrated Waste Management Act (Assembly Bill 341)

The California Integrated Waste Management Act of 1989, as modified by AB 341 in 2011, requires each jurisdiction's source reduction and recycling element to include an implementation schedule that shows: (1) diversion of 25 percent of all solid waste by January 1, 1995 through source reduction, recycling, and composting activities; and (2) diversion of 50 percent of all solid waste on and after January 1, 2000.

Executive Order N-79-20

On September 23, 2020, Governor Newsom issued EO N-79-20, which established the following new statewide goals:

- All new passenger cars and trucks sold in-state to be zero-emission by 2035;
- All medium- and heavy-duty vehicles in the state to be zero-emission by 2045 for all operations where feasible and by 2035 for drayage trucks; and
- All off-road vehicles and equipment to be zero-emission by 2035 where feasible.

EO N-79-20 directs CARB, the Governor's Office of Business and Economic Development, the CEC, the California Department of Transportation, and other state agencies to take steps toward drafting regulations and strategies and leveraging agency resources toward achieving these goals.

California Climate Crisis Act (AB 1279)

AB 1279, otherwise known as the California Climate Crisis Act, requires the state to achieve net zero GHG emissions as soon as possible, but no later than 2045, and achieve and maintain net negative GHG emissions thereafter, and to ensure that by 2045, statewide anthropogenic GHG emissions are reduced to at least 85% below the 1990 levels. AB 1279 requires the CARB to work with relevant state agencies to ensure that updates to the scoping plan identify and recommend measures to achieve these policy goals and to identify and implement a variety of policies and strategies that

enable carbon dioxide removal solutions and carbon capture, utilization, and storage technologies in the state. AB 1279 also requires the CARB to submit an annual report.

Clean Energy, Jobs, and Affordability Act of 2022 (SB 1020)

Adopted on September 16, 2022, SB 1020 creates clean electricity targets for eligible renewable energy resources and zero-carbon resources to supply 90 percent of retail sale electricity by 2035, 95 percent by 2040, 100 percent by 2045, and 100 percent of electricity procured to serve all state agencies by 2035. This bill shall not increase carbon emissions elsewhere in the western grid and shall not allow resource shuffling.

c. Regional

Southern California Association of Governments

On September 3, 2020, SCAG's Regional Council voted to approve and fully adopt the 2020-2045 RTP/SCS, also known as *Connect SoCal*. The 2020-2045 RTP/SCS builds upon the progress made through implementation of the 2016-2040 RTP/SCS and includes ten goals focused on promoting economic prosperity, improving mobility, protecting the environment, and supporting healthy/complete communities. The SCS implementation strategies include focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, and supporting implementation of sustainability policies. The SCS establishes a land use vision of center focused placemaking, concentrating growth in and near Priority Growth Areas, transferring of development rights, urban greening, creating greenbelts and community separators, and implementing regional advance mitigation (SCAG 2020).

The SCS technical report of the 2020-2045 RTP/SCS demonstrates the region's ability to attain and exceed the GHG emission reduction targets set forth by CARB; and outlines the region's plan for integrating the transportation network and related strategies with an overall land use pattern that responds to projected growth, housing needs, changing demographics, and transportation demands. The regional vision of the 2020-2045 RTP/SCS maximizes current voluntary local efforts that support the goals of SB 375. The 2020-2045 RTP/SCS emphasizes new housing and job growth in transit priority areas, livable corridors, high-quality transit areas, and neighborhood mobility areas in existing main streets, downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development. This overall land use development pattern supports and complements the proposed transportation network that emphasizes system preservation, active transportation, and transportation demand management measures.

SCAG's RTP/ SCS provides specific strategies and tools for successful implementation. These include supporting projects that provide diverse housing choices, focusing growth near destinations and mobility options, leveraging technology innovations such as bike sharing and neighborhood electric vehicles, implementing congestion pricing, improvements to pedestrian infrastructure, and more.

d. Local

City of Huntington Park General Plan

Huntington Park's General Plan was adopted in February 1991 and consists of the Land Use, Housing, Circulation, Open Space and Conservation, Safety, Noise, Public Facilities, and Urban Design Elements. All elements bear equal weight, and no element has legal precedence over

another. The General Plan lists several greenhouse gas emissions goals, policies, and actions as part of the Open Space and Conservation Element. The following goals, policies, and actions are applicable to the proposed project (Huntington Park 1991):

OPEN SPACE AND CONSERVATION ELEMENT

The Open Space and Conservation Element describes existing energy conservation patterns in the City. The Open Space and Conservation Element identifies the goals and policies for reducing energy use and emissions through land use, transportation, and energy use planning (Huntington Park 1991).

City of Huntington Park General Plan Environmental Justice Element

The City of Huntington Park General Plan Environmental Justice Element was adopted in November 2022. The Environmental Justice Element contains a comprehensive set of goals and policies aimed at increasing the role and influence of historically marginalized populations and reducing their exposure to environmental and health hazards. The following goal, policies, and programs from the Environmental Justice Element are relevant to GHG emissions (City of Huntington Park 2022):

Goal 1: Protect the Huntington Park community from the harmful effects of pollution exposure.

Policy 1.5: Replace City vehicles with zero or low-emissions vehicles, when feasible, for non-commercial and public safety uses in order to work toward a low-emissions City target by 2030.

Program 1.5.1: Develop a low-emissions fleet vehicle plan by the year 2026, with a goal of reducing City vehicle emissions and identifying funding resources, including State-sponsored funding and other grant initiatives to support this effort.

Policy 1.18: Encourage the use of ecologically based landscape design principles to support improved air quality by absorbing CO_2, producing oxygen, and providing shade that reduces energy required for cooling.

Program 1.21.1: As part of the development review process, provide a handout that outlines ecologically based landscape design principles, including the incorporation of parklets, landscaped medians, and landscaping within development.

4.7.3 Impact Analysis

a. Methodology and Thresholds of Significance

GHG emissions for operation of the proposed project were calculated using the CalEEMod, Version 2022.1. CalEEMod allows for the use of default data (e.g., emission factors, trip lengths, meteorology, source inventory) provided by the various California air districts to account for local requirements and conditions, and/or user-defined inputs. The input data and subsequent emission estimates for development facilitated by the proposed project are summarized below and detailed in Appendix D. At this time, there is not sufficient detail to allow project-level construction analysis and thus it would be speculative to analyze project-level construction GHG emissions. Therefore, construction GHG emissions were not quantified.

Operational GHG Emissions

MOBILE SOURCES

Mobile source emissions are generated by the increase in vehicle trips throughout the City associated with development facilitated by the proposed project. Mobile source emissions were estimated using VMT data prepared by Translutions, Inc. and mobile emissions rates from CalEEMod. As shown in Table 4.7-1, development facilitated by the proposed project would gradually increase vehicle trips and VMT. However, VMT per service population would decrease due to reduced trip lengths.

Table 4.7-1 Vehicle Activity Data for the Housing Element and General Plan Update

Activity	Existing (2020)	Future + Project (2040)
Total Vehicle Trips	120,315	130,404
Total VMT	1,099,804	1,174,656
Total VMT per service population	9.14	9.01

VMT = Vehicle Miles Traveled

[1] Quantities include trucks.

Source: Translutions 2023

ENERGY SOURCES

Emissions from energy use include electricity and natural gas use. Development facilitated by the proposed project would generate air pollutant emissions using electricity associated with cooling and lighting. Emissions from electricity use only applies to GHG emissions (as the energy is generated off-site and therefore may not be relevant for local and regional air quality conditions) and are calculated by multiplying the energy use by the carbon intensity of the utility district per kilowatt hour (CAPCOA 2022). Development facilitated by the proposed project would be served by Southern California Edison (SCE). Specific energy intensity factors (i.e., the amount of CO_2e per megawatt-hour) from SCE are used in the calculation of GHG emissions.

The default electricity consumption values in CalEEMod include the CEC-sponsored California Commercial End Use Survey and Residential Appliance Saturation Survey studies. The 2022.1 CalEEMod currently incorporates California's 2019 Title 24 building energy efficiency standards. As the Housing, Safety, and Land Use and Community Development Element Update is for the years 2021-2029, projects approved subsequent to December 2022 would be subject to at least 2022 Title 24 standards.

AREA SOURCES

Emissions associated with area sources, including consumer products, landscape maintenance, and architectural coating, were calculated in CalEEMod and utilize standard emission rates from CARB, U.S. EPA, and emission factor values provided by the local air district (CAPCOA 2022).

WATER AND WASTEWATER EMISSIONS

Water used and wastewater produced by a project generate indirect GHG emissions. These emissions are a result of the energy used to supply, convey, and treat water and wastewater. In addition to the indirect GHG emissions associated with energy use, the wastewater treatment

process itself can directly emit both CH_4 and N_2O. Indoor and outdoor water use is estimated using CalEEMod default values.

WASTE SOURCES

GHG emissions from waste generation were also calculated in CalEEMod and are based on CARB's methods for quantifying GHG emissions from solid waste using the degradable organic content of waste (CARB 2010). Waste disposal rates by land use and overall composition of municipal solid waste in California was primarily based on data provided by the California Department of Resources Recycling and Recovery (CalRecycle).

Refrigerants

GHG emissions from refrigerants were calculated in CalEEMod and are based on industry data from the US EPA. GHG emissions from refrigerants are associated with building air conditioning and refrigeration equipment. CalEEMod quantifies refrigerant emissions from leaks during regular operation and routine servicing over the equipment's lifetime and then derives average annual emissions from the lifetime estimate (CAPCOA 2022).

Thresholds of significance are based on the questions in Appendix G of the CEQA Guidelines. To determine whether a project would result in a significant impact to GHG emissions, Appendix G of the *CEQA Guidelines* requires consideration of whether a project would:

1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases

The vast majority of individual projects do not generate sufficient GHG emissions to directly influence climate change. However, physical changes caused by a project can contribute incrementally to significant cumulative effects, even if individual changes resulting from a project are limited. As a result, the issue of climate change typically involves an analysis of whether a project's contribution towards an impact would be cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines Section 15064[h][1]).

CEQA Guidelines Section 15064.4 recommends that lead agencies quantify GHG emissions of projects and consider several other factors that may be used in the determination of significance of GHG emissions from a project, including the extent to which the project may increase or reduce GHG emissions; whether a project exceeds an applicable significance threshold; and the extent to which the project complies with regulations or requirements adopted to implement a plan for the reduction or mitigation of GHG emissions.

CEQA Guidelines Section 15064.4 does not establish a threshold of significance. Lead agencies have the discretion to establish significance thresholds for their respective jurisdictions, and in establishing those thresholds, a lead agency may appropriately look to thresholds developed by other public agencies or suggested by other experts, as long as any threshold chosen is supported by substantial evidence (see CEQA Guidelines Section 15064.7[c]). The CEQA Guidelines also clarify that the effects of GHG emissions are cumulative and should be analyzed in the context of CEQA's requirements for cumulative impact analysis (see CEQA Guidelines Section 15130[f]). As a note, the

CEQA Guidelines were amended in response to SB 97. In particular, the CEQA Guidelines were amended to specify that compliance with a GHG emissions reduction plan renders a cumulative impact insignificant.

Per CEQA Guidelines Section 15064(h)(3), a project's incremental contribution to a cumulative impact can be found not cumulatively considerable if the project would comply with an approved plan or mitigation program that provides specific requirements that would avoid or substantially lessen the cumulative problem in the geographic area of the project. To qualify, such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the public agency. Examples of such programs include a "water quality control plan, air quality attainment or maintenance plan, integrated waste management plan, habitat conservation plan, natural community conservation plans [and] plans or regulations for the reduction of GHG emissions." Therefore, a lead agency can make a finding of less-than-significant for GHG emissions if a project complies with adopted programs, plans, policies, and/or other regulatory strategies to reduce GHG emissions.

Neither the City of Huntington Park nor the County of Los Angeles has adopted a numerical significance threshold for assessing impacts related to GHG emissions or formally adopted a local plan for reducing GHG emissions. Likewise, neither the South Coast Air Quality Management District, (SCAQMD), Office of Planning and Research (OPR), CARB, California Air Pollution Control Officers Association (CAPCOA), nor any other State or applicable regional agency has adopted a numerical significance threshold for assessing GHG emissions that is applicable to the project. Therefore, the significance of the proposed project's potential impacts regarding GHG emissions and climate change is evaluated based on consistency with plans and polices adopted for the purposes of reducing GHG emissions and mitigating the effects of climate change. Operational GHG emissions generated by the proposed project are quantified for informational purposes but are not compared to a numeric threshold.

In the absence of a CEQA-qualified Climate Action Plan (CAP) or GHG reduction plan, the state recommends determining whether a proposed residential or mixed-use residential development would align with the 2022 Scoping Plan by assessing if the project is consistent with all the key project attributes identified in Table 3 of Appendix D of the 2022 Scoping Plan. These attributes are detailed under Impact GHG-1 below in Table 4.7-2. According to the 2022 Scoping Plan "Projects that have all the key project attributes should accommodate growth in a manner consistent with State GHG reduction and equity prioritization goals" (CARB 2022). The 2022 Scoping Plan states that "Lead agencies may determine, with adequate additional supporting evidence, that projects that incorporate some, but not all, of the key project attributes are consistent with the State's climate goals" (CARB 2022).

b. Project Impacts and Mitigation Measures

Threshold 1:	Would the proposed Project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?
Threshold 2:	Would the proposed Project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Impact GHG-1 IMPLEMENTATION OF THE HOUSING ELEMENT AND GENERAL PLAN UPDATE WOULD NOT CONFLICT WITH AN APPLICABLE PLAN, POLICY, OR REGULATION ADOPTED FOR THE PURPOSE OF REDUCING GHG EMISSIONS. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

Consistency with Applicable Plans and Policies

2022 SCOPING PLAN

The principal state plan to monitor and regulate GHGs is AB 32, the California Global Warming Solutions Act of 2006, which was followed by SB 32. The quantitative goal of AB 32 was to reduce GHG emissions to 1990 levels by 2020. According to CARB, California achieved its 2020 GHG emission reduction target in 2016. The goal of SB 32 is to reduce GHG emissions to 40 percent below 1990 levels by 2030. Pursuant to SB 32, the Scoping Plan was created to outline goals and measures for the state to achieve the reductions, the latest iteration of which is the 2022 Scoping Plan. The 2022 Scoping Plan focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the state's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities. Table 4.7-2 demonstrates the proposed project's consistency with the strategies and actions outlined in the 2022 Scoping Plan.

Table 4.7-2 Consistency with Applicable 2022 Scoping Plan GHG Emission Reduction Strategies

Strategy/Action	Project Consistency
Actions from Scoping Plan Scenario: Key Residential and Mixed-Use Project Attributes that Reduce GHGs[1]	
Transportation Electrification: Provides EV charging infrastructure that, at a minimum, meets the most ambitious voluntary standards in the California Green Building Standards Code at the time of project approval.	**Potential Conflict.** As individual project-level details are not available at this stage of project planning, it is unknown how much EV charging infrastructure would be provided by development facilitated by the Housing Element and General Plan Update and if it would meet the most ambitious voluntary standards. Therefore, development facilitated by the Housing Element and General Plan Update could conflict with the transportation electrification action and impacts would be potentially significant.
VMT Reduction: Is located on infill sites that are surrounded by existing urban uses and reuses or redevelops previously undeveloped or underutilized land that is presently served by existing utilities and essential public services (e.g., transit, streets, water, sewer)	**No Conflict.** The proposed project would facilitate the infill development of 2,668 residential units that would redevelop commercial land uses throughout the City. As existing commercial uses that would be redeveloped, the Housing Element opportunity sites are presently served by existing utilities and essential public services.

Strategy/Action	Project Consistency
VMT Reductions: Does not result in the loss or conversion of natural and working lands.	**No Conflict.** The project is an infill and redevelopment of commercial uses to residential uses and would not require the development of natural and working lands.
VMT Reduction: ▪ Consists of transit-supportive densities (minimum of 20 residential dwelling units per acre), or ▪ Is in proximity to existing transit stops (within a half mile), or ▪ Satisfies more detailed and stringent criteria specified in the region's SCS.	**No Conflict.** Opportunity housing sites in the Florence/Salt Lake, Pacific/Randolph, and Slauson/ Long Beach areas would be within a half mile of existing LA Metro light rail stations and existing bus stops. Housing opportunity sites within the Huntington Park area would be within a half mile of existing bus stops serviced by LA DOT and LA Metro.
VMT Reduction: Reduces parking requirements by: ▪ Eliminating parking requirements or including maximum allowable parking ratios (i.e., the ratio of parking spaces to residential units or square feet); or ▪ Providing residential parking supply at a ratio of less than one parking space per dwelling unit; or ▪ For multifamily residential development, requiring parking costs to be unbundled from costs to rent or own a residential unit.	**Potential Conflict.** As individual project-level details are not available at this stage of project planning, it is unknown how development facilitated by the proposed project would reduce parking requirements. Therefore, development facilitated by the proposed project could conflict with the VMT reduction action and impacts would be potentially significant.
VMT Reduction: At least 20 percent of units included are affordable to lower-income residents.	**Potential Conflict.** As individual project-level details are not available at this stage of project planning, the percentage of affordable units that would be included in development facilitated by the proposed project is unknown. The Housing Element is required to include affordable units as mandated by state law; however, the total number of affordable units, and the breakdown by individual project, is unknown at this time. Therefore, development facilitated by the proposed project could conflict with this VMT reduction action and impacts would be potentially significant.
VMT Reduction: Results in no net loss of existing affordable units.	**No Conflict.** Development facilitated by the project would redevelop existing commercial uses with residential uses and would not remove existing affordable units. Therefore, no net loss of existing affordable housing units would occur.
Building Decarbonization: Uses all-electric appliances without any natural gas connections and does not use propane or other fossil fuels for space heating, water heating, or indoor cooking.	**Potential Conflict.** Development facilitated by the Housing Element would be required to comply with all State (e.g., Title 24) and local plans for the reduction of GHGs. As individual project-level details are not available at this stage of project planning, it is unknown if all residential units would use all-electric appliances without natural gas connections. Therefore, development facilitated by the proposed project could conflict with the building decarbonization action and impacts would be potentially significant.

[1] Taken from Table 3 in Appendix D of the Scoping Plan

Source: CARB 2022

2020-2045 SCAG REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY

On September 3, 2020, SCAG's Regional Council formally adopted the 2020-2045 RTP/SCS (titled Connect SoCal). The 2020-2045 RTP/SCS is forecast to help California reach its GHG reduction goals by reducing GHG emissions from passenger cars in the SCAG region by 8 percent below 2005 levels by 2020 and 19 percent by 2035 in accordance with the most recent CARB targets adopted in March 2018. The 2020-2040 RTP/SCS includes ten goals with corresponding implementation strategies for focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, and supporting implementation of sustainability policies. The project's consistency with the 2020-2045 RTP/SCS is discussed in Table 4.7-3. As shown therein, the project would be consistent with the GHG emission reduction strategies contained in the 2020-2045 RTP/SCS.

Table 4.7-3 Consistency with Applicable SCAG RTP/SCS GHG Emission Reduction Strategies

Strategy/Action	Project Consistency
Focus Growth Near Destinations & Mobility Options. ▪ Emphasize land use patterns that facilitate multimodal access to work, educational and other destinations ▪ Focus on a regional jobs/housing balance to reduce commute times and distances and expand job opportunities near transit and along center-focused main streets ▪ Plan for growth near transit investments and support implementation of first/last mile strategies. ▪ Prioritize infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods ▪ Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations)	**No Conflict.** The project would facilitate the infill development of 2,668 residential units that would redevelop commercial land uses throughout the City. Development facilitated by the proposed project would be within walking and biking distance of existing residential, commercial, and recreational uses. In addition, the City is serviced by the LADOT and LA Metro bus systems. Opportunity sites located in the Florence/Salt Lake, Pacific/Randolph, and Slauson/Long Beach areas would be within half a mile of major transit stops. Therefore, the project would focus growth near destinations and mobility options.
Promote Diverse Housing Choices. Preserve and rehabilitate affordable housing and prevent displacement	**No Conflict.** The proposed project would construct 2,668 multi-family units for residents of varying income categories. Development facilitated by the project would increase housing supply and diversity from the existing housing conditions. In addition, the new units would be designed to be more energy efficient and safer than the existing deteriorating buildings. Therefore, the project would promote diverse housing choices.
Leverage Technology Innovations. Promote low emission technologies such as neighborhood electric vehicles, shared rides hailing, car sharing, bike sharing and scooters by providing supportive and safe infrastructure such as dedicated lanes, charging and parking/drop-off space	**No Conflict.** The project would incorporate all applicable measures of the 2022 CALGreen Building Standards, which are comparable (and more stringent in certain categories) than LEED standards. Thus, development facilitated by the project would require a minimum amount of EV ready and EV charging parking stalls at each residential unit.

Strategy/Action	Project Consistency
Support Implementation of Sustainability Policies. Continue to support long range planning efforts by local jurisdictions	**No Conflict.** The project would be designed and operated to meet the applicable requirements of CALGreen. The project would be consistent with the latest Title 24 and CALGreen requirements. Development facilitated by the project would require to follow mandatory measures established by CALGreen that include energy efficiency, water conservation, material conservation, planning and design, and overall environmental quality. Therefore, the project would support implementation of sustainability policies.
Promote a Green Region. ▪ Support development of local climate adaptation and hazard mitigation plans, as well as project implementation that improves community resiliency to climate change and natural hazards ▪ Support local policies for renewable energy production, reduction of urban heat islands and carbon sequestration ▪ Promote more resource efficient development focused on conservation, recycling and reclamation	**No Conflict.** The project would facilitate the infill development of 2,668 residential units that would redevelop commercial land uses throughout the City. Therefore, the project would not interfere with regional wildlife connectivity or convert agricultural land. The project would comply with applicable conservation policies such as the City's General Plan, Title 24, and CALGreen. Accordingly, the project would support development of a "green" region.

Source: SCAG 2020

GHG Emissions Generation

GHG emissions are provided for informational purposes. Operation of development facilitated by the proposed project would generate GHG emissions associated with area sources, energy and water usage, vehicle trips, wastewater and solid waste generation, and refrigerants. Operational GHG emissions associated with development facilitated by the proposed project are shown in Table 4.7-4. As shown therein, annual emissions from development facilitated by the proposed project would be approximately 6,152 MT of CO_2e per year. Thus, there is a potential for GHG emissions from the proposed project to contribute to cumulative omissions, proposed mitigation measures will reduce impacts to less than significant levels.

Table 4.7-4 Annual Operational Emissions of Greenhouse Gases

Emission Source	Annual Emissions (MT CO_2e)
Mobile	389
Area	899
Energy	3,946
Water	299
Solid Waste	616
Refrigerants	3
Total	**6,152**

MT CO_2e = metric tons of carbon dioxide equivalent
Source: Appendix D for CalEEMod worksheets.

Mitigation Measures

Mitigation GHG-1 GHG Reduction Actions

Future individual projects facilitated by the proposed project would be required to implement with the following GHG reduction actions to ensure compliance with the 2022 Scoping Plan or demonstrate how the project would comply with the 2022 Scoping plan without implementing each one or more of these GHG reduction actions.

- **Transportation Electrification.** Future projects under the proposed project shall comply with the most ambitious voluntary standards for transportation electrification in the California Building Standards Code at the time of approval or demonstrate that the future project would still comply with the 2022 Scoping Plan without meeting the California Building Standards Code voluntary standards.[3]
- **VMT Reduction – Parking.** Future projects under the proposed project shall include one of the following parking reduction requirements or demonstrate that the future project would still comply with the 2022 Scoping Plan without meeting the parking reduction requirements:
  - Eliminate parking requirements or include the maximum allowable parking ratio ((i.e., the ratio of parking spaces to residential units or square feet); or
  - Provide residential parking supply at a ratio of less than one parking space per dwelling unit; or
  - For multi-family residential development, parking costs to be unbundled from costs to rent or own a residential unit.
- **VMT Reduction – Affordable Housing.** Future projects under the proposed project shall allocate a minimum of 20 percent of units to be designated as affordable or lower income or demonstrate that the future project would still comply with the 2022 Scoping Plan without meeting the affordable housing requirements.
- **Building Decarbonization.** Future projects under the Housing Element shall use all-electric appliances without any natural gas connections and shall not use propane or other fossil fuels for space heating, water heating, or indoor cooking. Demonstrating that the future project would still comply with the 2022 Scoping Plan without using all-electric appliances or other fossil fuels for appliances, may be used in lieu of all electric dwelling units.

Significance After Mitigation

Implementation of Mitigation Measure GHG-1 would require future projects developed under the proposed project to comply with the actions in the 2022 Scoping Plan or demonstrate that the future project would still comply with the 2022 Scoping Plan without meeting that specific GHG reduction action. As detailed in the *Thresholds of Significance* discussion above, projects that are consistent with all measures identified in Table 4.7-2 are automatically deemed consistent with the 2022 Scoping Plan Update. Additionally, the 2022 Scoping Plan provides the ability for lead agencies to determine that projects that incorporate some, but not all, of the key project attributes may still be consistent with the State's climate goals. These determinations must provide substantial evidence to support the conclusion. Therefore, with implementation of Mitigation Measure GHG-1,

[3] For reference, the 2022 Title 24 most ambitious voluntary standards require 40 percent of parking spaces be EV ready and a minimum of 15 percent of all parking spaces have EV charging stations. Depending on the year in which subsequent projects are approved, future Title 24 standards may supersede these requirements.

the proposed project would be consistent with State and local policies for reducing GHG emissions and impacts would be less than significant with mitigation incorporated.

c. Cumulative Impacts

The geographic scope for projects considered in the cumulative impact analysis for GHG emissions is global because impacts of climate change are experienced on a global scale regardless of the location of GHG emission sources. Therefore, GHG emissions and climate change are, by definition, cumulative impacts. Thus, the issue of climate change involves an analysis of whether a project's contribution towards an impact is cumulatively considerable. As discussed under Impact GHG-1 above, project impacts related to GHG emissions would be less than significant with mitigation as the proposed project would be consistent with the State and local plans for reducing GHG emissions. Therefore, the proposed project's contribution to cumulative GHG impacts would not be cumulatively considerable.

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4.8 Hazards and Hazardous Materials

This section evaluates the potential impacts associated with exposure to hazards and hazardous materials from implementation of the proposed Housing Element and General Plan Update. This analysis consists of a summary of the existing conditions in Huntington Park, the hazard and hazardous materials regulatory framework, and a discussion of the potential hazardous impacts from development on inventory sites and throughout Huntington Park.

4.8.1 Setting

a. Definition of Hazardous Materials and Hazardous Waste

The term "hazardous material" has different definitions for different regulatory programs. For the purpose of this EA, the term "hazardous materials" refers to both hazardous materials and hazardous waste. The California Health and Safety Code Section 25501(n)(1) defines a hazardous material as any material that "because of its quantity, concentrations, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment." Hazardous materials include but are not limited to hazardous substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or environment.

A material is hazardous if it exhibits one or more of the following characteristics: toxicity, ignitability, corrosivity, and reactivity. These types of hazardous materials are defined below:

- **Toxic Substances.** Toxic substances may cause short-term or long-lasting health effects, ranging from temporary effects to permanent disability, or even death. For example, such substances can cause disorientation, acute allergic reactions, asphyxiation, skin irritation, or other adverse health effects if human exposure exceeds certain levels (the level depends on the substances involved and is chemical-specific). Carcinogens, substances that can cause cancer, are a special class of toxic substances. Examples of toxic substances include benzene (a component of gasoline and suspected carcinogen) and methylene chloride (a common laboratory solvent and a suspected carcinogen).
- **Ignitable Substances.** Ignitable substances are hazardous because of their ability to burn. Gasoline, hexane, and natural gas are examples of ignitable substances.
- **Corrosive Materials.** Corrosive materials can cause severe burns. Corrosives include strong acids and bases such as sodium hydroxide (lye) or sulfuric acid (battery acid).
- **Reactive Materials.** Reactive materials may cause explosions or generate toxic gases. Explosives, pure sodium or potassium metals (which react violently with water), and cyanides are examples of reactive materials.

Soil and groundwater can become contaminated by hazardous material releases in a variety of ways, including permitted or illicit use and accidental or intentional disposal or spillage. Before the 1980s, most land disposal of chemicals was unregulated, resulting in numerous industrial properties and public landfills becoming dumping grounds for unwanted chemicals. The largest and most contaminated of these sites became Superfund sites, so named for their eligibility to receive cleanup money from a federal fund established under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The National Priorities List (NPL) is the list of national

priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the U.S. EPA in determining which sites warrant further investigation. Sites are added to the NPL following a hazard ranking system.

Numerous smaller properties have been designated as contaminated sites. Often these are gas station sites where leaking underground storage tanks (USTs) were upgraded under a federal requirement in the late 1980s. Another category of sites that may have some overlap with the types already mentioned is "brownfields" – previously used, often abandoned, sites that due to actual or suspected contamination are undeveloped or underused. Both the U.S. EPA and California Department of Toxic Substances Control (DTSC) maintain lists of known brownfields sites. These sites are often difficult to inventory due to their owners' reluctance to publicly label their property as potentially contaminated.

b. Existing Hazardous Materials Sites

The locations where hazardous materials are used, stored, treated and/or disposed of comes to the attention of regulatory agencies through various means, including licensing and permitting, enforcement actions, and anonymous tips. To the extent possible, the locations of these businesses and operations are recorded in database lists maintained by various State, Federal, and local regulatory agencies. In addition, Federal, State, and local agencies enforce regulations applicable to hazardous waste generators and users, and the and the Los Angeles County Fire Department Health Hazardous Materials Division tracks and inspect hazardous materials handlers to ensure appropriate reporting and compliance.

Permitted uses of hazardous materials include those facilities that use hazardous materials or handle hazardous wastes in accordance with current hazardous materials and hazardous waste regulations. The use and handling of hazardous materials from these sites is considered low risk, although there can be instances of unintentional chemical releases. In such cases, the site would be tracked in the environmental databases as an environmental case. Permitted sites without documented releases are, nevertheless, potential sources of hazardous materials in the soil and/or groundwater due to accidental spills, incidental leakage, or spillage that may have gone undetected. Some facilities are permitted for more than one hazardous material use and, therefore, could appear in more than one database.

The potential to encounter hazardous materials in soil and groundwater in Huntington Park is generally based on a search of Federal, State, and local regulatory databases that identify permitted hazardous materials uses, environmental cases, and spill sites. The DTSC EnviroStor database contains information on properties in California where hazardous substances have been released or where the potential for a release exists. The SWRCB GeoTracker database contains information on properties in California for sites that require cleanup, such as leaking underground storage tank (LUST) sites, which may impact, or have potential impacts, to water quality, with emphasis on groundwater.

According to databases of hazardous material sites maintained by the DTSC (EnviroStor) and the SWRCB (GeoTracker), Huntington Park has the following types of hazardous sites that are still active or need further investigation: voluntary cleanup, corrective action, school cleanup, evaluation, tiered permit, State Response, Clean Up Program Site, and Lust Cleanup Site (DTSC 2022; SWRCB 2022). These sites are dispersed throughout Huntington Park and are listed in the Draft Housing Element, Section V. Sites Inventory.

Existing sites that may potentially contain hazardous land uses in Huntington Park include large and small-quantity generators of hazardous waste, such as dry cleaners, gas stations and other industrial uses. According to DTSC and SWRCB, there are192 open sites containing or potentially containing hazardous materials contamination located within Huntington Park, there are five open sites, including thirteen sites in need of evaluation, thirty-seven cleanup program sites, and five active sites. Figure 4.8-1 shows the hazardous material sites within Huntington Park.

Use, Transport, and Abatement of Hazardous Materials

The use of hazardous materials is typically associated with industrial land. Activities such as manufacturing, plating, cleaning, refining, and finishing, frequently involve chemicals that are considered hazardous when accidentally released into the environment.

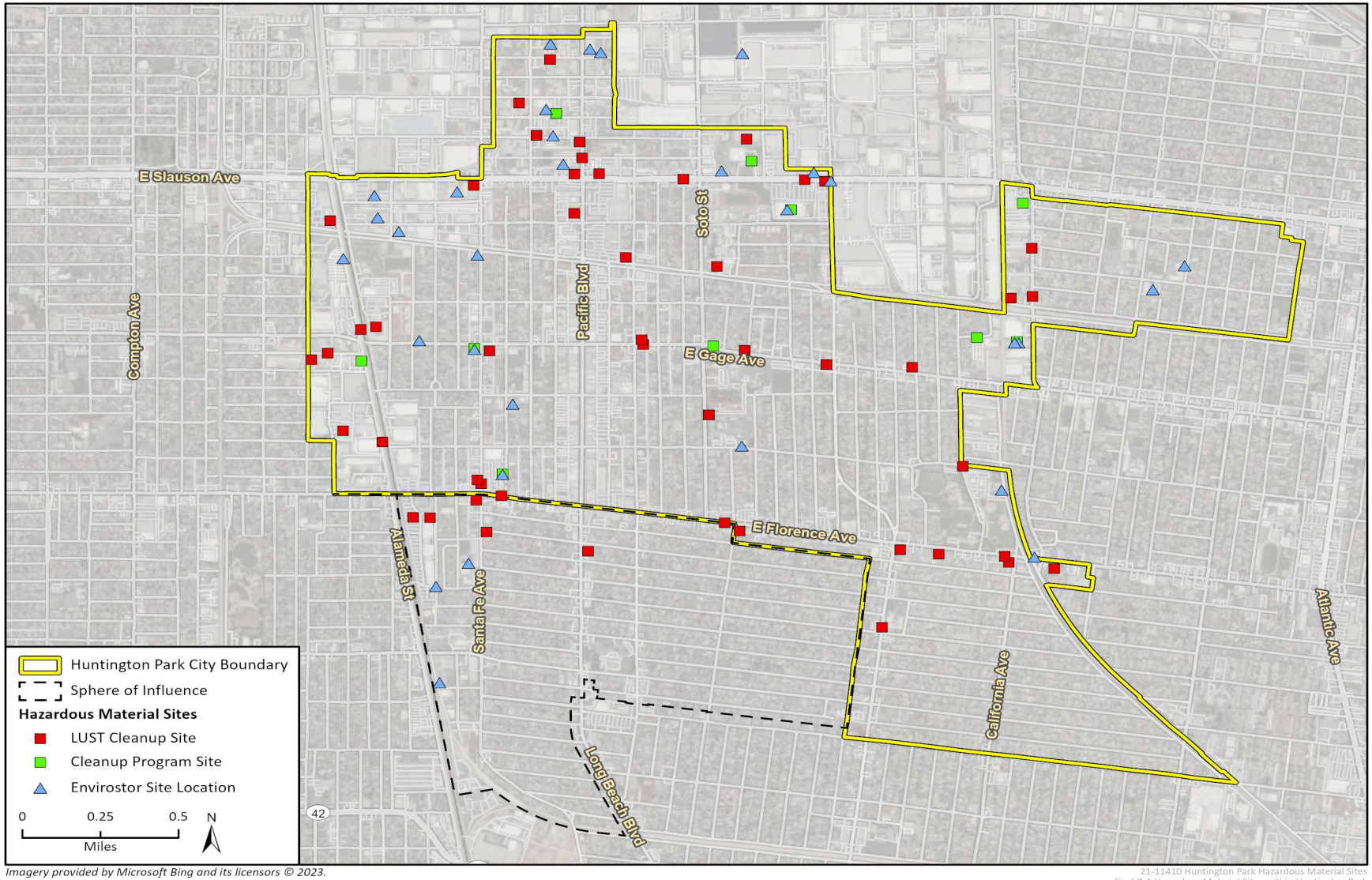
To a lesser extent, hazardous materials may also be used by various commercial enterprises, as well as residential uses. In particular, dry cleaners use cleaning agents considered to be hazardous materials. Hardware stores typically stock paints and solvents, as well as fertilizers, herbicides, and pesticides. Swimming pool supply stores stock acids, algaecides, and caustic agents. Most commercial businesses occasionally use commonly available cleaning supplies that, when used in accordance with manufacturers' recommendations, are considered safe by the State of California, but when not handled properly can be considered hazardous. Private residences also use and store commonly available cleaning materials, paints, solvents, swimming pool and spa chemicals, as well as fertilizers, herbicides, and pesticides.

If improperly handled, hazardous materials can result in public health hazards through human contact with contaminated soils or groundwater, or through airborne releases in vapors, fumes, or dust. There is also the potential for accidental or unauthorized releases of hazardous materials that would pose a public health concern. The use, transport, and disposal of hazardous materials and wastes are required to occur in accordance with Federal, State, and local regulations. In accordance with such regulations, the transport of hazardous materials and waste can only occur with transporters who have received training and appropriate licensing. Additionally, hazardous waste transporters are required to complete and carry a hazardous waste manifest, which includes forms, reports, and procedures designed to seamlessly track hazardous waste.

c. Asbestos Containing Materials

Asbestos is a naturally occurring fibrous material that was widely used in structures built between 1945 and 1978 for its fireproofing and insulating properties. Asbestos-containing materials (ACM) were banned by U.S. EPA between the early 1970s and 1991 under the authority of the CAA and the Toxic Substances Control Act (TSCA) due to their harmful health effects. Exposure to asbestos increases risk of developing lung disease, such as lung cancer, mesothelioma, or asbestosis (U.S. EPA 2023a). Common ACMs include vinyl flooring and associated mastic, wallboard and associate joint compound, plaster, stucco, acoustic ceiling spray, ceiling tiles, heating system components, and roofing materials. Pre-1973 commercial and industrial structures are affected by asbestos regulations if damage occurs, or if remodeling, renovation, or demolition activities disturb ACMs.

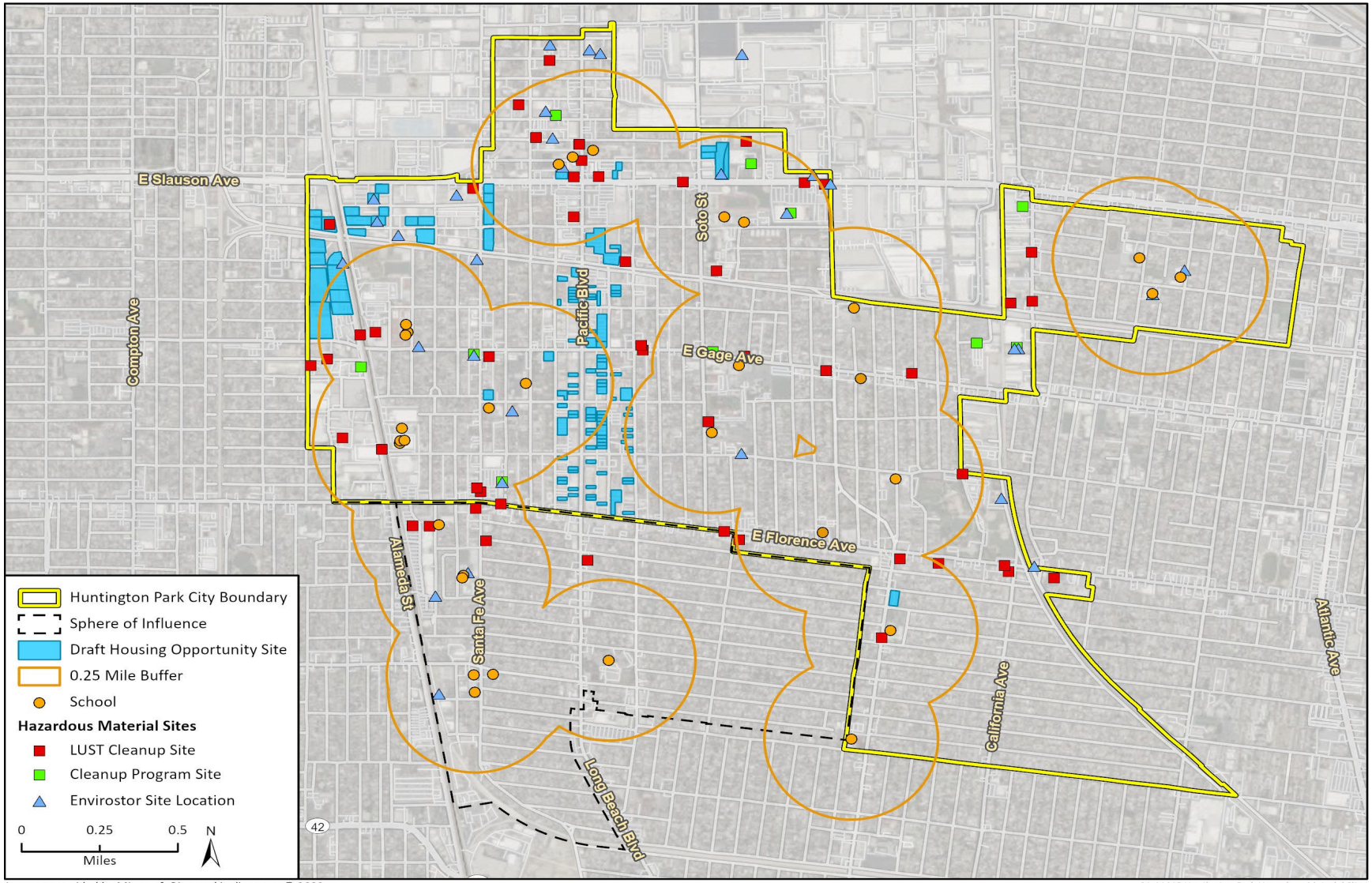
Figure 4.8-1 Hazardous Material Sites within the City



Imagery provided by Microsoft Bing and its licensors © 2023.
Additional data provided by GeoTracker 2023.

21-11410 Huntington Park Hazardous Material Sites
Fig 4.8-1 Hazardous Material Sites within Huntington Park

Figure 4.8-2 Hazardous Material Sites within 0.25 Miles of a School



Imagery provided by Microsoft Bing and its licensors © 2023.
Additional data provided by GeoTracker 2023; California Department of Education, 2022.

21-11410 Huntington Park Hazardous Material Sites
Fig 4.8-2 Hazardous Material Sites within 0.25 mile of a School

d. Lead and Lead Based-Based Paint

Lead is a naturally occurring metallic element. Because of its toxic properties, lead is regulated as a hazardous material. Excessive exposure to lead can result in the accumulation of lead in the blood, soft tissues, and bones. Children are particularly susceptible to potential lead-related health problems because it is easily absorbed into developing systems and organs. Lead can affect almost every organ and system in the body. In children, lead can cause behavior and learning problems, lower IQ and hyperactivity, hearing problems, and anemia. In adults, lead can cause cardiovascular effects, decrease in kidney function, and reproductive problems. In addition, lead can result in serious effects to the developing fetus and infant for pregnant women (U.S. EPA 2023b). Among its numerous uses and sources, lead can be found in paint, water pipes, solder in plumbing systems, and in soils surrounding buildings and structures that are painted with lead-based paint (LBP). LBP was primarily used during the same time period as ACMs. Pre-1978 commercial and industrial structures are affected by LBP regulations if the paint is in a deteriorated condition or if remodeling, renovation, or demolition activities disturb LBP surfaces.

e. Schools

School locations require consideration because children are particularly sensitive to hazardous materials exposure. Additional protective regulations apply to projects that could use or disturb potentially hazardous products near or at schools. The California Public Resources Code requires projects that would be located within a quarter mile of a school and might reasonably be expected to emit or handle hazardous materials to consult with the school district regarding potential hazards. There are 32 schools located within Huntington Park. As shown in Figure 4.8-2, 122 sites that were identified as Draft Housing Opportunity Sites under the proposed project are within a 0.25 mile radius of existing schools and/or childcare facilities.

4.8.2 Regulatory Setting

Hazardous materials and waste can pose a potential hazard to human health and the environment when improperly treated, stored, transported, disposed of, or otherwise managed. Federal, State, and local programs that regulate the use, storage, and transportation of hazardous materials and hazardous waste are in place to prevent unwanted consequences. These regulatory programs are designed to reduce the risk that hazardous substances may pose to people and businesses under normal daily circumstances and as a result emergencies and disasters.

a. Federal Regulations

Primary Federal agencies with responsibility for hazardous materials management include the U.S. EPA, U.S. Department of Labor's Occupational Safety and Health Administration (OSHA), and the U.S. Department of Transportation (U.S. DOT). The major laws enforced by these agencies are described below.

Toxic Substances Control Act (1976) and the Resource Conservation and Recovery Act of 1976 (RCRA)

These acts established a program administered by the U.S. EPA for the regulation of the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA was amended in 1984 by the Hazardous and Solid Waste Act, which affirmed and extended the "cradle to grave" system of

regulating hazardous wastes. Among other things, the use of certain techniques for the disposal of some hazardous wastes was specifically prohibited by the Hazardous and Solid Waste Act.

Lead-Based Paint Elimination Final Rule 24 Code of Federal Regulations

Governed by the U.S. Housing and Urban Development, regulations for LBP are contained in the Lead-Based Paint Elimination Final Rule 24 Code of Federal Regulations (CFR) 33, which requires sellers and lessors to disclose known LBP and LBP hazards to perspective purchasers and lessees. Additionally, all LBP abatement activities must follow California and federal occupational safety and health administrations California Occupational Safety and Health Administration (CalOSHA) and OSHA, respectively and with the State of California Department of Health Services requirements. Only LBP trained and certified abatement personnel can perform abatement activities. All lead LBP removed from structures must be hauled and disposed of by a transportation company licensed to transport this type of material at a landfill or receiving facility licensed to accept the waste.

U.S. Environmental Protection Agency

The U.S. EPA is the agency primarily responsible for enforcement and implementation of Federal laws and regulations pertaining to hazardous materials. Applicable Federal regulations pertaining to hazardous materials are contained in the CFR Titles 29, 40, and 49. Hazardous materials, as defined in the CFR, are listed in 49 CFR 172.101. The management of hazardous materials is governed by the following laws:

1. Resource Conservation and Recovery Act of 1976) (42 USC 6901 et seq.)
2. Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (also called the Superfund Act) (42 USC 9601 et seq.)
3. Federal Insecticide, Fungicide, and Rodenticide Act (7 USC 136 et. Seq.)
4. Superfund Amendments and Reauthorization Act of 1986 (Public Law 99 499)

These laws and associated regulations include specific requirements for facilities that generate, use, store, treat, and/or dispose of hazardous materials. U.S. EPA provides oversight and supervision for Federal Superfund investigation/remediation projects, evaluates remediation technologies, and develops hazardous materials disposal restrictions and treatment standards.

U.S. Department of Transportation Regulations

U.S. DOT prescribes strict regulations for the safe transportation of hazardous materials, including requirements for hazardous waste containers and licensed haulers that transport hazardous waste on public roads. The Secretary of the U.S. DOT receives the authority to regulate the transportation of hazardous materials from the Hazardous Materials Transportation Act (HMTA), as amended and codified in in 49 U.S. Code (U.S.C.) Section 5101 et seq. The Secretary is authorized to issue regulations to implement the requirements of 49 U.S.C. The Pipeline and Hazardous Materials Safety Administration (PHMSA), formerly the Research and Special Provisions Administration, was delegated the responsibility to write the hazardous materials regulations, which are contained in Title 49 of the CFR Parts 100-180. Title 49 of the CFR, which contains the regulations set forth by the HMTA, specifies requirements and regulations with respect to the transport of hazardous materials. It requires that every employee who transports hazardous materials receive training to recognize and identify hazardous materials and become familiar with hazardous materials requirements. Under the HMTA, the Secretary "may authorize any officer, employee, or agent to enter upon, inspect, and examine, at reasonable times and in a reasonable manner, the records and properties

of persons to the extent such records and properties relate to: (1) the manufacture, fabrication, marking, maintenance, reconditioning, repair, testing, or distribution of packages or containers for use by any 'person' in the transportation of hazardous materials in commerce; or (2) the transportation or shipment by any 'person' of hazardous materials in commerce.

Occupational Safety and Health Act of 1970

The U.S. Department of Labor's OSHA was created to assure safe and healthful working conditions by setting and enforcing standards and by providing training, outreach, education, and assistance. OSHA provides standards for general industry and construction industry on hazardous waste operations and emergency response. The Occupational Safety and Health Act, which is implemented by OSHA, contains provisions with respect to hazardous materials handling. Federal Occupational Safety and Health Act requirements, as set forth in Title 29 of the CFR Section 1910, et. seq., are designed to promote worker safety, worker training, and a worker's right-to-know. OSHA has delegated the authority to administer OSHA regulations to the State of California.

Title 49 of the CFR, which contains the regulations set forth by the Hazardous Materials Transportation Act of 1975, specifies additional requirements and regulations with respect to the transport of hazardous materials. Title 49 of the CFR requires that every employee who transports hazardous materials receive training to recognize and identify hazardous materials and become familiar with hazardous materials requirements. Drivers are also required to be trained in function and commodity-specific requirements.

Other Hazardous Materials Regulations

In addition to the U.S. DOT regulations for the safe transportation of hazardous materials, there are other applicable federal laws that also address hazardous materials:

- Community Environmental Response Facilitation Act of 1992
- Clean Water Act
- Clean Air Act
- Safe Drinking Water Act
- Atomic Energy Act
- Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)

b. State Regulations

Department of Toxic Substances Control

As a department of the California Environmental Protection Agency, the DTSC is the primary agency in California that regulates hazardous waste, cleans up existing contamination, and looks for ways to reduce the hazardous waste produced in California. DTSC regulates hazardous waste in California primarily under the authority of RCRA and the California Health and Safety Code.

The DTSC also administers the California Hazardous Waste Control Law (HWCL) to regulate hazardous wastes. While the HWCL is generally more stringent than RCRA, until the U.S. EPA approves the California program, both state and federal laws apply in California. The HWCL lists 791 chemicals and approximately 300 common materials that may be hazardous; establishes criteria for identifying, packaging, and labeling hazardous wastes; prescribes management controls; establishes

permit requirements for treatment, storage, disposal, and transportation; and identifies some wastes that cannot be disposed of in landfills.

Government Code Section 65962.5 requires the DTSC, the State Department of Health Services, the State Water Resources Control Board, and CalRecycle to compile and annually update lists of hazardous waste sites and land designated as hazardous waste sites throughout the state. The Secretary for Environmental Protection consolidates the information submitted by these agencies and distributes it to each city and county where sites on the lists are located. Before the lead agency accepts an application for any development project as complete, the applicant must consult these lists to determine if the site at issue is included.

If any soil is excavated from a site containing hazardous materials, it would be considered a hazardous waste if it exceeded specific criteria in Title 22 of the California Code of Regulations. Remediation of hazardous wastes found at a site may be required if excavation of these materials is performed, or if certain other soil disturbing activities would occur. Even if soil or groundwater at a contaminated site does not have the characteristics required to be defined as hazardous waste, remediation of the site may be required by regulatory agencies subject to jurisdictional authority. Cleanup requirements are determined on a case-by-case basis by the agency taking jurisdiction.

California Occupational Safety and Health Act – California Labor Code, Section 6300 et seq.

The California Occupational Safety and Health Act of 1973 addresses California employee working conditions, enables the enforcement of workplace standards, and provides for advancements in the field of occupational health and safety. The Act also created CalOSHA, the primary agency responsible for worker safety in the handling and use of chemicals in the workplace. CalOSHA's standards are generally more stringent than federal regulations. Under the former, the employer is required to monitor worker exposure to listed hazardous substances and notify workers of exposure. The regulations specify requirements for employee training, availability of safety equipment, accident-prevention programs, and hazardous substance exposure warnings. At sites known or suspected to be contaminated by hazardous materials, workers must have training in hazardous materials operations and a Site Health and Safety Plan must be prepared, which establishes policies and procedures to protect workers and the public from exposure to potential hazards at the contaminated site.

California Code of Regulations, Title 22, Hazardous Waste Management

At the State level, under Title 22, Division 4.5 of the CCR, DTSC regulates hazardous waste in California primarily under the authority of the Federal RCRA and the California Health and Safety Code (HSC). The HWCL, under CCR 22, Chapter 30, establishes regulations that are similar to RCRA but more stringent in their application and empowers the DTSC to administer the State's hazardous waste program and implement the federal program in California. The DTSC is responsible for permitting, inspecting, ensuring compliance, and imposing corrective action programs to ensure that entities that generate, store, transport, treat, or dispose of potentially hazardous materials and waste comply with federal and State laws. The DTSC defines hazardous waste as waste with a chemical composition or other properties that make it capable of causing illness, death, or some other harm to humans and other life forms when mismanaged or released into the environment. The DTSC shares responsibility for enforcement and implementation of hazardous waste control laws with the SWRCB and, at the local level, the LARWQCB, and city and county governments.

California Code of Regulations Title 23, Chapter 15 Discharges of Hazardous Waste to Land Section 211 (b)

CCR 23, Chapter 15 Discharges of Hazardous Waste to Land Section 2511(b) pertains to water quality aspects of waste discharge to land. The regulation establishes waste and site classifications as well as waste management requirements for waste treatment, storage, or disposal in landfills, surface impoundments, waste piles, and land treatment facilities. Requirements are minimum standards for proper management of each waste category, which allows regional water boards to impose more stringent requirements to accommodate regional and site-specific conditions. In addition, the requirements of CCR 23, Chapter 15 applies to cleanup and abatement actions for unregulated hazardous waste discharges to land (e.g., spills).

California Accidental Release Prevention (Cal ARP) Program

The purpose of the California Accidental Release Prevention (Cal ARP) program is to prevent accidental releases of substances that can cause serious harm to the public and the environment, to minimize the damage if releases do occur, and to satisfy community right-to-know laws. The Cal ARP requires any business that handles more than threshold quantities of an extremely hazardous substance per California regulations to develop a Risk Management Plan (RMP). The RMP is implemented by the business to prevent or mitigate releases of regulated substances that could have off-site consequences through hazard identification, planning, source reduction, maintenance, training, and engineering controls. The RMP contains the following elements:

- Safety Information
- A Hazard Review
- Operating Procedures
- Training Requirements
- Compliance Audits
- Incident Investigation Procedures

The RMP must also consider the proximity to sensitive populations located in schools, residential areas, general acute care hospitals, long-term health care facilities, and child day care facilities. The RMP must also consider external events such as seismic activity. The CUPAs determine the level of detail in the RMPs, review the RMPs, conduct facility inspections, and provide public access to most of the information. There are three program levels identified by Cal ARP and they are dependent on the type of business, potential impact, and accident history, among other factors.

If an accidental release occurs the owner/operator of a facility shall ensure that response actions have been coordinated with local emergency planning and response agencies.

California Fire and Building Code

The 2019 Fire and Building Code establishes the minimum requirements consistent with nationally recognized good practices to safeguard the public health, safety, and general welfare for the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures and premises, and to provide safety and assistance to firefighters and emergency responders during emergency operations. The provisions of this code apply to the construction, alteration, movement enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to such building structures throughout the State of California.

c. Local Regulations

Los Angeles County Fire Department CUPA

In Huntington Park, the local Certified Unified Program Agency (CUPA) is Los Angeles County CUPA, which is managed by the Los Angeles County Fire Department Health Hazardous Materials Division (HHMD). The LACoFD assists industries in reporting to the statewide database CERS. This helps businesses identify common hazardous materials that are required to be reported. The City of Los Angeles CUPA is required to permit all locations that store reportable amounts of hazardous materials.

City of Huntington Park General Plan

Huntington Park's General Plan was adopted in February 1991 and consists of the Land Use, Housing, Circulation, Open Space and Conservation, Safety, Noise, Public Facilities, and Urban Design Elements. All elements bear equal weight, and no element has legal precedence over another. California Government Code Section 65583(c) requires the Housing Element to maintain internal consistency with other General Plan Elements. The following goals, policies, and actions regarding hazards and hazardous materials are applicable to the proposed project as part of the Safety Element (Huntington Park 1991):

SAFETY ELEMENT

The Safety Element describes the natural and man-made hazards that require special consideration in the land use planning and development process. The Safety Element establishes goals, policies, and specific measures to minimize hazards and hazardous materials danger to residents, workers, and visitors (Huntington Park 1991).

Huntington Park Natural Hazard Mitigation Plan (NHMP)

Huntington Park is exposed to earthquakes and windstorms. The NHMP describes the causes and characteristics of each hazard and what part of the City's population, infrastructure, and environment may be vulnerable to each specific hazard. This NHMP also includes resources and information to assist City residents, public and private sector organizations, and others interested in participating in planning for natural hazards. The mitigation plan provides a list of activities that may assist the City of Huntington Park in reducing risk and preventing loss from future natural hazard events.

City of Huntington Park Municipal Code

Title 4 of the Huntington Park Municipal Code includes Public Safety. The intent of this title to provide for the preparation and carrying out of plans for the protection of persons and property within the City in the event of an emergency; the direction of the Emergency Organization; and the coordination of the emergency functions of the City with all other public agencies, corporations, organizations, and affected private persons.

4.8.3 Impact Analysis

a. Methodology and Thresholds of Significance

The following thresholds are based on *CEQA Guidelines* Appendix G. For purposes of this EA, impacts related to hazards and hazardous materials are considered significant if implementation of the proposed project would:

1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
2. 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;
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
4. 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 create a significant hazard to the public or the environment;
5. 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, result in a safety hazard or excessive noise for people residing or working in the project area;
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

Threshold:	Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
Threshold:	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?
Threshold:	Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?

Impact HAZ-1 DEVELOPMENT FACILITATED BY THE PROJECT MAY RESULT IN THE RELEASE OF POTENTIALLY HAZARDOUS MATERIALS AND MAY OCCUR WITHIN 0.25 MILE OF A SCHOOL. HOWEVER, COMPLIANCE WITH REGIONAL AND FEDERAL REGULATIONS RELATED TO HAZARDOUS MATERIALS AND COMPLIANCE WITH THE SAFETY ELEMENT POLICIES WOULD MINIMIZE THE RISK OF RELEASES AND EXPOSURE TO THESE MATERIALS. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

Development facilitated by the project would primarily consist of infill development. Infill development can involve demolition of existing structures. Demolition could result in emission of lead and asbestos if building materials contain these substances. However, lead-based materials and asbestos exposure are regulated by CalOSHA. CCR Section 1532.1 requires testing, monitoring, containment, and disposal of lead-based materials such that exposure levels do not exceed CalOSHA standards. Under this rule, construction workers (and by extension, neighboring properties) may not

be exposed to lead at concentrations greater than 50 micrograms per cubic meter of air averaged over an eight-hour period and exposure must be reduced to lower concentrations if the workday exceeds eight hours. Similarly, CCR Section 1529 sets requirements for asbestos exposure assessments and monitoring, methods of complying with exposure requirements, safety wear, communication of hazards, and medical examination of workers.

The control of asbestos during demolition or renovation of buildings is regulated under the Federal Clean Air Act. The Federal Clean Air Act requires a thorough inspection for asbestos where demolition will occur and specifies work practices to control emissions, such as removing all asbestos-containing materials, adequately wetting all regulated asbestos-containing materials, sealing the material in leak tight containers and disposing of the asbestos-containing waste material as expediently as practicable (U.S. EPA 2023c). Compliance with applicable standards would ensure impacts related to hazardous materials are less than significant.

Friable ACMs are regulated as hazardous air pollutants under the Clean Air Act. As a worker safety hazard, they are also regulated under the authority of CalOSHA and by the Bay Area Air Quality Management District. In structures that would be demolished, any ACMs would be abated in accordance with State and Federal regulations prior to the start of demolition or renovation activities and in compliance with all applicable existing rules and regulations, including the South Coast Air Quality Management District. These programs would ensure that asbestos removal would not result in the release of hazardous materials to the environment that could impair human health. Therefore, the impact related to ACMs would be less than significant.

Fluorescent lighting ballasts manufactured prior to 1978, and electrical transformers, capacitors, and generators manufactured prior to 1977, may contain PCBs. In accordance with the Toxic Substances Control Act and other federal and State regulations, individual projects would be required to properly handle and dispose of electrical equipment and lighting ballasts that contain PCBs during demolition of older buildings, ensuring that the impact related to PCBs would be less than significant.

Development facilitated by the project would include the use of construction machinery that would involve the transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. Additionally, hazardous materials would be needed for fueling and servicing construction equipment. These types of hazardous materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by County, State, and Federal regulations and compliance with applicable standards discussed in Section 4.8.2, *Regulatory Setting*, would ensure impacts from construction-related hazardous materials would be less than significant.

In particular, the following policies are included in the updated language to the General Plan Safety Element, which are intended to ensure hazards to the public and schools are avoided.

- **Health & Safety Element Policy 13.** The City of Huntington Park shall locate new and existing land uses involved in production, storage, transportation, handling, and/or disposal of hazardous materials a safe distance from other land uses that may be sensitive to such activities.
- **Health & Safety Element Policy 14.** The City of Huntington Park shall coordinate with Los Angeles County in sponsoring regular household hazardous waste disposal programs to enable residents to bring backyard pesticides, cleaning fluids, paint cans, and other common household toxics to a centralized collection center for proper disposal.

- **Health & Safety Element Policy 15.** The City of Huntington Park shall cooperate with the County in local implementation of applicable portions of the Los Angeles Hazardous Waste Management Plan.
- **Health & Safety Element Policy 16.** The City of Huntington Park shall consult with companies operating underground pipelines, as well as the Public Utilities Commission and Office of Pipeline Safety, to determine the likelihood of explosion or rupture in case of accident or earthquake and shall ensure that the Fire Department and other disaster response agencies have access to route, depth, and shut-off information about each line.

Also, development facilitated by the proposed project would result in the addition of residential units throughout the City. Housing and other residential uses do not utilize substantial quantities of hazardous materials, and thereby pose little risk of exposing the public to hazardous materials. Commercial uses would be subject to compliance with CCR, CalOSHA, and other agencies to ensure hazardous materials risks to the public are minimized as well.

The proposed project would facilitate residential development at a higher density in the vicinity of some schools, as shown in Figure 4.8-2, above. However, as discussed above, residential uses typically do not emit hazardous materials or substances. While these sites may have pre-existing contamination, specifically Site 51, they would be remediated through coordination with the appropriate regulatory agency pursuant to federal, state, and local regulations as listed in Section 4.8.2, *Regulatory Setting*.

Compliance with existing applicable regulations and policies would minimize risks from routine use, transport, handling, storage, disposal, and release of hazardous materials. Oversight by the appropriate federal, State, and local agencies and compliance by new development with applicable regulations related to the handling and storage of hazardous materials would minimize the risk of the public's potential exposure to these substances. Therefore, impacts from a hazard to the public or the environment through routine transport, use or disposal of hazardous materials and reasonably foreseeable upset and/or accident conditions would be less than significant.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold:	Would the project be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Impact HAZ-2 DEVELOPMENT FACILITATED BY THE PROJECT COULD RESULT IN DEVELOPMENT ON SITES CONTAMINATED WITH HAZARDOUS MATERIALS. HOWEVER, COMPLIANCE WITH APPLICABLE REGULATIONS RELATING TO SITE REMEDIATION WOULD MINIMIZE IMPACTS FROM DEVELOPMENT ON CONTAMINATED SITES, RESULTING IN A LESS THAN SIGNIFICANT IMPACT.

Existing sites that use or have historically used hazardous materials or that may contain contaminants in soils or groundwater in the City include large and small-quantity generators of hazardous waste, such as gas stations, dry cleaners, and industrial uses. These sites could expose construction workers and future occupants to hazardous materials.

Specifically, since Huntington Park has a long history of manufacturing and industry, many parts of the City have environmental issues. Some opportunity sites near the Slauson/Long Beach station have active manufacturing or documented environmental contamination. Industrial uses on land often requires remediation and mitigation, which increases the cost of development. Table V-14, in Section V. of the Draft Housing Element, illustrates known release of hazardous materials on sites identified on opportunity sites and adjacent properties. As shown, two opportunity sites (6322-015-011 and 6322-016-012) contain previous uses known for releasing hazardous materials. Neither of these properties contain agency-reported releases. On adjacent properties, one property is adjacent to an Underground Storage Tank (UST) release site located at 5951 Pacific Blvd. However, this is no longer an active case. No other agency reported releases are identified on adjacent sites. As noted within, cleanup of sites would not preclude residential development within the planning period.

It is also possible that UST in use prior to permitting and record keeping requirements may be present in the City. If an unidentified UST were uncovered or disturbed during construction activities, it would be removed under permit from the City; if such removal would potentially undermine the structural stability of existing structures, foundations, or impact existing utilities, the tank might be closed in place without removal. Tank removal activities could pose both health and safety risks, such as the exposure of workers, tank handling personnel, and the public to tank contents or vapors. Potential risks, if any, posed by USTs would be minimized by managing the tank according to existing standards contained in Division 20, Chapters 6.7 and 6.75 (UST Program) of the California Health and Safety Code as enforced and monitored by the Environmental Programs Division.

The extent to which groundwater may be affected by an UST or other potential contamination source, if at all, depends on the type of contaminant, the amount released, the duration of the release, distance from source, and depth to groundwater. If groundwater contamination is identified, characterization of the vertical and lateral extent of the contamination and remediation activities would be required by the Regional Water Quality Control Board prior to the commencement of any new construction activities that would disturb the subsurface. If contamination exceeds regulatory action levels, the developer would be required to undertake remediation procedures prior to grading and development under the supervision of the Regional Water Quality Control Board, depending upon the nature of any identified contamination. Compliance with existing State and local regulations would reduce impacts to less than significant levels.

However, development of identified hazard sites would be preceded by investigation, remediation and cleanup under the supervision of the Regional Water Quality Control Board, the Los Angeles County Health Hazardous Materials Division, before construction activities could begin as currently required by federal, State, and local regulations. The agency responsible for oversight would determine the types of remediation and cleanup required and could include excavation and off-haul of contaminated soils, installation of vapor barriers beneath habitable structures, continuous monitoring wells onsite with annual reporting requirements, or other mechanisms to ensure the site does not pose a health risk to workers or future occupants. Compliance with General Plan policies as listed in Section 4.8.2, *Regulatory Setting*, and compliance with federal, State, and local regulations would continue to apply to development and provide the same level of protection as they do under existing conditions. As the project would not increase the likelihood for development of identified hazard sites, impacts would be less than significant.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold:	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?

Impact HAZ-3 THERE ARE NO AIRPORTS WITHIN TWO MILES OF THE CITY OF HUNTINGTON PARK, AND HUNTINGTON PARK IS NOT WITHIN THE INFLUENCE AREA OF AN AIRPORT. NO IMPACT WOULD OCCUR.

There are no public or private airports within Huntington Park. The nearest airport is Compton/Woodley Airport which is located approximately 6 miles south of the City limits. The City of Huntington Park is located outside of the airport's noise contours and the airport influence area (Los Angeles County 2009). Therefore, the proposed project would have no impact related to a safety hazard or excessive noise hazards within airport land use plan areas or proximity to airports.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold:	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Impact HAZ-4 DEVELOPMENT FACILITATED BY THE PROJECT WOULD NOT RESULT IN PHYSICAL CHANGES THAT COULD INTERFERE WITH OR IMPAIR EMERGENCY RESPONSE OR EVACUATION. THEREFORE, THE PROJECT WOULD NOT RESULT IN INTERFERENCE WITH THESE TYPES OF ADOPTED PLANS. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

There are no proposed physical changes such as roadway construction that would interfere or impair emergency response or evacuation. The project would not result in changes to emergency evacuation routes, nor would it substantially increase traffic or roadway congestion such that use of an evacuation route would be hindered. The Draft Housing Opportunity Sites are on existing parcels that are not dedicated to circulation or access.

Development facilitated by the project would accommodate future population growth and would increase vehicle miles travelled in the City. This could lead to increased congestion during emergency evacuations. However, the City would review and approve projects to ensure that emergency access meets City standards. Development facilitated by the project, as well as all development in the City, must comply with road standards and are reviewed by the Fire Department to ensure development would not interfere with evacuation routes and would not impede the effectiveness of evacuation plans.

Development facilitated by the project would result in population growth in the City. Population growth would incrementally increase traffic which could result in impacts to evacuation routes in the City and overburden adopted evacuation routes and other emergency response resources. Additionally, large concentrations of people could also result in adverse effects related to the implementation of emergency plans because the increased population may overburden adopted evacuation routes and other emergency response resources. However, the management of emergency response and emergency evacuations plans includes regular updates to these plans that incorporate new or proposed developments, such as the development facilitated by the project.

In addition, the following policies are included in the updated language to the General Plan Safety Element, which are intended to ensure effective and coordinated response to disasters and further the City's preventative measures.

- **Health & Safety Element Policy 17.** The City of Huntington Park shall maintain and regularly update the City's Disaster Response Plan.
- **Health & Safety Element Policy 18.** The City of Huntington Park shall hold emergency drills to test the effectiveness of emergency preparedness plans.
- **Health & Safety Element Policy 19.** The City of Huntington Park should periodically inspect emergency shelters to ensure that equipment and supplies are available and operational.
- **Health & Safety Element Policy xx.** The City of Huntington Park shall provide the community with language-appropriate information on available financial, technical, and educational resources and programming for reducing climate change risks, including on the topics of building weatherization, energy and water efficiency, signs of heat-related illness, and emergency preparedness.
- **Health & Safety Element Policy xx.** The City of Huntington Park shall develop and support a network of resilience hubs to facilitate health, food, medical, and emergency services, especially to priority populations during climate hazards such as extreme heat events, flooding, and poor air quality events.

- **Health & Safety Element Policy xx.** The City of Huntington Park shall coordinate with emergency services as well as utility providers to assess needed service improvements in providing increased redundancy and uninterrupted service for water, power, and emergency service response.
- **Health & Safety Element Policy xx.** Emergency preparedness shall be established as a top City priority. Staffing and funding levels for local preparedness programs should be sufficient to keep all residents and business well informed and prepared in the event of a major earthquake or similar disaster.
- **Health & Safety Element Policy xx.** The City of Huntington Park shall continue to promote public education and awareness on all aspects of emergency preparedness, including the type and extent of hazards in the community, measures to reduce the likelihood of damage and injury, provisions for emergency supplies, steps to take immediately after a disaster, and the locations of shelters and medical facilities, and shall include education on climate change in multiple languages as it relates to health and emergency preparedness.
- **Health & Safety Element Policy xx.** The City of Huntington Park shall conduct periodic emergency response exercises to test the effectiveness of local preparedness procedures.
- **Health & Safety Element Policy xx.** The City of Huntington Park shall maintain community-based emergency preparedness training programs that target neighborhoods and businesses groups. They shall ensure that such programs respond directly to local needs; include provisions for vulnerable populations such as non-English speaking, disabled, and sight/hearing-impaired residents; and are well publicized throughout the community.
- **Health & Safety Element Policy xx.** The City of Huntington Park shall identify essential emergency facilities in the City, including shelters, and take the necessary actions to ensure that they will remain operational following a disaster.
- **Health & Safety Element Policy xx.** The City of Huntington Park shall partner with the Los Angeles County Health Department to develop and enhance disaster and emergency early warning systems to incorporate objective data and information for potential health threats such as heat-illness, and illnesses complicated by low air quality due to climate change hazards.
- **Health & Safety Element Policy xx.** The City of Huntington Park shall prepare to effectively support evacuation events through effective mobilization of City staff and the use of communications systems.
- **Health & Safety Element Policy xx.** The City of Huntington Park shall adopt communication tools to reach at-risk communities and coordinate with local service providers to assist vulnerable populations such as the unhoused, elderly, and young children with evacuations.

Thus, development facilitated by the project would be reflected in the regular and required updates of emergency and evacuation plans applicable to the City. Compliance with General Plan policies as listed in Section 4.8.2, *Regulatory Setting*, would further ensure that development facilitated by the project would not result in the impairment of implementation or physical interference with evacuation or emergency response plans.

Therefore, the project would not impair implementation of or physically interfere with evacuation or emergency response plans. The impact related to emergency response and evacuation plans would be less than significant.

Mitigation Measures

No mitigation measures would be required

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold:	Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Impact HAZ-5 THE PROPOSED PROJECT WOULD NOT EXPOSE PEOPLE OR STRUCTURES, EITHER DIRECTLY OR INDIRECTLY, TO A SIGNIFICANT RISK OF LOSS INVOLVING WILDLAND FIRES. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

Refer to Section 4.17, *Wildfire* for a discussion of impacts related to wildfire. In particular, Impact WFR-2 concludes that the Draft Housing Opportunity Sites are not in or near moderate, high and very high fire hazard severity zones. As such, the project would not increase the likelihood of people or structures to be exposed to significant risk of loss, injury, or death involving wildland fires. Nonetheless, the impact would be less than significant.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

4.8.4 Cumulative Impacts

A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (*CEQA Guidelines* Section 15065[a][3]). The geographic scope for cumulative hazardous materials impacts is limited to projects within 0.25 mile of the sites. This geographic scope is appropriate for hazardous materials because risks associated with hazards and hazardous materials occur largely in a site-specific and localized context as adverse impacts from a hazardous materials release or spill diminish in magnitude with distance. Cumulative residential development in the vicinity of the identified hazardous materials sites would gradually increase the population exposed to the use and transport of hazardous materials; the routine use, storage, and disposal of hazardous materials; listed hazardous materials sites; and subject to emergency response and evacuation plans. The magnitude of hazards for individual projects would depend upon the location, type, and size of development and the specific hazards associated with individual sites. Implementation of existing laws and regulations, including remedial action on contaminated sites, as discussed regarding the project under Impacts HAZ-1 through HAZ-5, would avoid potential hazard impacts.

Wildland fire impacts would be less than significant as all the Draft Housing Opportunity Sites are already zoned for development. Therefore, the project would not have a cumulatively considerable contribution to a significant cumulative impact regarding wildland fire.

Overall, hazards and hazardous materials impacts associated with individual developments are site specific in nature and must be addressed on a case-by-case basis. Since hazards and hazardous materials are required to be examined as part of the permit application and review process, potential impacts associated with individual projects would be adequately addressed prior to permit approval. With adherence to existing regulatory standards for hazardous materials, no significant cumulative human health impacts would occur, and the project would not have a cumulatively considerable contribution to a significant cumulative impact related to hazards and hazardous materials.

4.9 Hydrology and Water Quality

This section evaluates the potential environmental effects related to hydrology and water quality associated with implementation of the proposed project.

4.9.1 Setting

Watershed

The California Department of Water Resources divides surface watersheds in California into 10 hydrologic regions. Huntington Park lies in South Coast Hydrologic Region (South Coast Region), which contains 73 alluvial groundwater basins, covers approximately 11,00 square miles, and includes major portions of Los Angeles, Riverside, San Bernadino, San Diego, and Ventura counties, and a small portion of Santa Barbara County (CDW 2015). The South Coast Region comprises numerous rivers including the Los Angeles, San Gabriel, San Diego, San Luis Rey, Santa Ana, Santa Clara, Santa Margarita, and Ventura.

Although the Los Angeles River does not flow directly through the City limits, the City lies within the Los Angeles River Watershed, specifically Reach 2 of the river. The City of Huntington park serves as the coordinating agency for the Los Angeles River Upper Reach 2 Watershed Management Group. Reach 2 of the Los Angeles River consists of a concrete-lined river channel with year-round flows, primarily comprised of treated wastewater. The Chavez Ravine and Compton Creek sub-watersheds both lie within City limits, the Chavez Ravine sub-watershed covers most of the City at 1,885 acres and the Compton Creek sub-watershed covers two small portions of the western boundary of the City at 45 acres (CWE 2015).

Groundwater

Huntington Park is located on the Coastal Plain of Los Angeles, Basin 4-11, specifically the Central Subbasin, 4-011.4. Total storage in the Central Basin is estimated to be approximately 13.8 million acre-feet (MAF) with 1.1 MAF of unused storage, allowing for a total potential yield of approximately 217,000 acre-feet per year (AFY) (Huntington Park 2021). The Central Basin is currently being replenished by approximately 90,000 AFY of imported and recycled water, along with natural replenishment from the Los Angeles and San Gabriel Rivers, totaling 200,000 AFY (Huntington Park 2021). Groundwater flow within the basin is generally from east and northeast towards the west and southwest, with outflow into the West Coast Basin. Due to its proximity to the Pacific Ocean, there is a potential of seawater intrusion, three seawater intrusion barriers have been implemented to protect the integrity of the Central Basin and surrounding subbasins.

The City has four active wells that draw water from the Central Basin and one inactive well which pending an improvement project (Huntington Park 2021). The City of Huntington Park Water Department has annual extraction rights of 3,853 acre-feet (AF) and extracted 3,360 AF on average annually between the years of 2011-2015 (Huntington Park 2021). The City's projected water supply is expected to increase in the near future due to an increase in water efficiency through maintenance and improvements of City wells. The City's Urban Water Management Plan (UWMP) projects that the City water supply will be able to meet demands for all climate scenarios through 2045, as the overall water use in the City has declined steadily, even while population increased (Huntington Park 2021).

Water Quality

Groundwater from the Central Groundwater Basin is generally of good quality and is monitored by the Water Replenishment District of Southern California (WRD) through a total of 335 monitoring wells throughout the Central and West Coast Basins (Huntington Park 2021). WRD prepares regional groundwater monitoring reports each year, to analyze groundwater levels and quality. The most recent report, 2020-2021, found the Central Basin has generally good water quality, with the majority of constituents below the secondary maximum contaminate level (SMCL) (WRD 2022). The WRD monitoring reports also analyze the quality of the imported and recycled water used to replenish the Central Basin, the 2020-2021 report found both imported and recycled water used for replenishment to be of good quality (WRD 2022). The LARWQCB is the primary agency charged with protecting and enhancing surface and ground water quality in the region. The LARWQCB designates beneficial uses for surface water bodies and groundwater, sets objectives for water quality that must be attained or maintained, and describes implementation programs to protect water quality.

Flood Hazards

Floodplains are areas that are subject to recurring inundation and flooding located adjacent to rivers, streams, and coastal areas. Floodplains are described in terms of statistical likelihood of flooding in a given year, e.g., a 100-year floodplain has a one percent chance of flooding in any year, while a 500-year floodplain has a 0.2 percent chance of flooding in any year.

The Federal Emergency Management Agency (FEMA) establishes base flood elevations (BFE) for 100-year and 500-year flood zones and establishes Special Flood Hazard Areas (SFHA). SFHAs are those areas within 100-year flood zones or areas that will be inundated by a flood event having a one percent chance of being equaled or exceeded in any given year. The National Flood Insurance Act of 1968 made flood insurance available for the first time. The Flood Disaster Protection Act of 1973 made the purchase of flood insurance mandatory for the protection of property located in Special Flood Hazard Areas. There are no portions of Huntington Park located within the flood hazard zones as mapped by FEMA or Special Flood Hazard Areas as mapped by Flood Disaster Protection Act of 1973.

4.9.2 Regulatory Setting

a. Federal Regulations

Federal Clean Water Act

In 1972, Congress passed the Federal Water Pollution Control Act, commonly known as the CWA, with the goal of "restor[ing] and maintain[ing] the chemical, physical, and biological integrity of the Nation's waters" (33 U.S.C. § 1251(a)). The CWA directs states to establish water quality standards for all "waters of the United States" and to review and update such standards on a triennial basis. Section 319 mandates specific actions for the control of pollution from non-point sources. The EPA has delegated responsibility for implementation of portions of the CWA, including water quality control planning and control programs, such as the NPDES Program, to the SWRCB and the RWQCBs. The LARWQCB is the CWA enforcement agency for Los Angeles and Ventura Counties.

Section 303(c)(2)(b) of the CWA requires states to adopt water quality standards for all surface waters of the United States based on the water body's designated beneficial use. Water quality standards are typically numeric, although narrative criteria based upon biomonitoring methods may be employed where numerical standards cannot be established or where they are needed to

supplement numerical standards. Applicable water quality standards are contained in the LARWQCB Basin Plan which analyzes the Coastal Watersheds of Los Angeles and Ventura Counties.

Section 303(d) of the CWA bridges the technology-based and water quality-based approaches for managing water quality. Section 303(d) requires that states make a list of waters that are not attaining standards after the technology-based limits are put into place. For waters on this list (and where the U.S. EPA administrator deems they are appropriate), states are to develop total maximum daily loads (TMDL). TMDLs are established at the level necessary to implement the applicable water quality standards. A TMDL must account for all sources of the pollutants that caused the water to be listed.

Section 404 of the CWA prohibits the discharge of any pollutants into "waters of the United States," except as allowed by permit. 33 Code of Federal Resources § 328.3(a)(3). Section 404 of the CWA authorizes the U.S. Army Corps of Engineers to issue permits for and regulate the discharge of dredged or fill materials into wetlands or other waters of the United States. Under the CWA and its implementing regulations, "waters of the United States" are broadly defined to consist of rivers, creeks, streams, and lakes extending to their headwaters, including adjacent wetlands.

National Pollutant Discharge Elimination System

In California, the NPDES program is administered by the SWRCB through the nine RWQCBs. Huntington Park lies within the jurisdiction of LARWQCB (Region 4) and is subject to the waste discharge requirements of the Regional Phase I Municipal Separate Storm Sewer Systems (MS4) Permit (Order No. R4-2021-0105) and NPDES Permit No. CAS004004, which was adopted on July 23, 2021, and is set to expire on September 11, 2026.

MS4 permit requirements include reduction of pollutant discharges to the 'maximum extent practicable' and protection of water quality. Requirements also include identification of major outfalls and pollutant loads and control of discharges from new development and redevelopment. To address these objectives, municipalities are required to prepare stormwater management plans. Although the NPDES program does not regulate nonpoint sources of pollution, the LARWQCB has other programs in place to address nonpoint sources.

Federal Emergency Management Agency

The FEMA establishes BFEs for 100-year and 500-year flood zones and establishes SFHAs. SFHAs are those areas within 100-year flood zones or areas that will be inundated by a flood event having a one percent chance of being equaled or exceeded in any given year. The 500-year flood zone is defined as the area that could be inundated by the flood which has a 0.2 percent probability of occurring in any given year, or once in 500 years, and is not considered an SFHA. There are no portions of Huntington Park located within the flood hazard zones as mapped by FEMA.

In 2000, FEMA adopted revisions to 44 CFR, known as the Disaster Mitigation Act (DMA) or DMA 2000. Section 322 (a-d) of the DMA 2000 requires local governments to have a Hazard Mitigation Plan (HMP) as a condition of receiving federal disaster mitigation funds. The HMP must:

- Describe the process for assessing hazards, risks, and vulnerabilities.
- Identify and prioritize mitigation actions.
- Solicit input from the community (public), key stakeholders, and adjacent jurisdictions and agencies.

Huntington Park's HMP is discussed under *Local Regulations,* below.

National Flood Insurance Act / Flood Disaster Protection Act

The National Flood Insurance Act of 1968 made flood insurance available for the first time. The Flood Disaster Protection Act of 1973 made the purchase of flood insurance mandatory for the protection of property located in Special Flood Hazard Areas. These laws are relevant because they led to mapping of regulatory floodplains and to local management of floodplain areas according to guidelines that include prohibiting or restricting development in flood hazard zones. There are no portions of Huntington Park located within the Special Flood Hazard Areas.

National Toxics Rule and California Toxics Rule

In 1992, U.S. EPA promulgated the National Toxics Rule, 40 CFR 131, establishing numeric criteria for priority toxic pollutants in multiple states in order to bring all states into compliance with the Water Quality Standards (WQS) requirements of section 303(c) of the CWA. The National Toxics Rule established WQS for 42 pollutants not covered under California's statewide water quality regulations at that time. After the court ordered revocation of California's statewide Basin Plans in September 1994, U.S. EPA initiated efforts to promulgate additional federal WQS for California. In May 2000, U.S. EPA issued the California Toxics Rule, which includes all the priority pollutants for which the EPA has issued numeric criteria not included in the National Toxics Rule.

Safe Drinking Water Act

The Federal Safe Drinking Water Act was enacted in 1974, allowing the U.S. EPA to promulgate national primary drinking water standards specifying Maximum Contaminants Levels (MCLs) for each contaminant present in a public water system with an adverse effect on human health. Primary MCLs have been established for approximately 90 contaminants in drinking water. The U.S. EPA has also adopted secondary MCLs as non-enforceable guidelines for contaminants that may cause cosmetic or aesthetic effects. States have the discretion to adopt them as enforceable standards. U.S. EPA has delegated to the SWRCB the responsibility for administering California's drinking-water program. In 1976, California adopted its own safe drinking water act (see *California Safe Drinking Water Act* described below).

b. State Regulations

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act of 1967 requires the SWRCB and the nine RWQCBs to adopt water quality criteria to protect State waters. These criteria include the identification of beneficial uses, narrative and numerical water quality standards, and implementation procedures. The Water Quality Control Plan, or Basin Plan, protects designated beneficial uses of State waters through the issuance of WDRs and through the development of TMDLs. Anyone proposing to discharge waste that could affect the quality of the waters of the State must make a report of the waste discharge to the RWQCB or SWRCB as appropriate, in compliance with the Porter-Cologne Act.

The Los Angeles Basin Water Quality Control Plan is the Basin Plan that covers Los Angeles County (the 'Basin Plan') and is discussed under *Local Regulations,* below.

California Safe Drinking Water Act

The U.S. EPA has delegated to the California Department of Public Health responsibility for administering California's drinking-water program. In 1976, two years after the Federal Safe Drinking Water Act was passed, California adopted its own safe drinking water act (contained in the Health and Safety Code) and adopted implementing regulations (contained in 22 CCR). California's program sets drinking water standards that are at least as stringent as the Federal standards. Each community water system also must monitor for a specified list of contaminants, and the monitoring results must be reported to the state. Responsibility for the state's Drinking Water Program was transferred from the Department of Public Health to the Division of Drinking Water, which is a division of the SWRCB that was created in July 2014.

California General Plan Law, Government Code Section 65302

Government Code Section 65302(a) requires cities and counties located within the State to review the Land Use, Conservation, and Safety elements of the general plan "for the consideration of flood hazards, flooding, and floodplains" to address flood risks. The code also requires cities and counties in the State to annually review the Land Use element with respect to "those areas covered by the plan that are subject to flooding identified by floodplain mapping prepared by FEMA or the California Department of Water Resources."

Sustainable Groundwater Management Act

In September 2014, Governor Brown signed legislation requiring that California's critical groundwater resources be sustainably managed by local agencies. The Sustainable Groundwater Management Act (SGMA) gives local agencies the power to sustainably manage groundwater, provides for the creation of regional Groundwater Sustainability Agencies (GSA) and requires Groundwater Sustainability Plans (GSP) to be developed for medium- and high-priority groundwater basins. The Central Basin is a Low Priority Basin; therefore, a GSA has not been created for the region.

Cobey-Alquist Floodplain Management Act

The Cobey-Alquist Floodplain Management Act (Water Code Section 8400-8435) gives support to the NFIP by encouraging local governments to plan, adopt, and enforce land use regulations for floodplain management, to protect people and property from flooding hazards. The Act also identifies requirements that jurisdictions must meet to receive State financial assistance for flood control.

California Green Building Standards Code

The California Green Building Standards Code (24 CCR, Part 11) includes mandatory measures for residential and nonresidential development. For example, Section 4.106.2 requires residential projects that disturb less than one acre and are not part of a larger common plan of development to manage stormwater drainage during construction through on-site retention basins, filtration systems, and/or compliance with a stormwater management ordinance. Section 5.106.1 requires newly constructed nonresidential projects and additions of less than one acre to prevent the pollution of stormwater runoff from construction through compliance with a local ordinance or implementing BMPs that address soil loss and good housekeeping to manage equipment, materials, and wastes. Section 5.303 sets measures for indoor water use for non-residential development requiring metering devices to conserve water.

Urban Water Management Planning Act

In 1983, the California Legislature enacted the Urban Water Management Planning Act (Water Code, Section 10610 et seq.), which requires urban water suppliers to develop UWMPs to actively pursue the efficient use of available supplies as well as conduct drought assessments and planning. This Act also requires the provision of water service to be affordable to lower income households (Section 10631.1). Similarly, Government Code Section 65589.7 (SB 1087) requires water service providers to reserve water allocations for low-income housing. Every five years, water suppliers are required to update their UWMPs to identify short-term and long-term water demand management measures to meet growing water demands. The 2020 UWMP for the City of Huntington Park was adopted in May 2021. It emphasizes the City's reliance on imported water to meet its needs and does not anticipate insufficient supply under multi-year drought conditions.

California Construction Stormwater Permit

The California Construction Stormwater Permit (Construction General Permit), adopted by the SWRCB, regulates construction activities that include soil disturbance of at least one acre of total land area. The Construction General Permit authorizes the discharge of stormwater to surface waters from construction activities. It prohibits the discharge of materials other than stormwater, authorized non-stormwater discharges, and all discharges that contain a hazardous substance in excess of reportable quantities established at 40 CFR 117.3 or 40 CFR 302.4, unless a separate NPDES Permit has been issued to regulate those discharges.

The Construction General Permit requires that all developers of land where construction activities will occur over more than one acre do the following:

- Complete a Risk Assessment to determine pollution prevention requirements pursuant to the three Risk Levels established in the General Permit.
- Eliminate or reduce non-stormwater discharges to storm sewer systems and other waters.
- Develop and implement a SWPPP which specifies BMPs that will reduce pollution in stormwater discharges to the Best Available Technology Economically Achievable/Best Conventional Pollutant Control Technology standards.
- Perform inspections and maintenance of all BMPs.

Typical BMPs contained in SWPPPs are designed to minimize erosion during construction, stabilize construction areas, control sediment and pollutants from construction materials, and address post construction runoff. The SWPPP also includes a plan for inspection and maintenance of all BMPs, as well as procedures for altering or increasing BMPs based on changing project conditions.

c. Local Regulations

City of Huntington Park General Plan

Huntington Park's General Plan was adopted in February 1991 and consists of the Land Use, Housing, Circulation, Open Space and Conservation, Safety, Noise, Public Facilities, and Urban Design Elements. All elements bear equal weight, and no element has legal precedence over another. The General Plan lists several hydrology and water quality goals, policies, and actions as part of the Open Space and Conservation, Safety, and Public Facilities Elements.

OPEN SPACE AND CONSERVATION ELEMENT

The Open Space and Conservation Element describes existing air quality, groundwater, energy conservation, open space, parks, and recreation patterns in the City. The Open Space and Conservation Element also contains policies to conserve and protect groundwater and imported water resources. It identifies the goals, policies, and specific measures for managing the community's natural resources, open space, and recreational areas (Huntington Park 1991).

SAFETY ELEMENT

The Safety Element describes the natural and man-made hazards that require special consideration in the land use planning and development process. The Safety Element establishes goals, policies, and specific measures to minimize flood danger to residents, workers, and visitors (Huntington Park 1991).

PUBLIC FACILITIES ELEMENT

The Public Facilities Element describes the existing public services and infrastructure patterns and setting of Huntington Park. The Public Facilities Element identifies goals, policies, and specific measures to maintain a consistent level of quality for public facilities, including water and stormwater for residents, workers, and visitors (Huntington Park 1991).

City of Huntington Park Municipal Code

The HPMC establishes regulations that implement the City's General Plan. Title 4, *Public Safety*, of the HPMC describes the City's public safety standards and requirements to reduce hazards including hydrologic hazards. Chapter 9, *Stormwater Management and Discharge*, of Title 7, *Public Works*, of the HPMC establishes development measures and requirements to reduce stormwater pollution, erosion, and other forms of water pollution.

City of Huntington Park Natural Hazards Mitigation Plan

The Huntington Park Natural Hazards Mitigation Plan, adopted in October 2004, includes resources and information to assist City of Huntington Park agencies, organizations, and citizens in mitigating risk from natural hazards, including flood events, dam failure, and sea level rise.

2020 Urban Water Management Plan

The City Water Department is responsible for implementing an UWMP. The current 2020 UWMP includes an assessment of past and future water supplies and demands, evaluation of the future reliability of the region's water supplies over a 20-year planning horizon, and discussion of demand management measures (Huntington Park 2021).

Los Angeles Basin Water Quality Control Board

Regional authority for planning, permitting, and enforcement is delegated to the nine RWQCBs. The regional boards are required to formulate and adopt water quality control plans for all areas in the region and establish water quality objectives in the plans. Huntington Park is within the jurisdiction of the LARWQCB (Region 4).

The LARWQCB addresses region-wide water quality issues through the Basin Plan, updated most recently in September 2014. This Basin Plan designates beneficial uses of the state waters in Region 4, describes the water quality that must be maintained to support such uses, and provides

programs, projects, and other actions necessary to achieve the standards established in the Basin Plan (California Water Board 2014).

4.9.3 Impact Analysis

a. Methodology and Thresholds of Significance

This section describes the potential environmental impacts of development facilitated by the project as relevant to hydrology, water quality, and flood risk. The impact analysis is based on an assessment of baseline conditions for the Draft Housing Opportunity Sites, including surface water, groundwater, and floodplains information gathered from the City of Huntington Park, Los Angeles County, and multiple state and federal agencies, as described above under Section 4.9.1, *Setting*. This analysis identifies potential impacts based on the predicted interaction between the affected environment and construction, operation, and maintenance activities related to the development facilitated by the proposed project.

The following thresholds of significance are based on Appendix G to the *CEQA Guidelines*. For the purposes of this programmatic EA, project implementation may have a significant adverse impact if it would:

1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.
3. 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.
4. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.
5. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
6. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows.
7. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation
8. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

b. Project Impacts and Mitigation Measures

Threshold 1:	Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Impact HYD-1 DEVELOPMENT FACILITATED BY THE PROJECT WOULD NOT VIOLATE WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS, OR OTHERWISE SUBSTANTIALLY DEGRADE SURFACE OR GROUNDWATER QUALITY. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

Construction

Construction activities associated with development facilitated by the project would include demolition of existing structures, construction of new development, and the replacement and/or improvement of drainage facilities. Similar to existing conditions, construction activities could result in soil erosion due to earth-moving activities such as excavation, grading, soil compaction and moving, and soil stockpiling. Elevation and slope vary minimally throughout the City. Runoff during storm events typically occurs as sheet flow across the site, and the types of pollutants contained in runoff may include sediment and other existing contaminants such as nutrients, pesticides, herbicides, trace metals, and hydrocarbons that can attach to sediment and be transported downstream through erosion via overland flow, ultimately entering nearby waterways and contributing to degradation of water quality.

Similar to existing conditions, construction activities would utilize hazardous materials such as diesel fuel, gasoline, lubricant oils, hydraulic fluid, antifreeze, transmission fluid, cement slurry, and other fluids required for the operation of construction vehicles or equipment. These types of hazardous materials are not acutely hazardous, and storage, handling, use, and disposal of these materials are regulated by county, state, and federal regulations and compliance with applicable standards discussed under *Regulatory* Setting. Transport of these materials to and from construction sites would also be regulated under multiple authorities as discussed in Section 4.8, *Hazards and Hazardous Materials*.

Development facilitated by the proposed project would be required to comply with State and local water quality regulations designed to control erosion and protect water quality during construction, as discussed in *Regulatory Setting,* above. This includes compliance with the requirements of the SWRCB Construction General Permit, which requires preparation and implementation of a SWPPP for projects that disturb one acre or more of land, and compliance with Los Angeles Region's NPDES MS4 Permit (Municipal Permit Order No. R4-2021-0105, NPDES Permit No. CAS004004) which requires measures to reduce and eliminate stormwater pollutants, installation of appropriate BMPs to control stormwater runoff from construction sites, and that grading and drainage permits be obtained prior to construction. Grading and drainage plans accompanying the permit application must include BMPs for erosion prevention and sediment control, fencing at waterways and in sensitive areas, and limitation of disturbed areas through temporary features. The permit applications must also demonstrate compliance with NPDES MS4 permit provisions.

Compliance with existing regulations and policies discussed above would reduce the risk of water degradation from soil erosion and other pollutants related to construction activities. Because violations of water quality standards would be minimized through existing regulations, impacts to water quality from construction activities from development facilitated by the project would be less than significant.

Operation

Development facilitated by the proposed project is not likely to increase of impervious surfaces throughout the Draft Housing Opportunity Sites as most of the sites will be considered infill development on pre-developed sites and few Draft Housing Opportunity Sites being developed on underdeveloped manufacturing sites. On-site development and any associated off-site improvements greater than one acre in size would need to comply with the NPDES Construction General Permit, which requires the development of a SWPPP, and development smaller than one acre would be required to comply with the California Green Building Standards code for stormwater and construction runoff, as described in detail above. SWPPP implementation would reduce the risk of water degradation on site and off site from soil erosion and other pollutants related to project operation because a SWPPP requires the design, installation, and maintenance of post-construction stormwater controls.

As described in *Regulatory Setting*, above, Provision C.3 of the NPDES MS4 Permit allows permitting authorities to enforce post-construction BMPs to control operational stormwater runoff and water quality. Construction site inspectors from the Huntington Park Public Works Department enforce adherence to these BMPs. Chapter 9, *Stormwater Management and Discharge*, of Title 7, *Public Works*, of the HPMC establishes development measures and requirements to reduce stormwater pollution, erosion, and other forms of surface and ground water pollution.

Implementation of the regulations, permit requirements, BMPs, and policies described above would prevent or minimize impacts related to water quality and ensure that development facilitated by the proposed project would not cause or contribute to the degradation of water quality in receiving waters. Development facilitated by the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade water quality, and water quality impacts would be less than significant.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 2:	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?
Threshold 5:	Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Impact HYD-2 DEVELOPMENT FACILITATED BY THE PROJECT WOULD NOT INTERFERE SUBSTANTIALLY WITH GROUNDWATER RECHARGE SUCH THAT THE PROJECT MAY IMPEDE SUSTAINABLE GROUNDWATER MANAGEMENT OF LOCAL GROUNDWATER BASINS. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

Huntington Park's water supply comes from two sources; imported water from the State Water Project and Colorado River, and groundwater. As described in *Setting*, above, the City of Huntington Park sits atop the Central Subbasin of the Coastal Plain of Los Angeles Groundwater Basin, which is used to supply groundwater to the City of Huntington Park and surrounding area. The Central

Subbasin is a Low Priority Basin under SGMA and is not required to develop a GSP. The City's groundwater use remains healthy, as the overall water use has steadily decreased each year since 2000, even while population increased (Huntington Park 2021).

Development facilitated by the proposed project could increase the demand for water within the City, but the City's water efficiency and consistent decline in total water use allows for an increase in demand if necessary. The City of Huntington Park's water use is significantly lower than the rest of the South Coast hydrologic region, most notably through the per capita water use for the City remaining below half of the per capita water use for the hydrologic region (Huntington Park 2021). The UWMP projects the City's water supply can keep pace with the growing demand for water use with the projected growth in population, as show in Table 4.9-1.

Table 4.9-1 City Growth Projections

Growth Characteristic	2020 Existing Population Estimate	2045 Population Forecast	Difference
2020 UWMP Population Estimate and Forecast			
Citywide Population	59,515	63,041	+3,526 (5.9%)
Project Population Estimate and Forecast			
Citywide Population	59,337	69,983	+10,646 (17.9%)
2045 Difference - Project to UWMP		**+6,942**	

According to the 2020 UWMP, the City's service area has a 2020 population of 59,515 and is projected to increase by 5.9 percent over the 25-year period from 2020 to 2045. However, Table 4.9-1 indicates that the population growth projected under the proposed project would be significantly higher than the 2045 UWMP estimates (+6,942 residents). Because the population growth forecast associated with the proposed project is higher than the UWMP forecast, it cannot be assumed that the growth is accommodated for in terms of water supply. Although supply cannot be assumed, it would not impact local groundwater supplies since the primary water purveyor for the City does not rely on or utilize any groundwater resources for its supply.

Additionally, Huntington Park is under the jurisdiction of the LARWQCB, which is responsible for preparing the Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties (Basin Plan). The Basin Plan designates beneficial uses of water in the region and establishes narrative and numerical water quality objectives. The Basin Plan serves as the basis for the LARWQCB's regulatory programs and incorporates an implementation plan for achieving water quality objectives. With adherence to the State and local water quality standards discussed above, the proposed project would not have an adverse effect on water quality and would not interfere with the objectives and goals in the Basin Plan.

As mentioned above, development facilitated by the project is not likely to increase the number of impervious surfaces, as most of the Draft Opportunity Sites are infill development and have been previously developed. As mentioned in *Setting* of this section, recharge of the Central Groundwater Basin is done naturally and artificially through imported and recycled water. The majority of the natural groundwater recharge for the Central Basin occurs through the Whittier Narrows and artificial recharge for the Basin occurs through the Rio Hondo and San Gabriel River spreading grounds which lie to the east of the City. Natural and artificial recharge of the Central Groundwater Basin is not anticipated to be impacted by development facilitated by the proposed project.

Implementation of existing local regulations and policies would ensure that development facilitated by the proposed project would not interfere substantially with groundwater recharge or conflict

with implementation of water quality control plan or sustainable groundwater management plan, and impacts would be less than significant.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 3a:	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?
Threshold 3b:	Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
Threshold 3c:	Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
Threshold 3d:	Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

Impact HYD-3 DEVELOPMENT UNDER THE HOUSING ELEMENT AND GENERAL PLAN UPDATE WOULD NOT SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF FUTURE DEVELOPMENT SITES, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE OR SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN A MANNER WHICH WOULD RESULT IN FLOODING OR EXCEED THE CAPACITY OF STORMWATER DRAINAGE SYSTEMS. IMPACTS RELATED TO DRAINAGE PATTERNS WOULD BE LESS THAN SIGNIFICANT.

Construction

Construction activities would involve stockpiling, grading, excavation, dredging, paving, and other earth-disturbing activities that could temporarily alter existing drainage patterns. As described above, compliance with SWRCB's NPDES Construction General Permit and Los Angeles Region's NPDES MS4 Permits, and the applicable local regulations would reduce the risk of short-term erosion and increased runoff resulting from drainage alterations during construction. Local alteration of drainage at individual Draft Housing Opportunity Sites from development facilitated by the proposed project may occur, but such drainage alteration would be considered prior to grading or use permit approval, would be required to connect to the existing storm drainage system, and no

alteration of the course of streams or creeks would occur. Therefore, impacts would be less than significant.

Operation

Development facilitated by the project may alter the existing drainage patterns in the Draft Housing Sites through introduction of new impervious surfaces and infrastructure, such as driveways, roofs, and patios, as well as new downspout outflows from residential rain gutters and new runoff from landscaping irrigation. These alterations could increase the rate and/or amount of surface runoff, redirect runoff to different discharge locations, or concentrate runoff from sheet flow to channelized flow. Runoff that does not infiltrate and flows off site would be captured in the local storm drain systems and ultimately discharge to the Los Angeles River.

Threshold 1 discusses applicable regulations that would limit pollutant discharges, including sediment and silt, from the proposed project. As discussed above, multiple layers of regulations require development facilitated by the proposed project to reduce and eliminate stormwater pollutants, as well as implementation of BMPs to control post-construction operational stormwater runoff. In particular, Provision VIII of the Los Angeles Region NPDES MS4 Permit, which requires post-construction stormwater control BMPs, and the Huntington Park General Plan and Municipal Code policies requiring adherence to the NPDES Permit as a condition of grading and use permit approval will work to enforce compliance with all relevant standards and regulations.

The Huntington Park General Plan goals and policies intended to reduce flood hazards and overwhelming of the drainage system, such as Safety Element Policies 2.1 through 2.4 and Public Facilities Policies 6.1 through 6.3, would reduce the potential for increased susceptibility to flooding on or offsite. Implementation of these goals and policies would ensure that the runoff from development facilitated by the project does not exceed the capacity of existing and future storm drain systems. Thus, impacts would be less than significant.

The proposed project would not alter the existing drainage patterns or contribute runoff water in a manner which would result in substantial erosion, siltation, or flooding, nor would it exceed the capacity of existing or planned stormwater drainage systems or result in substantial additional polluted runoff. Thus, impacts would be less than significant.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 4:	In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Impact HYD-4 DEVELOPMENT INCLUDED UNDER THE PROPOSED PROJECT WOULD NOT PLACE HOUSING AND OTHER STRUCTURES WITHIN FEMA-DESIGNATED FLOOD HAZARD AREAS AND TSUNAMI ZONES. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

Huntington Park does not contain large surface water bodies that would result in seiches. There are a no FEMA-designated 100-year Flood Hazard Areas throughout city limits. The City of Huntington Park and surrounding area are not within a Tsunami Hazard Area. Therefore, there are no Draft

Housing Opportunity Sites within a flood hazard, tsunami, or seiche zone. Impacts would be less than significant without mitigation.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

4.9.4 Cumulative Impacts

A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (*CEQA Guidelines* Section 15065(a)(3)). The geographic scope for cumulative hydrology and water quality impacts is the extent of the watersheds located in Huntington Park, as described above in Section 4.9.1, *Setting*. This geographic scope is appropriate for hydrology and water quality because water quality impacts are localized in the watershed where the impact occurs.

As discussed throughout this analysis, development facilitated by the proposed project would increase the demand for water, which is supplied through imported and ground water. Cumulative development would not result in a significant cumulative impact with the implementation of each development project. The project's impacts to groundwater supplies and groundwater management efforts would be less than significant and the proposed project would not have a cumulative considerable contribution to a significant cumulative impact related to groundwater.

Cumulative development would generally increase impermeable surface area and increase runoff into the Los Angeles watershed. Development would potentially increase peak flood flows, alter drainage patterns, and increase pollutants in the regional stormwater. However, cumulative development would also be required to adhere to all applicable State and local regulations designed to control erosion and protect water quality, including the Huntington Park Municipal Code, NPDES Construction General Permit and MS4 General Permit, and Basin Plan policies. All construction sites larger than one acre in size would be required to prepare and submit a SWPPP, thereby reducing the risk of water degradation on and off site from soil erosion and other pollutants, and smaller developments would still be required to adhere to any permit requirements imposed by the applicable policies and ordinances discussed under Impacts HYD-1 through HYD-4, above.

As discussed above under Impacts HYD-1 through HYD-4, development facilitated by the proposed project would increase impervious surface areas. However, compliance with relevant water quality regulations, BMPs, and policies would reduce the risk of water degradation from soil erosion and other pollutants related to construction and operational activities. Construction and operation of development facilitated by the project would not violate any water quality standards or Waste Discharge Requirements or otherwise substantially degrade water quality. The project's water quality and groundwater recharge impacts would be less than significant. Development facilitated by the proposed project would comply with NPDES, MS4, and City requirements related to stormwater runoff and water quality and consequently would not contribute to cumulative impacts to peak runoff, flooding, groundwater recharge, or water quality. Therefore, the project would not have a cumulatively considerable contribution to a significant cumulative impact related to water quality.

As discussed under Impact HYD-4, Huntington Park is not located within the 100-year flood hazard area or within a zone at risk of inundation by flood or seiche and therefore are not at risk of release of pollutants due to inundation. Projects would be analyzed and mitigated on a case-by-case basis and would be designed to avoid or mitigate potential impacts related to flooding. Cumulative impact related to flooding or seiche would therefore be less than significant with applicable mitigation. As discussed under Impact HYD-4, development facilitated by the proposed project would not impede or redirect flood flows or risk release of pollutants due to inundation. Projects would be required to adhere to all applicable building and fire codes, zoning requirements and design standards related to flood flows and project inundation, and impacts would be less than significant. The proposed project would not have a cumulatively considerable contribution to a significant cumulative impact related to flood hazard or inundation risks in the greater watershed or groundwater basin. Cumulative impacts to hydrology and water quality would be less than significant.

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4.10 Land Use and Planning

This section analyzes the consistency of the proposed project with applicable land use plans, policies, and regulations, and identifies environmental effects that would arise from such inconsistencies.

4.10.1 Setting

a. Existing Land Uses

The general distribution of land uses within the City is shown in Table 4.10-1. Although residential land uses comprise most of the City's land area, Huntington Park is characterized by a diverse range of land uses. Commercial uses, found throughout the City, make up the second largest portion of land area in the City. Less predominant in terms of land area are industrial, parks and recreation, schools, and public facilities.

Table 4.10-1 Existing Land Use Summary for Huntington Park

Land Use Designation	Existing Acres (June 1990)	General Plan Acres
Low-Density Residential (up to 8.7du/ac)	277	276
Medium-Density Residential (up to 17.4 du/ac)	289	160
High-Density Residential (up to 20 du/ac)	238	321
Central Business District (CBD)/Residential	-	85
General Commercial	198	208
Professional Commercial	16	10
Light Industry	271 total	124
Industrial Manufacturing	271 total	131
Parks and Recreation	51	46
Schools	70	82
Public Facilities	36	25
Streets	470	470
Rail Transportation Corridor	37	37
Vacant	22	0
Total Acres	**1,975**	**1,975**

du/ac=dwelling units per acre

Parks and Recreation acreage appears to be reduced under the General Plan; this is due only to the redefining of the Civic Center buildings and the DWP right-of-way as "Public Facilities." No reduction in park acreage is proposed.

The existing land use survey included churches and water storage tanks in the Public Facilities category, Land use policy permits churches in all residential and commercial designations. Properties containing water storage tanks have been designated in the Plan for other land uses in the event any of the properties become available for other uses in the future. These circumstances account for the different acreage totals.

City of Huntington Park 1991 General Plan Land Use Designations

RESIDENTIAL

- **Low Density Residential:** The Low-Density Residential land use designation permits residential units up to 8.7 units per acre. Residences in this category are usually single-family, detached houses with private yards. Manufactured homes on permanent foundations are also permitted. Other uses, such as day care, schools, churches, and utility uses, are also allowed if the uses are shown to be compatible with, and serving the needs of, Low-Density Residential areas.
- **Medium Density Residential:** The Medium-Density Residential land use designation permits residential units up to 17.4 units per acre. These residences can include townhouses, small-lot single-family dwellings (e.g., zero lot line houses), two- and three-family housing arrangements, and low-rise apartment buildings. Other uses, such as rest homes, child-care facilities, and churches, are permitted if the uses are shown to be compatible with and serving the needs of Medium-Density Residential areas.
- **High Density Residential:** The High-Density Residential land use designation permits residential units up to 20 units per acre. Dwellings are typically within apartment or condominium complexes with shared open space. Other uses, such as rest homes, child-care facilities, and churches, are permitted if the uses are shown to be compatible with and serving the needs of High-Density Residential areas.
- **Senior Citizen Housing Overlay:** The Senior Citizen Housing Overlay land use designation permits senior citizen residential units up to 225 units per acre. Dwellings are typically located in high-rise developments with shared open space, meeting facilities, and lower parking requirements.

MIXED USE AND COMMERCIAL

- **Central Business District (CBD)/Residential:** The CBD/Residential land use designation is defined by use and specific location. Along portions of Pacific Boulevard, General Commercial and Professional Commercial uses are required on the ground floor, with either commercial or residential uses allowed on the upper floors. The maximum permitted floor-area ratio (FAR) for a CBD/Residential designation on Pacific Boulevard is 4:1.

  Along portions of Rita, Rugby, and Seville avenues, residential and commercial uses are permitted to exist side by side. Multi-family residential development is allowed up to 70 units per acre without a requirement for commercial uses, and commercial development is allowed up to a FAR of 2:1 without a requirement for residential uses. However, General Commercial and Professional Commercial uses are permitted on the lower floors of an otherwise residential building. If a site on Rita, Rugby, or Seville includes both residential and commercial uses, 70 units per acre plus maximum allowable FAR commercial uses are permitted.

  Single Room Occupancy Hotels are also permitted under the CBD/Residential designation.

  All residences in the CBD/Residential area are required to have private, secured parking.
- **General Commercial:** The General Commercial land use designation permits a wide range of neighborhood and general retail and service establishments, such as stores and repair shops, to accommodate the surrounding community. Permitted uses include, among others, household appliance stores, auto repair shops, cafes, drugstores, and newsstands. The maximum permitted FAR is 1:1.

- **Professional Commercial:** The Professional Commercial land use designation permits business and professional offices and services, legal services, and related uses in or near the Central Business District and served by public transportation, where their locations are conveniently accessible. Typical uses include attorney's offices, banks, beauty shops, medical offices, and travel agencies, among others. Institutional uses are also conditionally permitted in areas designated for Professional Commercial. The maximum permitted FAR is 1:1.
- **Mixed Use Overlay:** The Mixed-Use land use designation allows residential development to occur in an area designated for another land use. The area along Sante Fe Avenue between Randolph Street and Florence Avenue will allow Medium Density Residential Development in additional to the land uses provided for under the current General Commercial Land Use designation, and property to the south of Clarendon Avenue will be limited to either commercial uses or vertically oriented mixed-use development (i.e. commercial/residential with only nonresidential uses on the ground level). Property located north of Clarendon Avenue will allow commercial uses, mixed uses, or solely residential use. Residential densities will be allowed to a maximum of 17.4 dwelling units per acre. The maximum permitted FAR is 1:1.
- **Single Room Occupancy ("SRO") Overlay:** The SRO Overlay designation allows mixed use development of commercial uses together with single room occupancy hotels. The overlay area is located on the east side of Santa Fe Avenue north of Randolph Street. The density is permitted up to 400 units per acre in addition to the uses provided for under the current General Commercial Land Use designation at a maximum FAR of 1:1.

OTHER

- **Light Industry:** The Light Industry land use designation permitted uses include light manufacturing, processing, warehousing, distribution, wholesaling, and related developments. Some of the allowable uses in this designation are cloth manufacturing, electric appliance assembly, and trade schools. The maximum permitted FAR is 1:1.
- **Industrial Manufacturing:** The Industrial Manufacturing land use designation permitted uses include manufacturing, processing, warehousing, distribution, wholesaling, and related developments of a more intense nature than those uses permitted in the Light Industry category. For example, brick manufacturing, lumber yards, and tool and die shops are permitted in this designation. The maximum permitted FAR is 0.5:1.
- **Parks and Recreation:** The Parks and Recreation land use designation includes all the public parks in Huntington Park, including their structures and facilities.
- **Schools:** The School land use designation includes all the public schools in Huntington Park, including their playground area.
- **Public Facilities:** The Public Facilities land use designation includes all federal, state, and local government properties– such as post offices, the Civic Center, and fire stations. Public Facilities also include hospitals and the Los Angeles Department of Water and Power utility easement that traverses the City near California Avenue and Muni Park. This category permits other land uses (such as nurseries) which are compatible with adjacent uses, and which provide an economic return on the land.
- **Rail Transportation Corridor:** The Rail Transportation Corridor land use designation includes three rail corridors that traverse Huntington Park:
    1. Southern Pacific Railroad on Alameda Street
    2. Southern Pacific Railroad on Randolph Street

3. Union Pacific Railroad on Salt Lake Avenue

- **Parking Overlay:** A Parking Overlay designation can exist in addition to the underlying land use designation. This overlay identifies areas where private owners or the City are encouraged to acquire property for parking facilities in order to alleviate parking shortages, for example, on portions of Gage and Florence avenues.

4.10.2 Regulatory Setting

a. State Regulations

California Housing Element Law

California Housing Element law (Government Code Sections 65580 to 65589.8) includes provisions related to the requirements for housing elements of local government General Plans. Among these requirements are an assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs. Additionally, to assure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goals, this section of the Government Code calls for local jurisdictions to plan for, and facilitate the construction of, their fair share of the region's projected housing needs, known as the Regional Housing Needs Allocation (RHNA). The City of Huntington Park's most recent 2008-2014 Housing Element was adopted in February 2009.

Local Agency Formation Commissions

The Cortese-Knox-Hertzberg Local Government Reorganization Act (Cortese-Knox-Hertzberg Act) of 2000 (Government Code Section 56000 et seq.) establishes the process through which local agency boundaries are established and revised. Each county must have a Local Agency Formation Commission (LAFCO), which is the agency that has the responsibility to create orderly local government boundaries, with the goal of encouraging "planned, well-ordered, efficient urban development patterns," the preservation of open-space lands, and the discouragement of urban sprawl. While LAFCOs have no land use power, their actions determine which local government will be responsible for planning new areas. LAFCOs address a wide range of boundary actions, including the creation and modifications of spheres of influence for cities and special districts, annexations, reorganizations, incorporations, and the detachment of areas from special districts. A city's or special district's sphere of influence is an indication of an agency's future growth boundaries.

Planning and Zoning Law

State law requires each city and county in California to adopt a general plan for the physical development of the land within its planning area (Government Code Sections 65300-65404). The general plan must contain land use, housing, circulation, open space, conservation, noise, and safety elements, as well as any other elements that the city or county may wish to adopt. The circulation element of a local general plan must be correlated with the land use element.

Zoning authority originates from city and county police power and from the State's Planning and Zoning Law, which sets minimum requirements for local zoning ordinances. The city or county zoning code is the set of detailed requirements that implement the general plan policies at the level of the individual parcel. The zoning code presents standards for different uses and identifies which uses are allowed in the various zoning districts of the jurisdiction. Since 1971, State law has required the city or county zoning code to be consistent with the jurisdiction's general plan.

Sustainable Communities and Climate Protection Act (SB 375)

The Sustainable Communities and Climate Protection Act (SB 375) supports the State's climate goals by helping reduce greenhouse gas emissions through coordinated transportation, housing, and land use planning. Under the Act, the California Air Resources Board (CARB) set targets for 2020 and 2035 for each of the 18 metropolitan planning organization regions in 2010 and updated them in 2018. Each of the regions must prepare a SCS, as an integral part of its regional transportation plan, which contains land use, housing, and transportation strategies that, if implemented, would allow the region to meet CARB's targets. The Act establishes some incentives to encourage implementation of the development patterns and strategies included in an SCS. Developers can get relief from certain environmental review requirements under the CEQA if their new residential and mixed-use projects are consistent with a region's SCS that meets the targets (see Public Resources Code Sections 21155, 21155.1, 21155.2, 21159.28).

b. Regional Regulations

Southern California Association of Governments (SCAG)

SCAG is responsible for regional planning in the southern California area. SCAG provides a framework to coordinate local and regional decisions regarding future growth and development and prepares future growth forecasts for the region. As the designated MPO for the area, SCAG is mandated by the Federal government to research and develop plans for transportation, growth management, hazardous waste management, and air quality based on the regional growth projections. As SCAG is the largest MPO in the United States, it has subregional councils of government to provide for the subregions' land use and transportation planning at a more local level. The sub-regional council for Huntington Park is the Gateway Cities Council of Governments (GCCOG).

South Coast Air Quality Management Plan

SCAQMD is responsible for the production of a regional AQMP and has prepared multiple AQMPs to accomplish the goal of an annual five-percent reduction in air pollutant emissions. The most recent AQMP was published and adopted in 2017 (AQMD 2016). The AQMD is currently in the process of developing the next AQMP.

c. Local Regulations

City of Huntington Park General Plan

Huntington Park's General Plan was adopted in February 1991 and consists of the Land Use, Housing, Circulation, Open Space and Conservation, Safety, Noise, Public Facilities, and Urban Design Elements. All elements bear equal weight, and no element has legal precedence over another. California Government Code Section 65583(c) requires the Housing Element to maintain internal consistency with other General Plan Elements. The following land use and planning goals, policies, and actions are applicable to the proposed project as part of the Land Use, Open Space and Conservation, Noise, and Urban Design Elements (Huntington Park 1991):

LAND USE ELEMENT

The Land Use Element describes existing land use patterns and provides the physical framework for land use and development in the City. The Land Use Element also contains policies to improve the

City's visual quality and livability, including its compatibility between neighborhoods, mixed-use areas, commercial areas, and industrial areas. It describes the economic context and sets out goals and policies to stimulate development, maintain fiscal health, and support other efforts to enhance the City's economy (Huntington Park 1991).

OPEN SPACE AND CONSERVATION ELEMENT

The Open Space and Conservation Element describes existing air quality, groundwater, energy conservation, open space, parks, and recreation patterns in the City. The Open Space and Conservation Element also contains policies to reduce air pollution through land use, transportation, and energy use planning. It identifies the goals, policies, and specific measures for managing the community's natural resources, open space, and recreational areas (Huntington Park 1991).

URBAN DESIGN ELEMENT

The Urban Design Element further builds on the Land Use Element, focusing on the on the quality and character of public areas and private development in the city. The Urban Design Element describes the goals, policies, and design concepts regarding the preservation and improvement of the quality and character of the City (Huntington Park 1991).

City of Huntington Park Municipal Code (HPMC)

The HPMC establishes regulations that implement the City's General Plan. Title 8, *Building Regulations*, of the HPMC describes the City's building codes and other related regulations. Title 9, Zoning, describes the City's zoning regulations and districts including special purpose zones, overlay zones, and the DTSP. Title 10, Subdivisions, focuses on planning and building codes for subdivisions.

Downtown Huntington Park Specific Plan

DTSP was adopted in August 2008 by the City of Huntington Park. The DTSP is intended to create a unique and identifiable downtown area for the City that is economically vibrant and pedestrian oriented. The Specific Plan extends from Randolph Street to the north, Seville Avenue and Zoe Avenue to the east, Florence Avenue to the south, and Rugby Avenue to the west. The DTSP is divided into four districts: District A– Gateway, District B– Festival, District C– Neighborhood, and District D– Zoe. The Specific Plan sets a vision for the 85-acre area to become a cleaner, more beautiful, mixed-use, pedestrian oriented neighborhood.

4.10.3 Impact Analysis

a. Methodology and Significance Thresholds

The analysis in this section focuses on environmental impacts from the project's zoning ordinance amendments on the Draft Housing Opportunity Sites, as well as consistency with any applicable land use plans, policies, or regulations. The following thresholds of significance are based on Appendix G of the *CEQA Guidelines*. For purposes of this EA, implementation of the proposed project may have a significant adverse impact if it would do any of the following:

1. Physically divide an established community
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect

The consistency analysis describes existing regional and local plans and policies and is intended to fulfill the requirements of *CEQA Guidelines* Section 15125(d). The emphasis of the analysis is on the project's inconsistency and potential conflicts between the proposed project and existing applicable land use plans adopted for the purpose of avoiding or mitigating an environmental effect, and whether any inconsistencies are significant environmental effects. The proposed project is considered consistent with the provisions of the identified regional and local plans if it meets the general intent of the applicable plans and does not conflict with directly applicable policies. A given project need not be in perfect conformity with each and every policy nor does state law require precise conformity of a proposed project with every policy or land use designation. Courts have also acknowledged that general and specific plans attempt to balance a range of competing interests, and that it is nearly, if not absolutely, impossible for a project to be in perfect conformity with each and every policy set forth in the applicable plan. Additionally, in reaching such consistency conclusions, the City may also consider the consequences of denial of a project, which can also result in other policy inconsistencies. For example, Government Code Section 65589.5 explains that the potential consequences of limiting the approval of housing are reduced mobility, urban sprawl, excessive commuting, and air quality deterioration.

For an impact to be considered significant, an inconsistency would also have to result in a significant adverse change in the environment not already addressed in the other resource chapters of this EA. The analysis below provides a discussion of the most relevant policies from the various planning documents. However, the City's consistency conclusions are based upon the planning documents as a whole.

Threshold 1: Would the project physically divide an established community?

Impact LU-1 Implementation of the proposed project would not physically divide an established community. Impacts would be less than significant.

Development facilitated by the proposed project would not result in the construction of barriers, such as new roads or other linear development or infrastructure, that would divide the existing communities surrounding the sites. Short-term construction impacts would be mostly contained within the housing inventory sites themselves; however, off-site improvements for utilities may be required for some of the sites for water and wastewater (refer to Section 4.15, *Utilities and Service Systems*).

No new transportation infrastructure would be required (refer to Section 4.14, *Transportation*, and Section 4.15, *Utilities and Service Systems*). Therefore, existing roadways would not be blocked, and construction would not limit access to a community or restrict movement within a community.

Development facilitated by the proposed project would not divide a community; rather it would promote the development of existing vacant, underdeveloped or underutilized properties, thereby locating people closer to existing employment, goods and services within an established community. Therefore, impacts related to dividing an established community would be less than significant.

Mitigation Measure

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 2:	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?

Impact LU-2 THE PROPOSED PROJECT WOULD UPDATE THE LAND USE ELEMENT, HOUSING ELEMENT, AND SAFETY ELEMENT TO BRING THE CITY'S GENERAL PLAN INTO CONFORMANCE WITH STATE REQUIREMENTS AND FACILITATE DEVELOPMENT ALIGNED WITH THE VISION OF THE GENERAL PLAN. THESE UPDATES WOULD NOT CONFLICT WITH ANY LAND USE PLAN, POLICY, OR REGULATION ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT. THERE WOULD BE NO IMPACT.

As set forth by State law, the General Plan serves as the primary planning document for the City and all subordinate documents and plans are required to be consistent with the General Plan. The proposed project would amend the Huntington Park General Plan and associated changes with the Housing Element, Land Use Element, and Safety Element as described in Section 2, *Project Description*, to remove constraints to housing development and facilitate the sufficient development of housing at densities appropriate for respective income levels consistent with the RHNA. The building types supported by the amendments to the allowable densities, FAR, and building heights would support the type of residential and mixed-use infill development envisioned in the General Plan.

The proposed project would facilitate development that would exceed the buildout projections described in the General Plan, as discussed in Section 4.12, *Population and Housing*. However, the proposed project would comply with pertinent State housing law and the City's 6th cycle RHNA allocation and has been prepared specifically to be consistent with applicable requirements of housing law. Thus, despite accommodating growth beyond that anticipated in the General Plan, housing growth under the proposed project would not be substantial or unplanned. The proposed project would update the General Plan to reflect new housing requirements; therefore, the planned growth under the proposed project would not conflict with the adopted General Plan.

Development standards associated with the proposed project would be required to be consistent with the other portions of the General Plan, including policies and programs adopted to address environmental impacts. All development in the City would be reviewed for consistency with the City's development standards set forth in HPMC as part of the design review process. The proposed project would not remove or modify any policies or measures from the General Plan that are intended for environmental protection and would not conflict with any General Plan policies or measures that are intended for environmental protection.

Therefore, the proposed project would not 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, and potential impacts would be less than significant.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

4.10.4 Cumulative Impacts

A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (*CEQA Guidelines* Section 15065[a][3]). The geographic scope for cumulative land use and planning impacts includes the geographic area of the City of Huntington Park. Development that is considered part of the cumulative analysis includes buildout of the City's General Plan.

Cumulative development in accordance with the City's General Plan would incrementally modify land use patterns and the general setting of the City. Planned cumulative development would incrementally increase overall development intensity throughout the City. However, land use and policy consistency impacts associated with buildout of the City's General Plan would be addressed on a case-by-case basis to determine consistency with applicable plans and policies. Since the planned projects would be required to be consistent with the General Plan, they would implement the City's vision for Huntington Park. In addition, these projects would generally reduce motor vehicle trips, trip lengths, and associated environmental impacts by being constructed near transit, jobs, services, and open spaces. Because the project's impacts related to land use compatibility and consistency with local plans and goals would be less than significant, the project's contribution to cumulative land use impacts would be less than significant.

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4.11 Noise

This section evaluates noise and groundborne vibration impacts resulting from the construction and operation of new housing development accommodated by the proposed project. Topics addressed consist of short-term construction and long-term operational noise and vibration, including the exposure of noise-sensitive receivers to substantial or incompatible noise levels. Noise modeling results and the vibration calculations associated with the analysis herein are included in Appendix G to this EA.

4.11.1 Environmental Setting

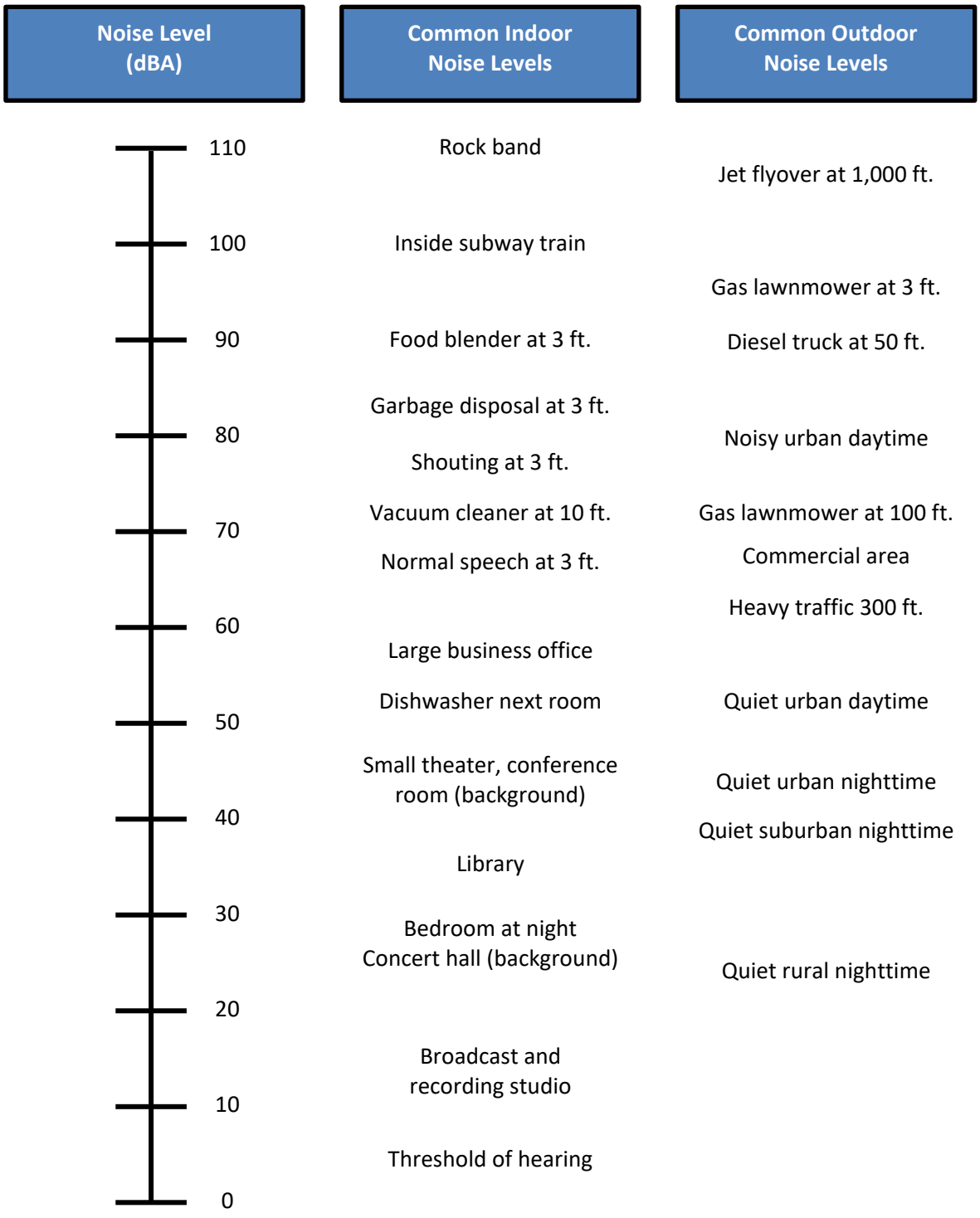
a. Fundamentals of Noise

Sound is a vibratory disturbance created by a moving or vibrating source, which is capable of being detected by the hearing organs (e.g., the human ear). Noise is defined as sound that is loud, unpleasant, unexpected, or undesired and may therefore be classified as a more specific group of sounds. The effects of noise on people can include general annoyance, interference with speech communication, sleep disturbance, and, in the extreme, hearing impairment (California Department of Transportation [Caltrans] 2013).

Noise levels are commonly measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels so that they are consistent with the human hearing response, which is most sensitive to frequencies around 4,000 Hertz (Hz) and less sensitive to frequencies around and below 100 Hz (Kinsler, et. al. 1999). Decibels are measured on a logarithmic scale that quantifies sound intensity in a manner similar to the Richter scale used to measure earthquake magnitudes. A doubling of the energy of a noise source, such as a doubling of traffic volume, would increase the noise level by 3 dB; similarly, dividing the energy in half would result in a decrease of 3 dB (Crocker 2007). Common outdoor and indoor noise sources and their typical corresponding A-weighted noise levels are shown in Figure 4.11-1.

Human perception of noise has no simple correlation with sound energy. The perception of sound is not linear in terms of dBA or in terms of sound energy. Two sources do not “sound twice as loud” as one source. It is widely accepted that the average healthy ear can barely perceive an increase (or decrease) of up to 3 dBA in noise levels (i.e., twice [or half] the sound energy); that a change of 5 dBA is readily perceptible; and that an increase (or decrease) of 10 dBA sounds twice (or half) as loud (Crocker 2007).

Figure 4.11-1 Examples of Typical Noise Levels



Source: Caltrans 2013

Sound changes in both level and frequency spectrum as it travels from the source to the receiver. The most obvious change is the decrease in sound level as the distance from the source increases. The manner by which noise declines with distance depends on factors such as the type of sources (e.g., point or line), the path the sound will travel, site conditions, and obstructions. Noise levels from a point source (e.g., construction, industrial machinery, ventilation units) typically attenuate, or drop off, at a rate of 6 dBA per doubling of distance. Noise from a line source (e.g., roadway, pipeline, railroad) typically attenuates at about 3 dBA per doubling of distance (Caltrans 2013). The propagation of noise is also affected by the intervening ground, known as ground absorption. A hard site, such as a parking lot or smooth body of water, receives no additional ground attenuation and the changes in noise levels with distance (drop-off rate) result simply from the geometric spreading of the source. An additional ground attenuation value of 1.5 dBA per doubling of distance applies to a soft site (e.g., soft dirt, grass, or scattered bushes and trees) (Caltrans 2013).

Noise levels may also be reduced by intervening structures. The amount of attenuation provided by this "shielding" depends on the size of the object and the frequencies of the noise levels. Natural terrain features, such as hills and dense woods, and man-made features, such as buildings and walls, can alter noise levels. Generally, any large structure blocking the line of sight will provide at least a 5 dBA reduction in source noise levels at the receiver (Federal Highway Administration [FHWA] 2011). Structures can substantially reduce occupants' exposure to noise as well. The FHWA's guidelines indicate that modern building construction generally provides an exterior-to-interior noise level reduction of 20 to 35 dBA with closed windows.

Descriptors

The impact of noise is not a function of loudness alone. The time of day when noise occurs, its frequency, and the duration of the noise are also important. In addition, most noise that lasts for more than a few seconds is variable in its intensity. Consequently, a variety of noise descriptors have been developed.

One of the most frequently used noise metrics that considers both duration and intensity is the equivalent noise level (L_{eq}). The L_{eq} is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time. Typically, L_{eq} is equivalent to a one-hour period, even when measured for shorter durations as the noise level of a 10- to 30-minute period would be the same as the hour if the noise source is relatively steady. L_{max} is the highest Root Mean Squared (RMS) sound pressure level within the sampling period, and L_{min} is the lowest RMS sound pressure level within the measuring period (Crocker 2007). Normal conversational levels at three feet are in the 60- to 65-dBA L_{eq} range and ambient noise levels greater than 65 dBA L_{eq} can interrupt conversations (Federal Transit Administration [FTA] 2018).

Noise that occurs at night tends to be more disturbing than that which occurs during the day. Community noise is usually measured using Day-Night Average Level (L_{dn} or DNL), which is a 24-hour average noise level with a +10 dBA penalty for noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours, or Community Noise Equivalent Level (CNEL), which is the 24-hour average noise level with a +5 dBA penalty for noise occurring from 7:00 p.m. to 10:00 p.m. and a +10 dBA penalty for noise occurring from 10:00 p.m. to 7:00 a.m. (Caltrans 2013). Noise levels described by DNL and CNEL usually differ by about 0.5 dBA. Quiet suburban areas typically have a CNEL in the range of 40 to 50 dBA, while areas near arterial streets are typically in the 50 to 70+ CNEL range.

Propagation

Sound from a small, localized source (approximating a "point" source) radiates uniformly outward as it travels away from the source in a spherical pattern, known as geometric spreading. The sound level decreases or drops off at a rate of approximately 6 dBA for each doubling of distance.

Traffic noise is not a single, stationary point source of sound. Rather, the movement of vehicles makes the source of the sound appear to emanate from a line (line source) rather than a point. The drop-off rate for a line source is approximately 3 dBA for each doubling of distance.

b. Overview of Groundborne Vibration

Groundborne vibration of concern in environmental analysis consists of the oscillatory waves that move from a source through the ground to adjacent structures. The number of cycles per second of oscillation makes up the vibration frequency, described in terms of Hertz. The frequency of a vibrating object describes how rapidly it oscillates. The normal frequency range of most groundborne vibration that can be felt by the human body is from a low of less than 1 Hertz up to a high of about 200 Hertz (Crocker 2007). Typically, groundborne vibration generated by human activities attenuates rapidly with distance from the source of the vibration.

While people have varying sensitivities to vibrations at different frequencies, in general they are most sensitive to low-frequency vibration. Vibration in buildings, such as from nearby construction activities, may cause windows, items on shelves, and pictures on walls to rattle. Vibration of building components can also take the form of an audible low-frequency rumbling noise, referred to as groundborne noise. Groundborne noise is usually only a problem when the originating vibration spectrum is dominated by frequencies in the upper end of the range (60 to 200 Hertz), or when foundations or utilities, such as sewer and water pipes, physically connect the structure and the vibration source (FTA 2018).

Vibration energy spreads out as it travels through the ground, causing the vibration level to diminish with distance away from the source. High-frequency vibrations diminish much more rapidly than low frequencies, so low frequencies tend to dominate the spectrum at large distances from the source. Discontinuities in the soil strata can also cause diffractions or channeling effects that affect the propagation of vibration over long distances (Caltrans 2020). When a building is impacted by vibration, a ground-to-foundation coupling loss will usually reduce the overall vibration level. However, under rare circumstances, the ground-to-foundation coupling may amplify the vibration level due to structural resonances of the floors and walls.

Vibration amplitudes are usually expressed in peak particle velocity (PPV). The PPV is normally described in inches per second (in/sec). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. PPV is often used in monitoring of blasting vibration and other construction activity because it is related to the stresses that are experienced by buildings (Caltrans 2020). Table 4.11-1 summarizes the vibration damage criteria recommended by the FTA for evaluating the potential for architectural damage to buildings.

Table 4.11-1 Criteria for Vibration Damage Potential

Building Category	PPV (in/sec)
I. Reinforced concrete, steel, or timber (no plaster)	0.5
II. Engineered concrete and masonry (no plaster)	0.3
III. Nonengineered timber and masonry buildings	0.2
IV. Buildings extremely susceptible to vibration damage	0.12

in/sec = inches per second; PPV = peak particle velocity
Source: FTA 2018

c. Sensitive Receivers

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. According to the Huntington Park 1991 General Plan Noise Element, residential areas, hospitals, convalescent homes, churches, libraries, schools, and childcare facilities are considered noise-sensitive uses (City of Huntington Park 1991).

Vibration-sensitive receivers, which are similar to noise-sensitive receivers, include residences and institutional uses, such as hospitals, schools, and churches. However, vibration-sensitive receivers also include buildings where vibrations may interfere with vibration-sensitive equipment (e.g., recording studies or medical facilities with sensitive equipment). Other uses that may have particular sensitivity to groundborne vibration include historic sites and structures.

Residential uses comprise most of the sensitive receivers in the City. Other sensitive receivers consist of recreational uses (e.g., parks) and institutional (e.g., schools, hospitals) uses. Also, refer to Chapter 4.4, *Cultural and Tribal Cultural Resources*, for a discussion of historic properties in the City, which may be particularly sensitive to increases in groundborne vibration levels.

d. Existing Conditions

Noise Sources

Huntington Park is affected by a variety of noise sources, including mobile and stationary sources. The most prevalent noise source in the City is traffic on the major arterial routes and trains utilizing Alameda Corridor. Roadways with the highest traffic volumes and speeds produce the highest noise levels. The roadways in Huntington Park with the highest traffic volumes and, thus, the highest noise levels are East Florence Avenue, Walnut Street, East Slauson Avenue, and South Alameda Street. Table 4.11-2 provides existing roadway vehicle noise levels along roadways in the plan area. Noise from trains using the Atchison, Topeka and Santa Fe (AT&SF), Union Pacific (UPRR) and Southern Pacific (SPRR) rail lines are a secondary source of mobile noise. The UPRR line along the western section of the City affects residential uses at the western end of the City. Residential areas generate noise from resident gatherings and activities, vehicles, and operating household equipment. Schools in the City also create noise from buses, students, school activities, maintenance, and outdoor games.

Table 4.11-2 Existing Roadway Vehicle Noise Along Roadway Segments

Roadway Segment	Existing ADT	Existing Traffic Noise Level at 50 feet (dBA CNEL)
S. Alameda Street - E. Slauson Avenue to E. Gage Avenue	49,336	75.1
S. Alameda Street - E. Gage Avenue to E. Florence Avenue	43,381	74.8
S. Santa Fe Avenue - Fruitland Avenue to E. Slauson Avenue	28,998	73.8
Santa Fe Avenue - E. Slauson Avenue to Randolph Street	36,425	74.0
Santa Fe Avenue - Randolph Street to E. Gage Avenue	25,723	73.0
Santa Fe Avenue - E. Gage Avenue to Walnut Street	34,656	73.7
Pacific Boulevard - Fruitland Avenue to E. Slauson Avenue	28,173	70.4
Pacific Boulevard - E. Slauson Avenue to Randolph Street	22,262	68.4
Pacific Boulevard - Randolph Street to E. Gage Avenue	15,130	66.0
Pacific Boulevard - E. Gage Avenue to E. Florence Avenue	18,163	66.7
S. Soto Street - Fruitland Avenue to E. Slauson Avenue	28,937	70.9
Stafford Avenue - E. Slauson Avenue to Randolph Street	8,268	61.5
Stafford Avenue - E. Gage Avenue to E. Florence Avenue	3,671	58.8
Miles Avenue - E. Slauson Avenue to Randolph Street	22,463	67.5
Miles Avenue - Randolph Street to E. Gage Avenue	23,306	67.4
Miles Avenue - E. Gage Avenue to East Florence Avenue	16,221	66.2
Mountainview Avenue - Walnut Street to Santa Ana Street	18,685	66.9
S. Boyle Avenue - Fruitland Avenue to E. Slauson Avenue	20,113	72.6
S. Boyle Avenue - E. Slauson Avenue to Randolph Street	26,718	73.2
State Street - Randolph Street to E. Gage Avenue	16,566	71.0
State Street - E. Gage Avenue to Walnut Street	17,901	70.7
State Street - Walnut Street to Santa Ana Street	13,996	70.0
Salt Lake Avenue - E. Gage Avenue to E. Florence Avenue	11,050	65.2
California Avenue - E. Florence Avenue to Santa Ana Street	18,623	69.7
S. Maywood Avenue - E. Slauson Avenue to Randolph Street	18,157	68.7
S. Maywood Avenue - Randolph Street to E. Gage Avenue	17,690	67.9
Salt Lake Avenue - E. Florence Avenue to Live Oak Street	19,953	67.4
Gifford Avenue - E. Slauson Avenue to Randolph Street	12,605	67.5
Otis Avenue - Salt Lake Avenue to Santa Ana Street	16,740	65.7
E. Slauson Avenue - Wilmington Avenue to Alameda Street	50,986	76.4
E. Slauson Avenue - Alameda Street to S. Santa Fe Avenue	41,757	75.0
E. Slauson Avenue - S. Santa Fe Avenue to Pacific Boulevard	39,195	74.6
E. Slauson Avenue - Pacific Boulevard to Stafford Avenue	41,800	74.2
E. Slauson Avenue - Stafford Avenue to S. Soto Street	33,985	73.6
E. Slauson Avenue - S. Soto Street to S. Boyle Avenue	39,333	73.9
E. Gage Avenue - Wilmington Avenue to S. Alameda Street	30,134	70.6
E. Gage Avenue - S. Alameda Street to Santa Fe Avenue	20,338	68.6
E. Gage Avenue - Santa Fe Avenue to Pacific Boulevard	23,086	68.6

Roadway Segment	Existing ADT	Existing Traffic Noise Level at 50 feet (dBA CNEL)
E. Gage Avenue - Pacific Boulevard to Stafford Avenue	23,697	68.8
E. Gage Avenue - Stafford Avenue to Miles Avenue	23,727	68.9
E. Gage Avenue - Miles Avenue to State Street	28,371	69.2
E. Gage Avenue - State Street to Salt Lake Avenue	20,030	68.7
E. Gage Avenue - Salt Lake Avenue to California Avenue	16,044	67.3
Randolph Street - Santa Fe Avenue to Pacific Boulevard	6,441	65.9
Randolph Street - Stafford Avenue to Miles Avenue	6,062	63.6
Randolph Street - S. Maywood Avenue to Gifford Avenue	3,175	63.0
Randolph Street - Gifford Avenue to Atlantic Boulevard	6,419	65.9
E. Florence Avenue - Wilmington Avenue to S. Alameda Street	33,621	71.7
E. Florence Avenue - S. Alameda Street to Santa Fe Avenue	46,406	73.0
Walnut Street - Santa Fe Avenue to Pacific Boulevard	44,269	69.5
E. Florence Avenue - Pacific Boulevard to Seville Avenue	37,682	71.9
E. Florence Avenue - Seville Avenue to Stafford Avenue	37,075	72.0
E. Florence Avenue - Stafford Avenue to Miles Avenue	39,708	72.1
Walnut Street - Miles Avenue to Mountain View Avenue	54,240	71.0
Walnut Street - Mountain View Avenue to State Street	41,707	69.6
E. Florence Avenue - State Street to Salt Lake Avenue	49,530	73.3
E. Florence Avenue - Salt Lake Avenue to California Avenue	73,887	75.4
Walnut Street - California Avenue to Bear Avenue	48,107	70.6
Santa Ana Street - Mountain View Avenue to State Street	6,925	62.9
Santa Ana Street - State Street to California Avenue	13,196	65.9
Santa Ana Street - California Avenue to Otis Avenue	7,989	63.8
Santa Ana Street - Otis Avenue to Salt Lake Avenue	14,449	66.6

ADT = average daily traffic.

Source: Data provided by Translutions 2023.

Vibration Sources

Existing sources of operational vibration in the EA Study Area include vehicle traffic on roadways and trains on the rail lines. Caltrans has studied the effects of propagation of vehicle vibration on sensitive land uses and notes that “heavy trucks, and quite frequently buses, generate the highest earthborn vibrations of normal traffic.” Caltrans further notes that the highest traffic-generated vibrations are along freeways and state routes. Their study finds that “vibrations measured on freeway shoulders (five meters from the centerline of the nearest lane) have never exceeded 0.08 in/sec, with the worst combinations of heavy trucks and poor roadway conditions (while such trucks were moving at freeway speeds). This level coincides with the maximum recommended safe level for ruins and ancient monuments (and historic buildings)” (Caltrans 2020). Construction vibration levels have the potential to be significant when equipment such as impact and vibratory pile drivers, rock blasting, and vibratory rollers is used during project construction.

4.11.2 Regulatory Setting

a. Federal

Department of Housing and Urban Development

The federal Department of Housing and Urban Development (HUD) sets environmental criteria and standards in Title 24 of the Code of Federal Regulations (CFR), Part 51. New construction proposed in areas that exceed 65 dBA L_{dn} must incorporate noise attenuation features to maintain interior noise levels at 45 dBA L_{dn}. Development in areas exceeding 65 dBA L_{dn} requires further attenuation features. In general, the HUD regulations match the California state regulations discussed below.

Federal Transit Administration

The FTA provides reasonable criteria for assessing construction noise impacts based on the potential for adverse community reaction in their *Transit and Noise Vibration Impact Assessment Manual* (FTA 2018). For residential uses, the daytime noise threshold is 80 dBA L_{eq} for an 8-hour period.

Occupational Health and Safety Administration

The federal government regulates occupational noise exposure common in the workplace through the Occupational Health and Safety Administration (OSHA) under the EPA. Noise limitations would apply to the operation of construction equipment and could also apply to any proposed industrial land uses. Noise exposure of this type is dependent on work conditions and is addressed through a facility's Health and Safety Plan, as required under OSHA, and is not addressed further in this analysis.

b. State

California General Plan Guidelines

State law requires general plans to include a Noise Element under Government Code Section 65302(f). The California General Plan Guidelines, published by the Governor's Office of Planning and Research, indicate acceptable, specific land use types in areas with specific noise exposure. The guidelines also offer adjustment factors that may be used to arrive at noise acceptability standards that reflect the noise control goals of the community, the community's sensitivity to noise, and the community's assessment of the relative importance of noise pollution. These guidelines are advisory, and local jurisdictions have the authority to set specific noise standards based on local conditions.

California Building Code

California Code of Regulations Title 24, Building Standards Administrative Code, Part 2, Chapter 12, and the California Building Code codify the State noise insulation standards. These noise standards apply to new construction in California to control interior noise levels as they are affected by exterior noise sources and interior noise sources from separate areas. The regulations specify that interior noise levels shall not exceed 45 dB CNEL/L_{dn} in any habitable room, as well as specifying sound transmission class requirements for walls, floors, and ceilings around sleeping units.

California Green Building Code

California Green Building Standards Code 2022 (CALGreen) Section 5.507.4, Acoustical Control, regulates construction of non-residential uses within the 65 dBA CNEL/L_{dn} contour of an airport, freeway, expressway, railroad, industrial noise source, or other fixed source. According to Section 5.507.4.1.1 "buildings exposed to a noise level of 65 dB L_{eq}(1-hr) during any hour of operation shall employ sound-resistant assemblies as determined by a prescriptive method (CALGreen Section 5.507.4.1) or performance method (CALGreen Section 5.507.4.2).

Projects may demonstrate compliance through the prescriptive method if wall and roof-ceiling assemblies exposed to the noise source meet a composite sound transmission class (STC) rating of at least 50 or a composite outdoor/indoor transmission class (OITC) rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30. Projects may demonstrate compliance through the performance method if wall and roof-ceiling assemblies exposed to the noise source are constructed to provide an interior noise environment that does not exceed 50 dB $L_{eq\text{-}1Hr}$ in occupied areas during hours of operations.

c. Regional

Airport Land Use Commission

In Los Angeles County, the Regional Planning Commission has the responsibility for acting as the Airport Land Use Commission (ALUC) and for coordinating the airport planning of public agencies within the county. The ALUC coordinates planning for the areas surrounding public use airports, and the Airport Land Use Plan (ALUP) provides for the orderly expansion of the County's public use airports and the area surrounding them. It is intended to provide for the adoption of land use measures that will minimize the public's exposure to excessive noise and safety hazards. The City of Huntington Park is not located within the noise impact areas of nearby airports, however, there are several airports in the City's vicinity, including the Long Beach Airport, the Compton Airport, and the Los Angeles International Airport. The Los Angeles County ALUC is responsible for implementing airport land use plans for these airports that promote compatibility between each airport in the county and the surrounding land uses to ensure that hazardous conditions, including incompatible noise levels, are not created (Los Angeles County 2004).

d. Local

City of Huntington Park General Plan Noise Element

The Noise Element describes the existing and future noise conditions and issues in the City. The Noise Element establishes goals, policies, and standards which regulate the noise within Huntington Park (Huntington Park 1991).

The following goals and policies from the 1991 General Plan Noise Element are relevant to the proposed project:

Goal 1.0: Reduce noise impacts from transportation noise sources.

> **Policy 1.1:** Require construction of barriers to shield noise-sensitive uses from excessive noise.
>
> **Policy 1.5:** Monitor noise from buses and other heavy vehicles in residential areas. If necessary, consider alternate circulation routes for those types of vehicles.

Policy 1.6: Discourage through-traffic in residential neighborhoods by use of speed bumps and/or one-way streets.

Goal 2.0: Incorporate noise considerations into land use planning decisions.

Policy 2.1: Establish targeted limits of noise for various land uses throughout the community, in accordance with Table 4.11-3.

Policy 2.2: Ensure acceptable noise levels near schools hospitals, convalescent homes, and other noise-sensitive areas, in accordance with Table 4.11-3.

Policy 2.4: Require noise-reduction techniques in site planning, architectural design, and construction where noise reduction is necessary.

Policy 2.5: Discourage and, if necessary, prohibit the location of noise-sensitive land uses in noisy environments.

Goal 3.0: Minimize noise spillover from commercial and industrial uses into nearby residential neighborhood.

Policy 3.1: Enforce the 65 dBA State standard for exterior noise levels for all commercial uses.

Policy 3.2: Require that a minimum of fifteen (15) feet be landscaped as a buffer between a commercial or mixed use structure and an adjoining residential parcel.

Policy 3.3: Require that automobile and truck access to commercial properties located adjacent to residential parcels be located at the maximum practical distance from the residential parcel.

Policy 3.4: Prohibit truck deliveries to commercial and industrial properties abutting residential uses before 7 a.m. and after 9 p.m. unless there is no feasible alternative.

Goal 4.0: Minimize the noise impacts associated with the development of residential units above ground floor commercial uses in mixed use developments.

Policy 4.1: Require that commercial uses developed as part of a mixed us project (with residential uses) not be noise-intensive.

Policy 4.2: Require that mixed us structures be designed to prevent transfer of noise and vibration from the commercial to the residential use.

Policy 4.3: Orient mixed use residential units away from major noise sources.

Policy 4.4: Locate balconies and openable windows of residential units in mixed use projects away from the primary street and other major noise sources.

Table 4.11-3 show standards and criteria that specify acceptable limits of noise for various land uses throughout Huntington Park. These standards and criteria will be incorporated into the land use planning process to reduce future noise and land use incompatibilities.

Table 4.11-3 Interior and Exterior Noise Standards

Land Use Category	Uses	Interior (CNEL)	Exterior (CNEL)
Residential	Single Family Duplex, Multi-Family	45	65
	Mobile Homes	-	65
Commercial Industrial Institutional	Hotel, Motel, Transient Lodging	45	-
	Commercial Retail, Bank, Restaurant	55	-
	Office Building, Research and Development, Professional Offices, City Office Building	50	-
	Amphitheater, Concert Hall, Auditorium, Meeting Hall	45 50	- -
	Gymnasium Sports Club	55	-
	Manufacturing, Warehousing, Wholesale, Utilities	65 45	- -
	Movie Theatres		
Institutional	Hospital; Schools classroom	45	65
	Church, Library	45	-
Open Space	Parks	-	65

Source: City of Huntington Park 1991 General Plan

Goal 5.0: Develop measures to control non-transportation noise impacts.

Policy 5.3: Reduce noise generated by building activities by requiring sound attenuation devices on construction equipment.

Policy 5.4: Establish and maintain coordination among the agencies involved in noise abatement.

City of Huntington Park Municipal Code

The City's noise standards, found in Title 5, Chapter 11, Article 1 (Noise) and Title 9, Chapter 3, Article 5 (Noise Standards) of the HPMC, sets forth hours of operation for certain activities and standards for determining when noise is deemed to be a disturbance.

According to Section 5-11.01 of the HPMC, any noise created, made, maintained, or produced by, through, or on account of the operation, starting, manipulation, use, movement, working, handling, or maneuvering of any device, appliance, apparatus, equipment, object, or thing, mechanical or otherwise, within the City by any person, and which noise is of sufficient loudness, intensity, or character and/or of such continuance or recurrence as to disturb the peace or quiet of any neighborhood within the City, is hereby declared to be a nuisance affecting the public peace, health, and safety of the City.

Furthermore, according to Section 5-11.03.1 of the HPMC, no person shall use or operate a radio, tape player, tape recorder, record player, television or similar sound device in a vehicle on any

property within the City, such that it annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others. In addition, the operation of any radio or similar sound device in such a manner as to be plainly audible at a distance of 25 feet from the vehicle in which the device is located shall be accepted as evidence of a violation of this section. This section does not prohibit or inhibit the operation of emergency vehicles, law enforcement functions or other functions specifically authorized by the City.

Similarly, according to Section 5-11.04 of the HPMC prohibits any person to keep, maintain, allow, or permit to be kept or maintained at or upon any premises in Zone R¬1 or R¬3 of the City, which premises are owned, occupied, and controlled by such person, any workshop or work or repairing or industry which is unsightly or the noise or noxious odors from which disturb the peace and quiet of the owners of adjoining property or which depreciates the value of adjoining and surrounding property.

Finally, Section 9-3.506 of the HPMC states that noise sources associated with construction, repair, remodeling or grading of any real property, provided the activities do not take place between the hours of 7:00 p.m. and 7:00 a.m. on weekdays, including Saturdays, or at any time on Sundays or Federal holidays

4.11.3 Impact Analysis

a. Methodology and Thresholds of Significance

Thresholds

In accordance with Appendix G of the CEQA Guidelines, the Housing Element Update's noise and vibration impacts would be significant if it would:

1. Generate 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
2. Generate excessive groundborne vibration or groundborne noise levels
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels

CONSTRUCTION NOISE THRESHOLDS

Development facilitated by the project could have a significant impact if temporary construction noise during permitted daytime hours exposed noise-sensitive receivers to significantly adverse noise levels, or if construction noise occurred outside the hours detailed in Municipal Code Section 9-1-1-105.10. As the City does not define a quantitative construction noise threshold, for purposes of analyzing impacts from the project, the City has determined that the FTA construction criteria are applicable to the project. The FTA provides reasonable criteria for assessing construction noise impacts based on the potential for adverse community reaction in their Transit and Noise Vibration Impact Assessment Manual (FTA 2018). For residential uses, the daytime noise threshold is 80 dBA $L_{eq(8hr)}$ for an 8-hour period. Construction noise would be significant if it exceeds this threshold.

OPERATIONAL NOISE THRESHOLDS

The City does not have quantified limits in the Municipal Code for stationary noise sources such as HVAC and other mechanical equipment. Therefore, operational noise standards based upon U.S. EPA are provided for this analysis. At residential and other noise-sensitive land uses, a daytime limit of 60 dBA L_{eq} to prevent potential speech interference is used. For nighttime noise at residential properties, an exterior limit of 50 dBA L_{eq} is used. Based upon available sleep criteria data, an interior nighttime level of 35 dBA is considered acceptable (U.S. EPA 1974). Assuming a 15 dBA reduction with windows open, an exterior noise level of 50 dBA L_{eq} would be required to maintain an acceptable interior noise environment of 35 dBA.

For traffic noise increases, the following thresholds of significance are used to assess traffic noise impacts at sensitive receptor locations, which are generally based on those recommended by the Federal Aviation Administration (FAA):

- Greater than 1.5 dBA increase for ambient noise environments of 65 dBA CNEL and higher;
- Greater than 3 dBA increase for ambient noise environments of 60 -64 CNEL; and
- Greater than 5 dBA increase for ambient noise environments of less than 60 dBA CNEL.

LAND USE COMPATIBILITY THRESHOLDS

Agencies subject to CEQA generally are not required to analyze the impact of existing environmental conditions on a project's future users or residents. In *California Building Industry Association v. Bay Area Air Quality Management District (2015) 62 Cal. 4th 369*, the California Supreme Court explained that an agency is only required to analyze the potential impacts to future residents if the project would exacerbate those existing environmental hazards or conditions, new school projects, and projects affected by airport noise. CEQA analysis is, therefore, generally concerned with a project's impact on the environment, rather than with the environment's impact on a project and its users or residents. Implementation of the proposed project could expose future residents to ambient noise levels that exceed the City's noise and land use compatibility standards for acceptable noise exposure. General Plan Noise Element Policy 2.2 ensures acceptable noise exposure at schools, hospitals, convalescent homes, and other noise-sensitive areas based on the City's noise and land use compatibility standards.

GROUNDBORNE VIBRATION THRESHOLDS

The City has not adopted quantified limits to assess vibration impacts during construction and operation. Therefore, the *Transit Noise and Vibration Impact Assessment Manual* (FTA 2018) is used to evaluate potential construction vibration impacts. Construction vibration impacts would be significant if vibration levels exceed the FTA criteria shown in Table 4.11-1. For example, impacts would be significant if vibration levels exceed 0.2 in/sec PPV for residential structures and 0.3 in/sec PPV for commercial structures, which is the limit where minor cosmetic (i.e., non-structural) damage may occur to these buildings. Construction vibration impacts would also be significant if vibration levels exceed 0.12 in/sec PPV for extremely fragile historic buildings, as shown in Table 4.11-1.

AIRPORT NOISE THRESHOLDS

Exposure to airport noise would be significant if new housing development is located within the noise contours of the Long Beach, Compton, or Los Angeles International Airports that exceed the City's land use compatibility standards shown in Table 4.11-3.

Methodology

The following describes the methodology, including models, used to evaluate the significance of potential noise and vibration impacts related to the proposed project.

CONSTRUCTION NOISE

Construction equipment can be considered to operate in two modes: stationery and mobile. Stationary equipment operates in a single location for one or more days at a time, with either fixed-power operation (e.g., pumps, generators, and compressors) or variable-power operation (e.g., pile drivers, rock drills, and pavement breakers). Mobile equipment moves around a construction site with power applied in cyclic fashion, such as bulldozers, graders, and loaders. Each phase of construction has its own noise characteristics due to specific equipment mixes; some will have higher continuous noise levels than others and some may have high-impact intermittent noise levels. Therefore, construction noise levels may fluctuate depending on the type of equipment being used, construction phase, or equipment location. Typically, grading activities generate the highest noise levels because grading involves the largest equipment and covers the greatest area.

Variation in power imposes difficulty in characterizing the noise source level from construction equipment. Power variation is accounted for by describing the noise at a reference distance from the equipment operating at full power and adjusting it based on the duty cycle of the activity to determine the L_{eq} of the operation (FHWA 2006). It is very common for programmatic analysis such as this to utilize a conservative standard reference distance of 50 feet; project-specific noise analysis might use more specific values and it would be uncommon for there to be multiple pieces of heavy equipment operating together so close to a nearby property line for very long.

Heavy construction equipment during grading and site preparation for development facilitated by the project would typically include bulldozers, excavators, front-end loaders, dump trucks, and graders. It is assumed that diesel engines would power all construction equipment. Construction equipment would not all operate at the same time or location due to the different tasks performed by each piece of equipment. In addition, construction equipment would not be in constant use during the 8-hour operating day.

Impact devices such as pile drivers may be used for construction of development facilitated by the project. Although use of pile drivers is uncommon during construction for the type of development facilitated by the project, this analysis considers the potential for use of this equipment as a conservative analysis as some ground types or subterranean parking facilities may require their use. A pile driver is sometimes used to drive foundation piles into the ground. These devices would typically operate separately from other equipment. Typical noise levels associated with the types of heavy equipment most likely to be utilized during development associated with the project are given in Table 4.11-4 below.

Table 4.11-4 Typical Construction Equipment Noise Levels

	Estimated Noise Levels at Nearest Sensitive Receptors (dBA L_{eq})	
Equipment	**50 feet**	**100 feet**
Air Compressor	80	74
Backhoe	80	74
Concrete Mixer	85	79
Dozer	85	79
Grader	85	79
Jack Hammer	88	82
Loader	80	74
Paver	85	79
Pile-drive (Impact)	101	95
Pile-driver (Sonic)	95	89
Roller	85	79
Saw	76	70
Scarified	83	77
Scraper	85	79
Truck	84	78

Source: FTA 2018

OPERATIONAL STATIONARY NOISE

The primary on-site noise sources associated with operation of residential units, and those discussed in this analysis, would include noise from stationary heating, ventilation, and air conditioning (HVAC) equipment and outdoor activities from residential uses, and HVAC and other mechanical equipment and truck loading/unloading at light industrial uses.

OPERATIONAL TRAFFIC NOISE

Development accommodated under the Housing Element Update would generate motor vehicle trips, thereby increasing off-site traffic on area roadways. The Project's traffic noise impacts are analyzed based on data provided by Translutions. The overall increase in traffic noise was estimated using the FHWA roadway vehicle noise prediction model methodology. Roadway vehicle noise impacts are analyzed based on average daily traffic (ADT) volumes for Existing (SCAG 2020) and 2040 Buildout (2040 SCAG Huntington HE) traffic conditions, as well as speeds, vehicle mix, and number of lanes data. The FHWA model predicts noise levels through a series of adjustments to a reference sound level. These adjustments account for distances from the roadway, roadway vehicle volumes, vehicle speeds, car/truck mix, and number of lanes. Traffic noise modeling inputs and outputs are included in Appendix G.

GROUNDBORNE VIBRATION

Operation of the proposed project would not include any substantial vibration sources (e.g., use of heavy equipment). Rather, construction activities would have the greatest potential to generate groundborne vibration affecting sensitive receivers and/or structures adjacent to a construction site, especially during grading and when a site is located near a historic site or structure.

Table 4.11-5 shows typical vibration levels for various pieces of construction equipment.

Table 4.11-5 Typical Vibration Levels for Construction Equipment

Equipment	PPV (in/sec) at 25 Feet
Pile Driver (Impact)	1.518
Pile Driver (Sonic)	0.734
Vibratory Roller	0.210
Hoe Ram	0.089
Large Bulldozer	0.089
Caisson Drilling	0.089
Loaded Truck	0.076
Jackhammer	0.035
Small Bulldozer	0.003

Sources: FTA 2018

Because groundborne vibration could cause physical damage to structures and is measured in an instantaneous period, vibration impacts are typically modeled based on the distance from the location of vibration-intensive construction activities, which is conservatively assumed to be edge of a project site, to the edge of the nearest off-site structures. Construction vibration levels that could occur due to buildout of the proposed project are based on reference vibration levels published by the FTA.

b. Project Impacts and Mitigation Measures

Threshold 1:	Would the proposed plan generate 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?

Impact NOI-1 CONSTRUCTION OF INDIVIDUAL PROJECTS FACILITATED BY THE PROPOSED PROJECT WOULD TEMPORARILY INCREASE NOISE LEVELS, POTENTIALLY AFFECTING NEARBY NOISE-SENSITIVE LAND USES. DEVELOPMENT FACILITATED BY THE PROPOSED PROJECT WOULD ALSO INTRODUCE NEW NOISE SOURCES AND CONTRIBUTE TO INCREASES IN OPERATIONAL NOISE. THE CONTINUED REGULATION OF NOISE, CONSISTENT WITH THE CITY CODE AND GENERAL PLAN NOISE ELEMENT POLICIES WOULD MINIMIZE DISTURBANCE TO ADJACENT LAND USES. HOWEVER, CONSTRUCTION AND OPERATIONAL STATIONARY NOISE COULD EXCEED STANDARDS. CONSTRUCTION NOISE WOULD BE SIGNIFICANT AND UNAVOIDABLE EVEN WITH MITIGATION.

Construction

Noise from individual construction projects facilitated by the project would temporarily increase ambient noise levels at adjacent property lines. Since there are no specific plans or time scales for

individual development projects that would be facilitated by the project, it is not possible to determine exact noise levels or time periods for construction of such projects, or construction noise at adjacent properties.

Construction activities would generate noise around the City. Table 4.11-4 illustrates typical noise levels associated with construction equipment at a distance of 50 feet. Noise would typically drop off at a rate of about 6 dBA per doubling of distance. Therefore, noise levels would be about 6 dBA lower than shown in Table 4.11-4 at 100 feet from the noise source and 12 dBA lower at a distance of 200 feet from the noise source. Construction may involve the operation of pile drivers. Pile foundations are generally used under two situations: 1) when there is a layer of weak soil at the ground surface that cannot support the weight of a building; or 2) when a building or structure has very heavy, concentrated loads, such as in a high-rise structure, bridge, or water tank.

As shown in Table 4.11-4 noise levels at 50 feet from construction activity associated with development facilitated by the project could approach 88 dBA L_{max} with typical heavy-duty construction equipment such as a jackhammer, and up to 101 dBA L_{max} with more intensive equipment such as an impact pile driver. Depending on the type of equipment, the duration of use, the distance to receivers, and the potential for pile driving, construction noise could exceed the daytime FTA construction noise thresholds of 80 dBA L_{eq}, for an 8-hour period for residential uses. Construction noise could increase ambient noise levels and may temporarily disturb people at neighboring properties.

The temporary nature of construction noise and compliance with HPMC Section 9-3.506, which limits construction activity to the hours of 7:00 a.m. to 7:00 p.m. on weekdays and Saturdays, would minimize construction noise impacts. General Plan Noise Element Policy 5.3 requires sound attenuation devices on construction equipment. However, it is still possible that construction noise would not result in a substantial increase over ambient noise levels or that nighttime construction noise may sometimes be necessary if pumps need to run continuously or for concrete pours. The construction noise threshold of 80 dBA L_{eq} daytime at residential uses could be exceeded during future development under the project and, therefore, construction noise is considered potentially significant. Mitigation Measure NOI-1 is required to reduce construction noise impacts.

Operation

OPERATIONAL STATIONARY NOISE

Stationary sources of noise may occur on all types of land uses. Residential uses would generate noise from landscaping, maintenance activities, and mechanical equipment such as ground-level and rooftop ventilation and heating (HVAC) systems. Commercial uses would generate noise from HVAC systems, loading docks, and other sources. Other noise generated by residential or commercial uses such as conversations and parking lot activity is generally short and intermittent. A common HVAC unit is expected to generate up to approximately 72 dBA at three feet. For large buildings, such units are typically located on the roof, where operational noise is greatly reduced by distance and the intervening building or parapet wall itself. However, for smaller buildings including smaller multi-family residential units, large HVAC units are often placed at ground level on a concrete pad adjacent to the building. Existing noise sensitive receivers could be affected by operational noise from properties developed under the project.

The HPMC does not establish quantitative operational noise thresholds, but HPMC Section 5-11.01 prohibits any noise created, made, maintained, or produced by, through, or on account of the operation, starting, manipulation, use, movement, working, handling, or maneuvering of any device,

appliance, apparatus, equipment, object, or thing, mechanical or otherwise, within the City by any person, and which noise is of sufficient loudness, intensity, or character and/or of such continuance or recurrence as to disturb the peace or quiet of any neighborhood within the City.

Development under the proposed project would adhere to General Plan Policy 3.2, which requires that a minimum of 15 feet be landscaped as a buffer between a commercial or mixed-use structure and the adjoining residential parcel. At a distance of 15 feet, it is estimated that HVAC noise could be up to 58 dBA, which is below the daytime significance threshold of 60 dBA Leq but above the nighttime significance threshold of 50 dBA Leq for residential and other noise-sensitive receptors. General Plan Noise Element Policies 3.3, 3.4, 4.1, 4.2, and 4.3 would reduce stationary source noise impacts. However, the increase in ambient noise levels from operational use of residential-scale HVAC units or mechanical equipment and other stationary sources from mixed-use residential projects would be potentially significant. Mitigation Measure NOI-2 would be required.

OPERATIONAL TRAFFIC NOISE

Cumulative development would result in increased vehicle trips on various roadway segments, as shown in Table 4.11-6. All roadway segments would have a less than 1.5 dBA CNEL increase in traffic noise, which is the most stringent threshold for traffic noise increases for all existing ambient noise environments. Therefore, traffic noise increases from the proposed project would be less than significant.

Table 4.11-6 Traffic Noise Increases Along Roadway Segments

Roadway Segment	Existing ADT	2040 Buildout ADT	Existing Roadway Vehicle Noise Level at 50 feet (dBA CNEL)	2040 Roadway Vehicle Noise Level at 50 feet (dBA CNEL)	Roadway Vehicle Noise Increase (dBA CNEL)	Significant? Y/N
S. Alameda Street - E. Slauson Avenue to E. Gage Avenue	49,336	49,597	75.1	75.1	0.0	N
S. Alameda Street - E. Gage Avenue to E. Florence Avenue	43,381	43,652	74.8	74.8	0.0	N
S. Santa Fe Avenue - Fruitland Avenue to E. Slauson Avenue	28,998	28,451	73.8	73.7	-0.1	N
Santa Fe Avenue - E. Slauson Avenue to Randolph Street	36,425	36,094	74.0	74.1	0.1	N
Santa Fe Avenue - Randolph Street to E. Gage Avenue	25,723	24,717	73.0	73.1	0.1	N
Santa Fe Avenue - E. Gage Avenue to Walnut Street	34,656	34,788	73.7	73.6	-0.1	N
Pacific Boulevard - Fruitland Avenue to E. Slauson Avenue	28,173	27,431	70.4	70.9	0.5	N
Pacific Boulevard - E. Slauson Avenue to Randolph Street	22,262	20,817	68.4	68.6	0.2	N
Pacific Boulevard - Randolph Street to E. Gage Avenue	15,130	14,982	66.0	65.6	-0.4	N
Pacific Boulevard - E. Gage Avenue to E. Florence Avenue	18,163	18,799	66.7	66.9	0.2	N
S. Soto Street - Fruitland Avenue to E. Slauson Avenue	28,937	28,012	70.9	71.3	0.5	N
Stafford Avenue - E. Slauson Avenue to Randolph Street	8,268	8,124	61.5	61.5	0.0	N
Stafford Avenue - E. Gage Avenue to E. Florence Avenue	3,671	3,355	58.8	58.2	-0.5	N
Miles Avenue - E. Slauson Avenue to Randolph Street	22,463	22,174	67.5	67.8	0.3	N
Miles Avenue - Randolph Street to E. Gage Avenue	23,306	22,530	67.4	67.4	0.0	N
Miles Avenue - E. Gage Avenue to East Florence Avenue	16,221	15,685	66.2	66.5	0.3	N
Mountainview Avenue - Walnut Street to Santa Ana Street	18,685	17,619	66.9	67.1	0.2	N
S. Boyle Avenue - Fruitland Avenue to E. Slauson Avenue	20,113	19,453	72.6	73.0	0.4	N
S. Boyle Avenue - E. Slauson Avenue to Randolph Street	26,718	25,512	73.2	73.3	0.2	N
State Street - Randolph Street to E. Gage Avenue	16,566	16,256	71.0	71.2	0.3	N
State Street - E. Gage Avenue to Walnut Street	17,901	18,017	70.7	70.7	0.0	N
State Street - Walnut Street to Santa Ana Street	13,996	13,547	70.0	70.1	0.1	N
Salt Lake Avenue - E. Gage Avenue to E. Florence Avenue	11,050	11,191	65.2	64.7	-0.5	N
California Avenue - E. Florence Avenue to Santa Ana Street	18,623	18,247	69.7	69.9	0.2	N

Roadway Segment	Existing ADT	2040 Buildout ADT	Existing Roadway Vehicle Noise Level at 50 feet (dBA CNEL)	2040 Roadway Vehicle Noise Level at 50 feet (dBA CNEL)	Roadway Vehicle Noise Increase (dBA CNEL)	Significant? Y/N
S. Maywood Avenue - E. Slauson Avenue to Randolph Street	18,157	17,553	68.7	68.5	-0.2	N
S. Maywood Avenue - Randolph Street to E. Gage Avenue	17,690	17,886	67.9	67.7	-0.2	N
Salt Lake Avenue - E. Florence Avenue to Live Oak Street	19,953	19,983	67.4	67.4	0.0	N
Gifford Avenue - E. Slauson Avenue to Randolph Street	12,605	11,868	67.5	68.7	1.1	N
Otis Avenue - Salt Lake Avenue to Santa Ana Street	16,740	15,724	65.7	65.7	0.0	N
E. Slauson Avenue - Wilmington Avenue to Alameda Street	50,986	50,739	76.4	75.9	-0.5	N
E. Slauson Avenue - Alameda Street to S. Santa Fe Avenue	41,757	41,558	75.0	75.6	0.6	N
E. Slauson Avenue - S. Santa Fe Avenue to Pacific Boulevard	39,195	39,384	74.6	75.4	0.8	N
E. Slauson Avenue - Pacific Boulevard to Stafford Avenue	41,800	41,572	74.2	75.0	0.8	N
E. Slauson Avenue - Stafford Avenue to S. Soto Street	33,985	33,684	73.6	74.5	0.9	N
E. Slauson Avenue - S. Soto Street to S. Boyle Avenue	39,333	40,056	73.9	74.9	1.0	N
E. Gage Avenue - Wilmington Avenue to S. Alameda Street	30,134	30,390	70.6	71.0	0.4	N
E. Gage Avenue - S. Alameda Street to Santa Fe Avenue	20,338	19,452	68.6	68.9	0.2	N
E. Gage Avenue - Santa Fe Avenue to Pacific Boulevard	23,086	23,006	68.6	68.9	0.3	N
E. Gage Avenue - Pacific Boulevard to Stafford Avenue	23,697	23,524	68.8	68.5	-0.3	N
E. Gage Avenue - Stafford Avenue to Miles Avenue	23,727	23,712	68.9	68.6	-0.2	N
E. Gage Avenue - Miles Avenue to State Street	28,371	28,666	69.2	69.5	0.3	N
E. Gage Avenue - State Street to Salt Lake Avenue	20,030	20,461	68.7	68.5	-0.3	N
E. Gage Avenue - Salt Lake Avenue to California Avenue	16,044	15,755	67.3	67.4	0.1	N
Randolph Street - Santa Fe Avenue to Pacific Boulevard	6,441	5,693	65.9	66.4	0.5	N
Randolph Street - Stafford Avenue to Miles Avenue	6,062	5,767	63.6	63.4	-0.2	N
Randolph Street - S. Maywood Avenue to Gifford Avenue	3,175	2,855	63.0	63.0	0.0	N
Randolph Street - Gifford Avenue to Atlantic Boulevard	6,419	5,735	65.9	65.8	0.0	N
E. Florence Avenue - Wilmington Avenue to S. Alameda Street	33,621	32,828	71.7	71.9	0.1	N
E. Florence Avenue - S. Alameda Street to Santa Fe Avenue	46,406	46,198	73.0	73.1	0.1	N

Roadway Segment	Existing ADT	2040 Buildout ADT	Existing Roadway Vehicle Noise Level at 50 feet (dBA CNEL)	2040 Roadway Vehicle Noise Level at 50 feet (dBA CNEL)	Roadway Vehicle Noise Increase (dBA CNEL)	Significant? Y/N
Walnut Street - Santa Fe Avenue to Pacific Boulevard	44,269	44,736	69.5	69.7	0.2	N
E. Florence Avenue - Pacific Boulevard to Seville Avenue	37,682	37,982	71.9	71.8	-0.1	N
E. Florence Avenue - Seville Avenue to Stafford Avenue	37075	38,376	72.0	71.9	0.0	N
E. Florence Avenue - Stafford Avenue to Miles Avenue	39,708	39,817	72.1	72.4	0.2	N
Walnut Street - Miles Avenue to Mountain View Avenue	54,240	54,579	71.0	70.7	-0.3	N
Walnut Street - Mountain View Avenue to State Street	41,707	41,811	69.6	69.3	-0.4	N
E. Florence Avenue - State Street to Salt Lake Avenue	49,530	49,147	73.3	73.6	0.3	N
E. Florence Avenue - Salt Lake Avenue to California Avenue	73,887	73,176	75.4	75.6	0.3	N
Walnut Street - California Avenue to Bear Avenue	48,107	47,432	70.6	71.0	0.5	N
Santa Ana Street - Mountain View Avenue to State Street	6,925	6,728	62.9	62.8	-0.1	N
Santa Ana Street - State Street to California Avenue	13,196	12,784	65.9	65.8	-0.1	N
Santa Ana Street - California Avenue to Otis Avenue	7,989	7,530	63.8	63.4	-0.4	N
Santa Ana Street - Otis Avenue to Salt Lake Avenue	14,449	13,775	66.6	66.9	0.2	N

ADT = average daily trips

Source: Traffic data provided by Translutions 2023

Mitigation Measures

NOI-1 Construction Noise Reduction Measures

Construction contractors of projects implemented under the proposed project shall implement the following measures for construction activities conducted within the City. Construction plans submitted to the City shall include construction noise analysis and identify these measures on demolition, grading, and construction plans submitted to the City. The City shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading and/or building permits.

1. **Mufflers**. During all construction phases, all construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers' standards.
2. **Shielding and Silencing**. Power construction equipment (including combustion engines), fixed or mobile, shall be equipped with noise shielding and silencing devices consistent with manufacturer's standards or the Best Available Control Technology. Equipment shall be properly maintained, and the project applicant or owner shall require any construction contractor to keep documentation on-site during any earthwork or construction activities demonstrating that the equipment has been maintained in accordance with manufacturer's specifications.
3. **Stationary Equipment**. All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receivers.
4. **Signage**. For the duration of construction, the applicant or contractor shall post a sign in a construction zone that includes contact information for any individual who desires to file a noise complaint.
5. **Construction Staging Areas.** Construction staging areas shall be located as far from noise-sensitive uses as reasonably possible and feasible in consideration of site boundaries, topography, intervening roads and uses, and operational constraints.
6. **Smart Back-Up Alarms.** Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction.
7. **Equipment Idling**. Construction vehicles and equipment shall not be left idling for longer than five minutes when not in use.
8. **Use of Driven Pile Systems.** Driven (impact), sonic, or vibratory pile drivers shall not be used, except in locations where the underlying geology renders alternative methods infeasible, as determined by a soils or geotechnical engineer and documented in a soils report.
9. **Temporary Noise Barriers**. Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the acceptable standards (e.g., 80 dBA L_{eq} at residential receptors during the daytime) and when the anticipated construction duration is greater than is typical (e.g., two years or greater). Temporary noise barriers shall be constructed with solid materials (e.g., wood) with a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the barrier. If a sound blanket is used, barriers shall be constructed with solid material with a density of at least 1 pound per square foot with no gaps from the ground to the top of the barrier and be lined on the construction side with acoustical blanket, curtain or equivalent absorptive material rated sound transmission class (STC) 32 or higher.

10. **Noise Complaint Response.** Project applicants shall designate an on-site construction project manager who shall be responsible for responding to any complaints about construction noise. This person shall be responsible for responding to concerns of neighboring properties about construction noise disturbance and shall be available for responding to any construction noise complaints during the hours that construction is to take place. They shall also be responsible for determining the cause of the noise complaint (e.g., bad silencer) and shall require that reasonable measures be implemented to correct the problem. A toll-free telephone number shall be posted in a highly visible manner on the construction site at all times and provided in all notices (mailed, online website, and construction site postings) for receiving questions or complaints during construction and shall also include procedures requiring that the on-site construction manager to respond to callers. The on-site construction project manager shall be required to track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction and shall notify the City's Community Development Director of each complaint occurrence.

NOI-2 Operational Stationary Source Noise Reduction Measures

The City shall update the HPMC to include exterior noise limits for non-transportation, stationary sources of 60 dBA L_{eq} during the daytime (7:00 a.m. and 10:00 p.m.) and 50 dBA L_{eq} during the nighttime (10:00 p.m. and 7:00 a.m.) at residential uses and other sensitive receptor property lines. The nighttime limit shall only apply to sensitive receptors which are in use at night. Development projects shall conduct site-specific noise analysis, including any necessary noise reduction measures, to ensure that stationary source (e.g., mechanical equipment and truck loading docks) noise levels remain below these exterior noise standards.

Significance After Mitigation

It is anticipated that, with implementation of Mitigation Measure NOI-1, construction noise levels associated with smaller housing development could be reduced below the eight-hour 80 dBA L_{eq} daytime residential noise thresholds. However, noise generated by larger housing development may still exceed the threshold. This would most commonly occur when a development project requiring larger equipment generates high noise levels (e.g., pile driving) on a property abutting a sensitive receiver, where there are multi-story receptors where temporary noise barriers would not be as effective, or when nighttime construction work is required. Therefore, noise impacts from construction activities related to the proposed project would be significant and unavoidable. It should be noted that the identification of this program-level impact does not preclude the finding of less-than-significant impacts for subsequent projects analyzed at the project level.

Implementation of Mitigation Measure NOI-2 would reduce noise levels from operational stationary source noise levels to less than significant through the establishment of quantified exterior noise standards and the requirement that individual projects under buildout of the project include noise reduction measures, as necessary, to reduce noise levels to less than significant.

Threshold 2:	Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Impact NOI-2 CONSTRUCTION OF INDIVIDUAL PROJECTS FACILITATED BY THE PROJECT WOULD TEMPORARILY GENERATE GROUNDBORNE VIBRATION, POTENTIALLY AFFECTING NEARBY LAND USES. OPERATION OF DEVELOPMENT FACILITATED BY THE PROJECT WOULD NOT RESULT IN SUBSTANTIAL GROUNDBORNE VIBRATION AND NOISE. THIS IMPACT WOULD BE LESS THAN SIGNIFICANT WITH MITIGATION.

Construction activities associated with development facilitated by the project would result in varying degrees of groundborne vibration depending on the equipment and methods employed. As depicted in Table 4.11-5 above, the greatest typical source of vibration during general construction activities at development facilitated by the project would be caused by use of vibratory rollers, which would create approximately 0.21 in/sec PPV at a distance of 25 feet (FTA 2018). Additionally, as discussed under Impact NOI-1, it is possible that pile drivers would be used for construction of certain projects, which would generate approximately 1.518 in/sec PPV at a distance of 25 feet (FTA 2018). As discussed under *Thresholds of Significance* above, the most conservative level for structures is 0.12 in/sec for historic structures; the level is higher for residential buildings at 0.2 in/sec.

Pile driving may be necessary to facilitate development resulting from the project. The use of pile driving equipment is dictated by site soils and the need for secure or deep foundational pilings based on building height or design, and thus cannot be predicted with reasonable certainty at a program-level analysis. At close distance, impacts from vibration from pile driver or other high-intensity construction activity would be significant and Mitigation Measure NOI-3 would be required.

Residential and mixed-use land uses facilitated by the 2040 General Plan would not involve substantial vibration sources associated with operation such as railroad and subway. Therefore, proposed project operational groundborne vibration and noise impacts would be less than significant.

Mitigation Measures

NOI-3 Construction Vibration Control Plan

Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures such as historical resources, 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); a vibratory roller within 40 feet of fragile historical resources or 25 feet of any other structure; or a dozer or other large earthmoving equipment within 20 feet for a fragile historical structure or 15 feet of any other structure, the project applicant shall prepare a groundborne vibration analysis to assess and mitigate potential noise and vibration impacts related to these construction activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed FTA architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving, static rollers as opposed to vibratory rollers, and lower horsepower earthmoving equipment shall be used. If necessary, construction vibration monitoring shall be

conducted by a qualified acoustical consultant or structural engineer to ensure FTA vibration thresholds are not exceeded.

Significance After Mitigation

Although most construction activities located in the City are not anticipated to have significant vibration impacts, it is possible that some development projects under the proposed project could have significant vibration impacts during construction. This would most commonly occur when a development project using equipment that generates high vibration levels (e.g., pile driving or vibratory roller) would be located next to a historical resource constructed of fragile building materials, which is more sensitive to vibration damage, than structures that were built based on more recent building codes. However, Mitigation Measure NOI-3 would reduce vibration impacts associated with construction activities. If a site-specific construction analysis shows that construction vibration could still exceed established limits, vibration monitoring would be required to ensure that established limits are not exceeded. Therefore, construction vibration impacts related to buildout of the proposed project would be less than significant with mitigation.

Threshold 3:	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Impact NOI-3 THE PROPOSED PROJECT WOULD NOT FACILITATE DEVELOPMENT WITHIN THE VICINITY OF AN AIRPORT LAND USE PLAN OR AIRPORT. THE IMPACT OF AIRPORT OR AIRSTRIP OPERATIONS ON NEW DEVELOPMENT WOULD BE LESS THAN SIGNIFICANT.

As discussed in Section 4.8, *Hazards and Hazardous Materials*, there are no airports in the City. The nearest airport to the City of Huntington Park is the Compton/Woodley Airport, which is located approximately 6 miles south. The City of Huntington Park is located outside of the airport's noise contours and the airport influence area (Los Angeles County 2009). Therefore, the proposed project would not expose people residing or working in the plan area to excessive noise levels. This impact would be less than significant.

Mitigation Measures

No mitigation measures are required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

4.11.4 Cumulative Impacts

The geographic area to analyze cumulatively considerable noise impacts includes the City and immediately adjacent areas that could be indirectly affected by noise generated in the City.

Construction Noise

Construction noise generated by the project, in combination with construction activities for other cumulative projects that may be constructed simultaneously could, without mitigation, substantially increase noise levels in the vicinity of future projects. Mitigation measures have been identified to help reduce noise from construction equipment from the proposed project. Therefore, unless construction of cumulative projects, including those proposed under development facilitated by the proposed project, occur in close proximity to each other and simultaneously, noise from individual construction projects have a small chance of combining to create significant cumulative impacts. Although this scenario is unlikely, and mitigation measures would be implemented to the extent feasible, the potential remains for a cumulatively considerable increase in construction noise from individual projects. Therefore, Mitigation Measure NOI-1 would be required and the cumulative impact related to construction noise would be significant and unavoidable.

Operational Stationary Noise

Development facilitated by the proposed project would introduce new stationary noise sources to the ambient noise environment in the vicinity of the plan area, including new mechanical ventilation equipment. These sources may combine with other nearby cumulative projects to result in higher noise levels. However, operational noise from these sources is localized and rapidly attenuates within an urbanized setting due to the effects of intervening structures and topography that block the line of sight and due to other noise sources closer to receptors that obscure project-related noise. Implementation of Mitigation Measure NOI-2 would ensure that noise from new stationary sources as part of the cumulative projects would be within acceptable levels. Therefore, the cumulative impact related to operational stationary noise would be less than significant.

Operational Mobile Noise

As discussed in Impact NOI-1, traffic noise increases from development facilitated by the proposed project including cumulative conditions would be less than significant. Therefore, in combination with traffic noise for other cumulative projects, the cumulative impact related to traffic noise would be less than significant.

Groundborne Vibration

Although there could be other cumulative projects simultaneously under construction near a development project facilitated by the proposed project, the potential for construction groundborne vibration impacts is within relatively close distances (e.g., within approximately 25 feet for a vibratory roller). Implementation of Mitigation Measure NOI-3 would ensure that a groundborne vibration analysis is prepared when necessary to assess and mitigate potential groundborne vibration impacts related to construction activities. With implementation of Mitigation Measure NOI-3, cumulative groundborne vibration impacts would be less than significant.

Overall Level of Cumulative Significance

Significant and unavoidable.

4.12 Population and Housing

This section evaluates potential impacts to population and housing that could arise from implementation of the proposed project.

4.12.1 Setting

a. City of Huntington Park

Table 4.12-1 provides the 2020 estimates of population and housing for the City of Huntington Park and Los Angeles County. The City of Huntington Park had a population of 59,337 residents in 2020, representing approximately 0.59 percent of the Los Angeles County population of 10,135,614 (California Department of Finance [DOF] 2021). The City's population increased by 1,223 persons, or approximately 2.1 percent, from the 2010 population of 58,114 (DOF 2021). In comparison, the County of Los Angeles population grew by approximately 3.2 percent over the same period (DOF 2021).

Table 4.12-1 2020 Population, Households, and Housing Unit Estimates

	City of Huntington Park	Los Angeles County
Population	59,337	10,135,614
Housing Units (Total)	15,228	3,590,574
Housing Units (Occupied) [1]	14,827	3,360,402
Persons/Household Ratio[2]	3.99	2.96

[1] Estimated by applying a derived civilian vacancy rate to the estimated civilian housing units. Vacancy rates are based on 2010 Census benchmark data, adjusted to incorporate the directional changes described by the latest available American Community Survey (ACS) data.

[2]This is a ratio of persons (household) to an occupied housing unit.

Source: DOF 2021

In 2020, the City of Huntington Park had 15,228 housing units with an average persons per household of 3.99 (DOF 2021). The City's housing inventory grew by 110 units, or approximately .73 percent, from the 2010 housing inventory of 15,151 units and average household size of 3.96 persons (DOF 2021).

Table 4.12-2 SCAG Population, Housing, and Employment Forecasts

City of Huntington Park	2016	2045
Population	59,400	64,000
Housing Units	14,700	16,500
Employment	15,900	17,800
Employment/Housing Ratio	1.1	1.1

Source: SCAG 2020

Table 4.12-2 shows the City and County employment, housing, and population estimates and forecasts from the SCAG 2020-2045 RTP/SCS Demographics & Growth Forecast. The proposed project assumes a potential increase of 2,668 housing units.

4.12.2 Regulatory Setting

The following section summarizes regulations that pertain to population and housing.

a. State Regulations

Housing Element Law: California Government Code Section 65584(a)(1)

Pursuant to California Government Code Section 65584(a)(1), HCD is responsible for determining the regional housing needs assessment (segmented by income levels) for each region's planning body known as a "council of governments" (COG), SCAG being the COG serving the Southern California area. HCD prepares an initial housing needs assessment and then coordinates with each COG to arrive at the final regional housing needs assessment. To date, there have been five previous housing element update "cycles." California is now in its sixth "housing-element update cycle." The SCAG RHNA and the City's General Plan Housing Element are discussed further below.

The Sustainable Communities and Climate Protection Act of 2008 (SB 375, Steinberg)

SB 375 focuses on aligning transportation, housing, and other land uses to achieve regional GHG emission reduction targets established under the California Global Warming Solutions Act, also known as AB 32. SB 375 requires MPO to develop an SCS as part of the RTP, with the purpose of identifying policies and strategies to reduce per capita passenger vehicle generated GHG emissions. As set forth in SB 375, the SCS must: (1) identify the general location of land uses, residential densities, and building intensities within the region; (2) identify areas within the region sufficient to house all the population of the region, including all economic segments of the population, over the course of the planning period; (3) identify areas within the region sufficient to house an eight-year projection of the regional housing need; (4) identify a transportation network to service the regional transportation needs; (5) gather and consider the best practically available scientific information regarding resource areas and farmland in the region; (6) consider the state housing goals; (7) establish the land use development pattern for the region that, when integrated with the transportation network and other transportation measures and policies, will reduce GHG emissions from automobiles and light-duty trucks to achieve GHG emission reduction targets set by CARB, if there is a feasible way to do so; and (8) comply with air quality requirements established under the Clean Air Act.

The City of Huntington Park is located in the jurisdiction of SCAG, a Joint Powers Agency established under California Government Code Section 6502 et seq. Pursuant to federal and State law, SCAG serves as a Council of Governments, a Regional Transportation Planning Agency, and the MPO for Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial Counties. SCAG is responsible for preparing the RTP/SCS and RHNA in coordination with other State and local agencies. These documents include population, employment, and housing projections for the region and its 15 subregions.

Existing law requires local governments to adopt a housing element as part of their general plan and update the housing element every four to eight years. SB 375 requires the RHNA to allocate housing units within the region in a manner consistent with the development pattern adopted by the SCS.

On September 3, 2020, SCAG adopted its Connect SoCal: The 2020-2045 RTP/SCS, which is an update to the previous 2016 RTP/SCS. Using growth forecasts and economic trends, the RTP/SCS provides a vision for transportation throughout the region for the next 25 years that achieves the

statewide reduction targets and in so doing identifies the amount and location of growth expected to occur within the region.

Housing Crisis Act of 2019 – (SB 330, Skinner)

The Housing Crisis Act of 2019 (SB 330) seeks to speed up housing production in the next half decade by eliminating some of the most common entitlement impediments to the creation of new housing, including delays in the local permitting process and cities enacting new requirements after an application is complete and undergoing local review—both of which can exacerbate the cost and uncertainty that sponsors of housing projects face. In addition to speeding up the timeline to obtain building permits, the bill prohibits local governments from reducing the number of homes that can be built through down-planning or down-zoning or the introduction of new discretionary design guidelines. The bill is in effect as of January 1, 2020 and expires on January 1, 2025.

Fair Employment and Housing Act (FEHA)

The FEHA of 1959 (Government Code Section 12900 et seq.) prohibits housing discrimination on the basis of race, color, religion, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income.

The Unruh Civil Rights Act

The Unruh Civil Rights Act of 1959 (Civ. Code Section 51) prohibits discrimination in "all business establishments of every kind whatsoever." The provision has been interpreted to include businesses and persons engaged in the sale or rental of housing accommodations.

AB 1763

AB 1763, effective January 1, 2020, amends the State Density Bonus Law (Section 65915) to allow for taller and denser 100 percent affordable housing developments, especially those near transit, through the creation of an enhanced affordable housing density bonus.

Housing Element Law: California Government Code Section 65583(c)(7)

Section 65583 of the California Government Code requires cities and counties to prepare a housing element, as one of the state-mandated elements of the General Plan, with specific direction on its content. Pursuant to Section 65583(c)(7), the Housing Element must develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households.

Housing Element Law: California Government Code Section 65583.2(g)(3)

Pursuant to California Government Code Section 65583.2(g)(3), the Housing Element is required to include a program to impose housing replacement requirements on certain sites identified in the inventory of sites. Under these requirements, the replacement of units affordable to the same or lower income level, consistent with those requirements set forth in State Density Bonus Law (Government Code Section 65915(c)(3)), would be required.

Relocation Assistance: California Government Code Section 7261(a)

Section 7261(a) of the California Government Code requires that programs or projects undertaken by a public entity must be planned in a manner that (1) recognizes, at an early stage in the planning of the programs or projects and before the commencement of any actions which will cause displacements, the problems associated with the displacement of individuals, families, businesses, and farm operations, and (2) provides for the resolution of these problems in order to minimize adverse impacts on displaced persons and to expedite program or project advancement and completion. The displacing agency must ensure the relocation assistance advisory services are made available to all persons displaced by the public entity. If the agency determines that any person occupying property immediately adjacent to the property where the displacing activity occurs is caused substantial economic injury as a result of the displacement, the agency may also make the advisory services available to that person.

b. Regional Regulations

Regional Housing Needs Assessment

SCAG prepares the RHNA mandated by State law so that local jurisdictions can use this information during their periodic updates of the General Plan Housing Element. The RHNA identifies the housing needs for very low income, low income, moderate income, and above moderate-income groups, and allocates these targets among the local jurisdictions that comprise SCAG. The RHNA addresses existing and future housing needs based on the most recent U.S. Census, data on forecasted household growth, historical growth patterns, job creation, household formation rates, and other factors. The need for new housing is distributed among income groups so that each community moves closer to the regional average income distribution. The project accounts for the 5th and 6th cycles of RHNA allocation, the two most recent allocations, summarized in Table 4.12-3. The City of Huntington Park was assigned a RHNA of 865 units for the 5th cycle and 1,605 units for the 6th cycle, totaling 2,500 units accounted for in this project (SCAG 2020). This allocation identifies housing needs for the planning period between October 2021 and October 2029. Local jurisdictions are required by State law to update their General Plan Housing Elements based on the most recently adopted RHNA allocation.

Table 4.12-3 RHNA Percentage of Income Distribution

Income Level	Percent of Area Median Income (AMI)	5th Cycle	6th Cycle	Total RHNA Allocation
Very Low	0-50%	216	264	480
Low	51-80%	128	196	324
Moderate	81-120%	149	243	392
Above Moderate	>120%	402	902	1304
Total	**--**	**865**	**1,605**	**2,500**

Source: SCAG 2020

c. Local Regulations

City of Huntington Park General Plan

Huntington Park's General Plan was adopted in February 1991 and consists of the Land Use, Housing, Circulation, Open Space and Conservation, Safety, Noise, Public Facilities, and Urban Design Elements. All elements bear equal weight, and no element has legal precedence over another. California Government Code Section 65583(c) requires the Housing Element to maintain internal consistency with other General Plan Elements. The following goals, policies, and actions are applicable to the proposed project as part of Land Use and Community Development Element (Huntington Park 1991):

Land Use and Community Development Element

The Land Use and Community Development Element describes existing land use patterns and provides the physical framework for land use and development in the City. The Land Use and Community Development Element also contains policies to improve the City's visual quality and livability, including its compatibility between neighborhoods, mixed-use areas, commercial areas, and industrial areas. It describes the economic context and sets out goals and policies to ensure new development is planned in coordination with infrastructure, public services, and recreational facilities (Huntington Park 1991).

City of Huntington Park Municipal Code

The HPMC establishes regulations that implement the City's General Plan. Title 8, *Building Regulations*, of the HPMC describes the City's building codes and other related regulations. Title 9, Zoning, describes the City's zoning regulations and districts including special purpose zones, overlay zones, and the Downtown Huntington Park Specific Plan (DTSP). Title 10, Subdivisions, focuses on planning and building codes for subdivisions.

Downtown Huntington Park Specific Plan

The DTSP was adopted in August 2008 by the City of Huntington Park. The DTSP is intended to create a unique and identifiable downtown area for the City that is economically vibrant and pedestrian oriented. The Specific Plan extends from Randolph Street to the north, Seville Avenue and Zoe Avenue to the east, Florence Avenue to the south, and Rugby Avenue to the west. The DTSP is divided into four districts: District A– Gateway, District B– Festival, District C– Neighborhood, and District D– Zoe. The Specific Plan sets a vision for the 85-acre area to become a cleaner, more beautiful, mixed-use, pedestrian oriented neighborhood.

4.12.3 Impact Analysis

a. Significance Thresholds

The following thresholds of significance were developed based on the CEQA Guidelines, specifically from Appendix G. Accordingly, the project would have a significant impact with respect to population and housing if it would:

1. 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).

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

b. Methodology

Although CEQA requires an EIR to consider its growth-inducing impacts, CEQA provides that the EIR "should not assume that growth is necessarily beneficial, detrimental, or of little significance." The underlying purpose of the Housing Element Update is to accommodate housing needs, which includes needs as a result of population growth and existing growth in the City. Even substantial growth is not a significant impact if it accommodates growth projections for the City that can be accommodated by existing or planned facilities and services, and is consistent with the City's General Plan, as well as State and regional policies and regulations. As such, a significant impact for purposes of this threshold is whether the updates to the Housing Element will induce unplanned growth.

c. Project Impacts and Mitigation Measures

Threshold 1:	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)?

Impact POP-1 IMPLEMENTATION OF THE PROPOSED PROJECT WOULD ALLOW UP TO 2,668 ADDITIONAL HOUSING UNITS AND AN ESTIMATED 10,646 RESIDENTS. THIS WOULD EXCEED CONNECT SOCAL 2020 POPULATION AND HOUSING FORECASTS BUT WOULD BE CONSISTENT WITH THE CITY'S RHNA ALLOCATION. SCAG'S NEXT RTP/SCS WOULD INCORPORATE THE HOUSING ELEMENT AND GENERAL PLAN UPDATE. GROWTH RESULTING FROM THE PROJECT WOULD THEREFORE BE ANTICIPATED AND WOULD NOT RESULT IN UNPLANNED POPULATION GROWTH. THIS IMPACT WOULD BE LESS THAN SIGNIFICANT.

Huntington Park is a largely built-out community with few remaining vacant parcels open for future development. As such, the proposed project would primarily accommodate new housing units on infill sites, which would increase development density in portions of the City. The RHNA allocation is intended to accommodate forecasted population growth.

Development under the proposed project could add up to 2,668 additional residential units in the city by the year 2029 (see Section 2, *Project Description*). Considering the City's persons per household ratio and the potential housing unit increase facilitated by the proposed project, it could create a population increase of 10,646 persons (2,668 units x 3.99 persons/household ratio). In the unlikely event that all potential buildout of inventory sites occurs, and assuming the growth is all new and not already accounted for under existing projections, the total population of the city in 2029 would be 69,983, which is 9.3 percent above SCAG's 2045 population forecast of 64,000 (SCAG 2020).

Although development under the proposed project could exceed the SCAG regional population projection, the 2021-2029 Housing Element Growth anticipated under the proposed project is intended in part to meet regional housing needs over the long term, as it includes state mandated housing goals. The proposed project would be consistent with State requirements for the RHNA. Although the proposed project would facilitate development beyond what is forecast in SCAG's Connect SoCal 2020 Plan, it would bring the forecasts for the City's General Plan and the RTP/SCS into consistency since the RTP/SCS will be updated in the next cycle to reflect new forecasts for each city in the region.

In addition, the State requires that all local governments adequately plan to meet the housing needs of their communities. Given that the State is currently in an ongoing housing crisis due to an insufficient housing supply, the additional units under the proposed project would further assist in addressing the existing crisis and meeting the housing needs of the City's communities. Furthermore, the proposed project would first be submitted to the HCD for review and approval to ensure that it would adequately address the housing needs and demands of the City. Approval by the HCD would ensure that population and housing growth under the 2021-2029 Housing Element would not be substantial or unplanned.

Lastly, this analysis is conservative because it assumes a maximum buildout scenario and includes sites already planned for development and maximum buildout under the proposed zoning changes. The project's actual contribution to population growth may be less than estimated. In addition, the project would not involve the extension of roads or other infrastructure that could indirectly lead to population growth. As discussed in Section 4.13, *Public Services and Recreation,* and Section 4.16, *Utilities and Service Systems,* the City is mostly developed and is supported by existing public services and infrastructure which are sufficient to serve the additional housing units. Therefore, the project would not result in substantial unplanned population growth, either directly or indirectly. This impact would be less than significant.

Mitigation Measures

No mitigation is required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 2:	Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Impact POP-2 DEVELOPMENT FACILITATED BY THE PROJECT WOULD OCCUR ON VACANT, UNDERUTILIZED OR UNDERDEVELOPED LOTS, AND WOULD NOT DISPLACE SUBSTANTIAL NUMBERS OF EXISTING PEOPLE OR HOUSING. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

For the purpose of this analysis, "substantial" displacement would occur if allowed land uses would displace more residences than would be accommodated through growth facilitated by the project. The goal of the proposed project is to accommodate and encourage new residential development in Huntington Park at the inventory sites. The proposed project addresses the need for future housing development beyond that required by the RHNA to account for a reasonable sites buffer. This buffer of additional units, which is considered in the inventory of candidate housing sites analyzed in this EA, is intended to help the City address future "no net loss," if it becomes necessary to identify a replacement site for the project if a site is developed with fewer units or at a higher income category than assumed in the sites inventory. A portion of the housing units would be developed at a density range that could accommodate low and very-income housing as required to meet the RHNA 6th Cycle allocation. Development under the proposed project could result in up to 2,668 new housing units developed by 2029. The types of housing units anticipated under the proposed project would generally fall into the following categories of development projects: single-family, multi-family residential, and/or mixed-use development on vacant sites, redevelopment of existing nonresidential and residential sites that would allow residential use or higher density residential use. Therefore, overall, the proposed project would add to the City's housing stock to meet housing

goals. Development facilitated by the project would not result in the displacement of a substantial number of existing residences in order to accommodate for the planned increase in development intensity since most Draft Housing Opportunity Sites would be located on underdeveloped, underutilized, or vacant lots. In addition, although no projects have been identified that would displace existing units, if displacement did occur, new residential units would be constructed to more than replace existing displaced residences. Therefore, impacts related to displacement of existing residences would be less than significant.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

4.12.4 Cumulative Impact Analysis

Inducement of Substantial Population Growth

The cumulative projects in the city would have the potential to result in a significant cumulative impact if they would, in combination, directly or indirectly induce substantial unplanned population growth. The project would accommodate all projected citywide population and housing growth through 2029. Employment growth would be mostly filled by the existing workforce and would not induce substantial population growth. Therefore, cumulative impacts relating to population and housing would be the same as project impacts under Impact POP-1 and would be less than significant. The project incorporates regional growth anticipated by SCAG's RHNA projections and thus considers cumulative growth.

Displacement of People and Housing

Implementation of the project would accommodate the City's forecasted population and housing demand through 2029. The project would result in an overall net increase of housing units in the City, including affordable housing, and would not result in the displacement of people or housing. Other jurisdictions in the region are updating their respective Housing Elements and have similar impacts related to displacement, but they would contain programs and policies to provide housing for low-income and special needs populations. Therefore, the proposed project would not contribute to cumulative impacts.

4.13 Public Services and Recreation

This section evaluates potential environmental impacts from implementation of the proposed project with respect to the following public services: fire protection services, police protection services, public schools, and parks and recreation facilities. Other public facilities and services such as water, wastewater, and solid waste are addressed in Section 4.16, *Utilities and Service Systems*.

4.13.1 Setting

a. Fire Protection

The City of Huntington Park contracts with the Los Angeles County Fire Department (LACoFD) for fire protection and emergency services. The LACoFD has a service area covering over 22,000 square miles and 4.1 million residents (LACoFD 2021). There are 177 fire stations throughout the County that responded to 378,517 calls in 2020 (LACoFD 2021). The City of Huntington Park has access to all the resources and facilities of the County Fire Department. Huntington Park is serviced by the Los Angeles County Fire Department Battalion 13, which is responsible for securing Huntington Park's safety with two fire stations. Fire station 164 houses the Battalion's Headquarters. Still, other fire stations may respond to a fire in the City of Huntington Park if the need arises. The Los Angeles County Fire Department operates two fire stations in the City: Fire Station 164, located at 6301 South Santa Fe Avenue, serves as the area's battalion headquarters (Huntington Park is serviced by Los Angeles County Fire Department-Battalion 13); and Fire Station 165, located at 3255 Saturn Avenue. Response time county-wide is under five minutes.

b. Police Services

The Huntington Park Police Department (HPPD) is a full-service law enforcement agency composed of 108 full-time employees which includes approximately 60 sworn personnel and 50 civilian employees. The Department also has 25 part-time employees. The Huntington Park Police Department is made up of various divisions and works with the community in addressing crime and quality of life issues.

c. Schools

The City of Huntington Park is served by the Los Angeles Unified School District (LAUSD), which operates a total of 21 schools in the City. This includes five public schools in the City that are charter schools, nine elementary schools, one K-8 preparatory school, three middle schools, one 6-12 preparatory school, and seven high schools. Huntington Park is also within the service boundaries of East Los Angeles Community College. Table 4.13-1 lists the schools, location, and 2021-2022 enrollment for all schools in Huntington Park.

Table 4.13-1 Schools and Enrollment for Huntington Park in 2021-2022

School Name	Address	2021-2022 Enrollment
Alliance Collins Family College-Ready High	2071 Saturn Avenue	624
Alliance Margaret M. Bloomfield Technology Academy High	7907 Santa Fe Avenue	574
Aspire Ollin University Preparatory Academy	2540 East 58th Street	559
Chester W. Nimitz Middle	6021 Carmelita Avenue	1,233
Henry T. Gage Middle	2880 East Gage Avenue	1,197
Hope Street Elementary	7560 State Street	403
Huntington Park Elementary	6055 Corona Avenue	331
Huntington Park Senior High	6020 Miles Avenue	1,455
KIPP Comienza Community Prep	7300 Roseberry Avenue	1,048
Linda Esperanza Marquez High: Huntington Park Institute of Applied Medicine	6361 Cottage Street	763
Linda Esperanza Marquez High: Libra Academy	6361 Cottage Street	643
Linda Esperanza Marquez High: School of Social Justice	6361 Cottage Street	663
Lucille Roybal-Allard Elementary	3232 Saturn Avenue	467
Middleton Primary Center	2410 Zoe Avenue	223
Middleton Street Elementary	6537 Malabar Street	659
Miles Avenue Elementary	6720 Miles Avenue	815
Pacific Boulevard	2660 East 57th Street	334
PREPA TEC – Los Angeles	8001 Sante Fe Avenue	273
San Antonio Continuation High	2911 Belgrave Avenue	95
San Antonio Elementary	6222 State Street	487
Walnut Park Elementary	2642 Olive Street	549
Total Enrollment		**13,395**

Source: National Center for Education Statistics (NCES) 2022

As of the 2021-2022 school year, LAUSD is below capacity for each school level throughout the district, as summarized in Table 4.13-2.

Table 4.13-2 Summary of Available 2020-2021 LAUSD Capacity

Grade Level	State Capacity	Space Needed	Available Capacity
TK through 6	371,125	332,699	38,426
7 through 8	90,963	87,335	3,628
9 through 12	204,876	176,646	28,230
SDC- Non-Severe	26,104	18,601	7,503
SDC- Severe	9,045	6,255	2,790
Totals	**702,113**	**621,536**	**80,577**

Source: LAUSD 2022

d. Parks

The City provides residents with more than 45.02 acres of total space, which includes playgrounds, picnic areas, athletic facilities, and meeting rooms, among other amenities. Table 4.13-3 lists parks within the City and their size in acres while Figure 4.13.1, illustrates its location.

Table 4.13-3 City Parks

Park	Park Area (Acres)
Chelsey Park	0.2
Freedom Park	1.6
Raul R Perez Memorial Park	4.5
Robert Keller Park	2.6
Salt Lake Park	30.12
Veteran's Park/Linear Park	6
Total	**45.02**

Source: Quintero 2022

The State has an established parkland-to-population recommendation of 5.0 acres of parkland per 1,000 persons. The City's 2020 population was estimated to be 59,337 and maintains approximately 0.76 acres of parkland per 1,000.

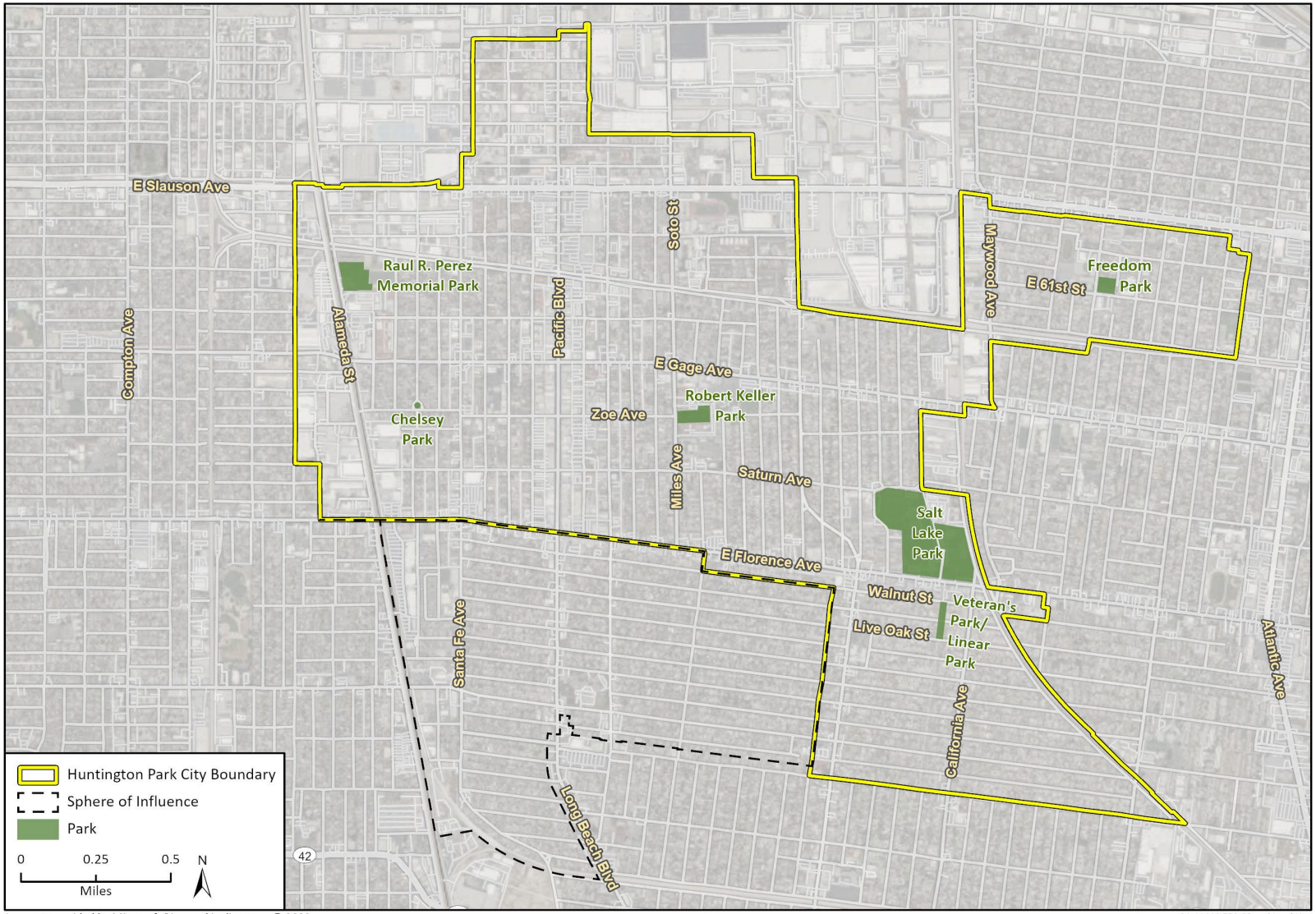
4.13.2 Regulatory Setting

a. Federal Regulations

Occupational Safety and Health Administration

The Federal Occupational Safety and Health Administrations (OSHA) as well as California OSHA (Cal-OSHA) enforce the provisions of the federal and state Occupational Safety and Health Acts, respectively, which collectively require safety and health regulations for construction under Part 1926 of Title 29 Code of Federal Regulations (CFR). The fire-related requirements of the Federal Occupational Safety and Health Act are specifically contained in Subpart F, Fire Protection and Prevention, of Part 1926. Examples of general requirements related to fire protection and prevention include maintaining fire suppression equipment specific to construction on-site; providing a temporary or permanent water supply of sufficient volume, duration, and pressure; properly operating the on-site fire-fighting equipment; and keeping storage sites free from accumulation of unnecessary combustible materials.

Figure 4.13-1 Parks in Huntingon Park



Imagery provided by Microsoft Bing and its licensors © 2023.
Additional data provided by Los Angeles County, 2023.

21-11410 EPS GP and Land Use
Fig 4.13-1 Parks in Huntington Park

Federal Emergency Management Act (FEMA)

FEMA was established in 1979 via executive order and is an independent agency of the federal government. In March 2003, FEMA became part of the U.S. Department of Homeland Security with the mission to lead the effort in preparing the nation for all hazards and effectively manage federal response and recovery efforts following any national incident. FEMA also initiates proactive mitigation activities, trains first responders, and manages the National Flood Insurance Program and the U.S. Fire Administration.

Disaster Mitigation Act of 2000

Disaster Mitigation Act (42 United States Code [U.S.C.] Section 5121) provides the legal basis for FEMA mitigation planning requirements for state, local, and Indian Tribal governments as a condition of mitigation grant assistance. It amends the Robert T. Stafford Disaster Relief Act of 1988 (42 U.S.C. Section 5121-5207) by repealing the previous mitigation planning provisions and replacing them with a new set of requirements that emphasize the need and creates incentives for state, tribal, and local agencies to closely coordinate mitigation planning and implementation efforts. This Act reinforces the importance of pre-disaster infrastructure mitigation planning to reduce disaster losses nationwide and the streamlining of the administration of federal disaster relief and programs to promote mitigation activities. Some of the major provisions of this Act include:

- Funding pre-disaster mitigation activities
- Developing experimental multi-hazard maps to better understand risk
- Establishing state and local government infrastructure mitigation planning requirements
- Defining how states can assume more responsibility in managing the Hazard Mitigation Grant Program (HMGP)
- Adjusting ways in which management costs for projects are funded

The mitigation planning provisions outlined in Section 322 of this Act establish performance-based standards for mitigation plans and require states to have a public assistance program (Advance Infrastructure Mitigation [AIM]) to develop county government plans. The consequence for counties that fail to develop an infrastructure mitigation plan is the chance of a reduced federal share of damage assistance from 75 percent to 25 percent if the damaged facility has been damaged on more than one occasion in the preceding 10-year period by the same type of event.

b. State Regulations

Fire Protection

CALIFORNIA FIRE AND BUILDING CODE

The State of California provides minimum standards for building design through the CBC, which is located in Part 2 of Title 24, California Building Standards Code, of the CCR. The CBC is based on the International Building Code but has been amended for California conditions. It is generally adopted on a jurisdiction-by-jurisdiction basis, subject to further modification based on local conditions. Commercial and residential buildings are plan-checked by local building officials for compliance with the CBC. Typical fire safety requirements of the CBC include: the installation of sprinklers in all high-rise buildings; the establishment of fire resistance standards for fire doors, building materials, and

particular types of construction; and the clearance of debris and vegetation within a prescribed distance from occupied structures in wildfire hazard areas.

CALIFORNIA CODE OF REGULATIONS

The California Code of Regulations, Title 5 Education Code, governs all aspects of education within the State. California State Assembly Bill 2926 (AB 2926) – School Facilities Act of 1986 – was enacted by the State of California in 1986 and added to the California Government Code (Section 65995). It authorizes school districts to collect development fees, based on demonstrated need, and generate revenue for school districts for capital acquisitions and improvements. It also established that the maximum fees which may be collected under this and any other school fee authorization are $1.50 per square foot ($1.50/ft^2) for residential development and $0.25/ft^2 for commercial and industrial development. AB 2926 was expanded and revised in 1987 through the passage of AB 1600, which added Section 66000 et seq. of the Government code. Under this statute, payment of statutory fees by developers serves as total mitigation under CEQA to satisfy the impact of development on school facilities. However, subsequent legislative actions have alternatively expanded and contracted the limits placed on school fees by AB 2926.

CALIFORNIA FIRE SERVICE AND RESCUE EMERGENCY AID SYSTEM

LACoFD participates in the California Fire Service and Rescue Emergency Mutual Aid System through which the California Governor's Office of Emergency Service (OES), Fire and Rescue Division is responsible for the development, implementation and coordination of the California Fire Service and Rescue Emergency Mutual Aid Plan (Mutual Aid Plan) (Governor's Office of Emergency Services, Fire and Rescue Division 2023). The Mutual Aid Plan outlines procedures for establishing mutual aid agreements at the local, operational, regional, and State levels, and divides the State into six mutual aid regions to facilitate the coordination of mutual aid. LACoFD is located in Region I. Through the Mutual Aid Plan, the OES is informed of conditions in each geographic and organizational area of the state, and the occurrence or imminent threat of disaster.

CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES (CAL OES)

In 2009, the State of California passed legislation creating the Cal OES and authorized it to prepare a Standard Emergency Management System (SEMS) program (Gov. Code Section 8607; Title 19 CCR Section 2401 et seq.), which sets forth measures by which a jurisdiction should handle emergency disasters. In California, SEMS provides the mechanism by which local government requests assistance. Non-compliance with SEMS could result in the state withholding disaster relief from the non-complying jurisdiction in the event of an emergency disaster. Cal OES coordinates the state's preparation for, prevention of, and response to major disasters, such as fires, floods, earthquakes and terrorist attacks. During an emergency, Cal OES serves as the lead state agency for emergency management in the state. It also serves as the lead agency for mobilizing the state's resources and obtaining federal resources. Cal OES coordinates the state response to major emergencies in support of local government. The primary responsibility for emergency management resides with local government. Local jurisdictions first use their own resources and, as they are exhausted, obtain more from neighboring cities and special districts, the county in which they are located, and other counties throughout the state through the statewide mutual aid system. California Emergency Management Agency (Cal-EMA) maintains oversight of the state's mutual aid system.

Public Schools

SENATE BILL 50

The Leroy F. Greene School Facilities Act of 1998 (known as the Greene Act), enacted in 1998, is a program for funding school facilities largely based on matching funds. For new school construction, grants provide funding on a 50/50 State and local match basis. For school modernization, grants provide funding on a 60/40 State and local match basis. Districts that are unable to provide some, or all, of the local match requirement and are able to meet the financial hardship provisions may be eligible for additional State funding (State of California, Office of Public School Construction 2019).

The Greene Act permits the local district to levy a fee, charge, dedication, or other requirement against any development project within its boundaries, for the purpose of funding the construction or reconstruction of school facilities. The Act also sets a maximum level of fees a developer may be required to pay. Pursuant to Government Code Section 65996, the payment of these fees by a developer serves to mitigate all potential impacts on school facilities that may result from implementation of a project to a less-than-significant level.

Parks and Recreation

QUIMBY ACT

California Government Code Section 66477, also known as the Quimby Act, was enacted by the California legislature in 1965. The Quimby Act authorizes cities and counties to enact ordinances requiring the dedication of land, or the payment of fees for park and/or recreational facilities in lieu thereof, or both, by developers of residential subdivisions as a condition to the approval of a tentative tract map or parcel map.

State Public Park Preservation Act (California Public Resource Code Selection 5400 – 5409)

The State Public Park Preservation Act is the primary instrument for protecting and preserving parkland in California. Under the Act, cities and counties may not acquire any real property that is in use as a public park for any non-park use unless compensation or land, or both, are provided to replace the parkland acquired. This ensures a no net loss of parkland and facilities.

Quimby Act (California Government Code Section 66477)

The Quimby Act allows cities and counties to adopt park dedication standards/ordinances requiring developers to set aside land, donate conservation easements, or pay fees towards parkland when property is subdivided.

c. Local Regulations

City of Huntington Park General Plan

Huntington Park's General Plan was adopted in February 1991 and consists of the Land Use, Housing, Circulation, Open Space and Conservation, Safety, Noise, Public Facilities, and Urban Design Elements. All elements bear equal weight, and no element has legal precedence over another. California Government Code Section 65583(c) requires the Housing Element to maintain internal consistency with other General Plan Elements. The following public services and recreation

goals, policies, and actions are applicable to the proposed project as part of the Land Use, Circulation, Open Space and Conservation, Safety, and Public Facilities Element (Huntington Park 1991):

Land Use Element

The Land Use Element describes existing land use patterns and provides the physical framework for land use and development in the City. The Land Use Element also contains policies to improve the City's visual quality and livability, including its compatibility between neighborhoods, mixed-use areas, commercial areas, and industrial areas. It describes the economic context and sets out goals and policies to ensure new development is planned in coordination with infrastructure, public services, and recreational facilities (Huntington Park 1991).

Circulation Element

The Circulation Element describes the existing transportation patterns and setting and provides the framework for transportation development in the City. The Circulation Element also contains goals, policies, and specific measures to improve the City's efficiency and safety of the City's transportation system (Huntington Park 1991).

Open Space and Conservation Element

The Open Space and Conservation Element describes existing air quality, groundwater, energy conservation, open space, parks, and recreation patterns in the City. The Open Space and Conservation Element also contains goals, policies, and specific measures to preserve and enhance the City's open space, parks, and recreation (Huntington Park 1991).

Safety Element

The Safety Element describes the natural and man-made hazards that require special consideration in the land use planning and development process. The Safety Element establishes goals, policies, and specific measures to support public services, such as law enforcement, fire protection, and emergency medical services, to minimize danger to residents, workers, and visitors (Huntington Park 1991).

Public Facilities Element

The Public Facilities Element describes the existing setting for the City's public facilities including law enforcement, fire protection, emergency medical services, education, libraries, water and sewer service, storm drainage, and solid waste and recycling. The Public Facilities Element also contains goals, policies, and specific measures to maintain and enhance the City's public facilities and services (Huntington Park 1991).

City of Huntington Park Municipal Code

Title 4 Public Safety Chapter 5, Huntington Park Fire Code, of the Huntington Park Municipal Code adopts the 2010 California Fire Code as the City's fire code and provides City-specific amendments, as necessary.

4.13.3 Impact Analysis

a. Significance Thresholds and Methodology

According to Appendix G of the *CEQA Guidelines*, impacts related to public services and recreation from implementation of the proposed project would be significant if it would:

1. Result in substantial adverse physical impacts associated with the provision of new or physically altered government 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 objectives for any of the following public services:
   a. Fire protection;
   b. Police protection;
   c. Schools;
   d. Parks; or
   e. Other public facilities;
2. 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; or
3. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

b. Project Impacts

Threshold 1a:	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Impact PS-1 DEVELOPMENT FACILITATED BY THE PROPOSED PROJECT WOULD INCREASE THE POPULATION IN THE CITY, WHICH WOULD INCREASE DEMAND FOR FIRE PROTECTION SERVICES. HOWEVER, THIS INCREASE WOULD NOT REQUIRE ADDITIONAL AND/OR EXPANDED FIRE PROTECTION FACILITIES. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

As discussed in Section 4.12, *Population and Housing*, development facilitated by the project would add an estimated 10,646 residents to the City, increasing Huntington Park's population from 59,337 to 69,983 persons. The population growth accommodated under the project would account for approximately 0.26 percent of LACoFD's service population of over 4.1 million persons. The fire stations that would be most impacted by the project would be LACoFD Stations 164 and 165, which are both within City limits.

Planning for new or physically altered LACoFD stations is based on an assessment of the cumulative need for new facilities. The project's incremental contribution to demand for new fire protection services would be offset by payment of proportionate property taxes, sales taxes, and/or development fees that would result from increased development and population growth. New or expanded fire protection facilities needed to accommodate future growth in LACoFD's service area

would be speculative at this time. Future proposals, if warranted, would undergo an independent environmental review under CEQA.

Local policies, including those in the proposed Land Use and proposed Safety Elements would continue and improve disaster preparedness efforts, community safety, and coordination between fire protection agencies. Specifically, Health and Safety Element Policies 9 through 12 and Public Facilities Policies 1.1 through 1.8 would ensure the provision of adequate fire services in the City. Additionally, new development would be required to comply with all applicable federal, State, and local regulations governing the provision of fire protection services, including adequate fire access, fire flows, and number of hydrants, such as the 2022 California Fire Code and 2022 California Building Code. Potential future development under the proposed project would be subject to LACoFD review to ensure that sufficient provisions for emergency access and response are made, fire code requirements are satisfied, and adequate levels of service can be provided.

It is anticipated that a potential future fire station or an expansion to an existing station will be subject to CEQA review at the time a site is identified and a specific design proposed. Additionally, implementation of the Safety Element Update will provide additional improvements regarding emergency access and evacuation beyond the current Safety Element. In particular, Health and Safety Element Policies 17 through 23 would ensure that property evacuation, as needed, is performed. Therefore, the project would not result in significant environmental impacts associated with the need for the provision of new or physically altered fire protection facilities, and impacts would be less than significant.

Mitigation Measures

No mitigation measures are required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 1b:	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Impact PS-2 DEVELOPMENT FACILITATED BY THE PROPOSED PROJECT WOULD INCREASE THE POPULATION IN THE CITY, WHICH WOULD INCREASE DEMAND FOR POLICE PROTECTION SERVICES. HOWEVER, THIS INCREASE WOULD NOT REQUIRE ADDITIONAL AND/OR EXPANDED POLICE PROTECTION FACILITIES. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

As discussed in Section 4.12, *Population and Housing*, development facilitated by the project would add an estimated 10,646 residents to the City, increasing Huntington Park's population from 59,337 to 69,983 persons. Based on HPPD's current staffing level of approximately 60 sworn officers, the HPPD's officer/resident ratio would drop from 1.01 to approximately 0.86 sworn officers per 1,000 residents. The City currently does not have standards set for its response time or service ratio.

Policy 4.3 in Huntington Park's Land Use Element and policies 1.1, 1.2, and 1.5 in Huntington Park's Safety Element require the HPPD to ensure that there is adequate staffing, facilities, equipment, technology, and funding to meet existing services demands. Additional demand for police service

would be accommodated through the expansion of policy personnel and facilities to continue to maintain adequate police protection services. Police protection service levels would continue to be evaluated and maintained by HPPD in accordance with existing policies, procedures and practices as development occurs over the lifetime of the proposed project.

What's more, local policies, including those in the update to the Safety Element would continue and improve disaster preparedness efforts, community safety, and coordination between law enforcement agencies. Specifically, Health and Safety Element Policy 17 through 23 of the 2030 General Plan aims to provide and maintain high-quality emergency, evacuation, and preparedness police services.

Planning for new or physically altered HPPD stations is based on an assessment of the cumulative need for new facilities. The proposed project itself would not result in the need for new or expanded facilities. The incremental contribution to demand for increased HPPD protection services would be offset by payment of proportionate property taxes and sales taxes and development impact fees to the City of Huntington Park by developers and the addition of new residents.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 1c:	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

Impact PS-3 DEVELOPMENT ACCOMMODATED BY THE PROPOSED PROJECT WOULD RESULT IN AN INCREASE IN POPULATION IN THE PLANNING AREA, POTENTIALLY RESULTING IN THE NEED FOR ADDITIONAL AND/OR EXPANDED SCHOOL FACILITIES. HOWEVER, GOVERNMENT CODE 65995 (B) WOULD REQUIRE FUNDING FOR THE PROVISION OR EXPANSION OF NEW SCHOOL FACILITIES TO OFFSET IMPACTS FROM NEW RESIDENTIAL. ADDITIONALLY, ACCOMMODATING GROWTH PURSUANT TO THE RHNA MAY REQUIRE ADJUSTMENTS TO THE RATE OF INTER-DISTRICT PERMITS. THIS IMPACT WOULD BE LESS THAN SIGNIFICANT.

The proposed project would not directly affect local schools but would generate new students entering the LAUSD. Implementation of the proposed project would add an estimated 2,668 dwelling units and 10,646 residents, in which some of those residents would be school-aged children. Based on student generation rates for the LAUSD, the proposed project could generate an estimated 987 students, including 517 elementary school students (grades TK-6), 144 middle school students (grade 7-8), 286 high school students (grades 9-12), and 40 special day class (SDC) students, as shown in Table 4.13-4.

Table 4.13-4 Estimated Student Generation from Project

Grade Level	Students per Household	Dwelling Units	Total Students Generated*	District Available Capacity	District Available Capacity With Project	Exceeds Capacity?
TK through 6	0.1935	2,668	517	38,426	37,909	No
7 through 8	0.0538	2,668	144	3,628	3,484	No
9 through 12	0.1071	2,668	286	28,230	27,944	No
SDC	0.0148	2,668	40	10,293	10,253	No
Total			**987**	**80,577**	**79,590**	**No**

Source: LAUSD 2022

*Results rounded up to the nearest whole number

As shown in Table 4.13-2, enrollment capacity in the LAUSD as of school years 2020 and 2021 would adequately accommodate the estimated 987 students assumed as part of the proposed project, as this estimated increase would account for 1.2% of the total available capacity of 80,577 students. In addition, to offset a project's potential impact to schools, the LAUSD implements developer fees which reduce potential student impacts from development activity, these fees for 2022 are summarized below, in Table 4.13-5. Any development facilitated by the proposed Housing Element and General Plan Update would be subject to these State-mandated school impact fees and collected at the time of building permit issuance. Pursuant to Section 65995.5 of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." LAUSD will continue to evaluate demand, capacity, and plans for facility needs as future projects under the Housing Element are built out, including any required adjustments to the number of inter-districts permits relative to new student population generated from additional housing development in the City.

Table 4.13-5 2022 LAUSD Developer Fee Collection Rates

Development Type	Fee Rate per Square Foot
Residential	$4.79
Commercial/Industrial	$0.78
Rental Self Storage Facilities	$0.24
Parking Structures	$0.34

Source: LAUSD 2022

There are no planned improvements to add capacity through expansion. In the event that LAUSD constructs a new school or physically alter an existing facility, a project-specific environmental analysis would be required under CEQA to address site-specific environmental concerns. As described above, existing laws and regulations would require funding for the provision or expansion of new school facilities to offset impacts from new residential development and impacts would be less than significant.

Mitigation Measures

No mitigation measures are required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 1e:	Would the Project result in substantial adverse physical impacts associated with the provision of other public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

Impact PS-4 DEVELOPMENT UNDER THE PROJECT WOULD INCREMENTALLY INCREASE THE CITY POPULATION AND INCREASE THE USE OF EXISTING LIBRARY FACILITIES. HOWEVER, PROPERTY TAXES RELATED TO NEW DEVELOPMENT WOULD CONTRIBUTE TO ANY NECESSARY NEW OR EXPANDED LIBRARY FACILITIES. IMPACTS RELATED TO THE PROVISION OF NEW OR PHYSICALLY ALTERED PUBLIC FACILITIES WOULD BE LESS THAN SIGNIFICANT.

The Huntington Park Public Library is one of 85 Los Angeles County libraries, there are three other nearby libraries in Florence-Graham, Bell, and Maywood. The Huntington Park Library is open Tuesday through Saturday for 40 hours per week. The library building is 33,482 square feet and includes one meeting room which has a capacity of 41 people. As discussed in Section 4.12, Population and Housing, development facilitated by the project would increase Huntington Park's population from 59,337 to 69,983 persons, an 18 percent increase of the City's estimated 2020 population. Given that not all new residents would visit the library frequently, the increase in monthly visitation would be lower than 18 percent.

While a less than 18 percent increase would be a large increase to the usage of the library, this is in line with RHNA's housing unit allocation for the area and the growth is also anticipated to occur over the next eight years and would not occur all at once. Moreover, the library maintenance and potential new or expanded facilities are funded from local property taxes, which would continue to be paid by property owners. Therefore, project impacts to public library facilities would be less than significant.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 1d:	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?
Threshold 2:	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?
Threshold 3:	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?

Impact PS-5 DEVELOPMENT UNDER THE PROJECT WOULD INCREMENTALLY INCREASE THE CITY'S POPULATION AND INCREASE THE USE OF EXISTING PARKS AND RECREATIONAL FACILITIES AND REDUCE THE CITY'S PARKLAND TO POPULATION RATIO. HOWEVER, DEVELOPMENT FEES IN-LIEU OF PARKS PURSUANT TO THE QUIMBY ACT WOULD BE REQUIRED AS PART OF THE INDIVIDUAL PROJECTS. IMPACTS RELATED TO THE PHYSICAL DETERIORATION OF PARKLAND OR RECREATIONAL FACILITIES, AND THE NEED TO CONSTRUCT NEW FACILITIES, WOULD BE LESS THAN SIGNIFICANT.

The project would facilitate an increase of up to 10,646 residents resulting in a potential increase in the use of the parks and recreational facilities throughout Huntington Park. The city currently has 45.02 acres of parkland, with a parkland to population ratio of 0.76 acres per 1,000 residents. Development under the project would increase the population of the City by an estimated 10,646 residents, resulting in a total City population of approximately 69,983 residents and a parkland ratio of 0.64 acres per 1,000 residents. The current and projected population to parkland ratio are far below the State recommendation of 5.0 acres of parkland per 1,000. The City of Huntington Park would not be able to achieve this goal as the City is highly urbanized and lacks the amount of undeveloped land the City would need to be developed into parkland to meet the goal.

As future residential development projects are approved, parkland in-lieu fees (pursuant to the Quimby Act) would be required by HPMC Article 9-3.1602 as part of the individual projects. Funding for maintenance of new and existing facilities is provided through property assessments and taxes. Park and recreational facility maintenance and acquisition needs in the city are evaluated with respect to population growth, locational needs, and budget. The project would not preclude implementation or expansion of any parkland, trails, or recreation facility.

Any project associated with new or expanding parkland or recreation facilities would be subject to project-specific environmental review and mitigation pursuant to CEQA. It is anticipated that the City's review processes would adequately mitigate potential environmental impacts relating to the development of new or redeveloped parkland, open space, or other recreational facilities as new residential development would be required to pay an impact fee and/or to dedicate parkland to offset the increase in park needs resulting from new residents. Therefore, the project would result in less than significant substantial physical deterioration of existing parkland or substantial adverse physical impacts associated with the provision of new or physically altered parkland.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

4.13.4 Cumulative Impacts

Fire Protection

Cumulative development would increase the population such that there is an increase in reported incidents, leading to longer response times unless the Fire Department increases staffing. As described above under Impact PS-1, with continued implementation of General Plan policies and Fire Code requirements, it is not anticipated that a new fire station is needed to serve cumulative development in Huntington Park. Therefore, the cumulative impacts related to fire protection facilities would be less than significant, and the proposed project's contribution to these impacts would not be cumulatively considerable.

Police Protection

Cumulative development would increase population such that there is an increase in reported incidents, leading to longer response times unless the police department increases staffing. Should additional staffing be needed to serve the areas around the project sites accounting for future cumulative development, staffing is reviewed each budget cycle and considers historical and current year information related to police services. Overall, although additional staffing may be needed, it is not anticipated that additional police department facilities would be needed to serve cumulative growth in the project areas. Therefore, the cumulative impacts related to police facilities would be less than significant, and the proposed project's contribution to these impacts would not be cumulatively considerable.

Schools

Cumulative development would increase the number of children attending LAUSD schools. However, as stated in Impact PS-3, the district is below capacity and the potential increase in students would not exceed that capacity. Furthermore, compliance with SB 50 would require future development in Huntington Park to pay school impact fees established to offset potential impacts from new development. Therefore, pursuant to California Government Code Section 65995.5, the cumulative impact relating to school capacity would be less than significant, and the project's contribution to this impact would not be cumulatively considerable.

Parks and Recreation Facilities

Cumulative development would increase demand for park and recreational facilities. As described in the PS-6 above, the project would increase the population of Huntington Park thereby reducing the ratio of parkland within the city limits to parkland ratio to approximately 0.47 acres per 1,000 residents, which is below the State recommendation of five acres of parkland per 1,000 people. However, new development projects would have to adhere to HPMC Article 9-3.1602 which requires development to provide Quimby parkland in-lieu fees and park improvement impact fees, which would ensure any cumulative significant impacts to park and recreational facilities would be reduced to less than significant. Therefore, cumulative impacts related to new or expanded park and recreation facilities, or the physical deterioration of existing park and recreation facilities, would be

less than significant, and the proposed project would not have a cumulatively considerable contribution to a significant cumulative impact regarding park and recreation facilities.

4.14 Transportation

This section analyzes the potential impacts of the project on transportation, including conflicts with transportation plans, vehicle miles traveled (VMT), project-related transportation hazards, and emergency access, associated with the implementation of the proposed project. The information provided in this section was based primarily on a VMT Impact Analysis authored by Translutions, Inc. (Translutions) in March 2023, included as Appendix H to this report.

4.14.1 Setting

The existing vehicular circulation, bicycle and pedestrian facilities, and transit services in the project vicinity are described below.

Major Highways

There are no highways within the city limits of Huntington Park. Regional access is provided to Huntington Park through Interstate 5 and 10 to the north, Interstate 110 to the west, Interstate 105 to the south, and Interstate 710 to the east.

Public Transit

Los Angeles County Metropolitan Transportation Authority (MTA)

The Los Angeles County Metropolitan Transportation Authority (MTA) buses run along major streets in the City including Pacific Boulevard, Florence Avenue, Gage Avenue, and Santa Fe Avenue. MTA buses passing through Huntington Park include Routes 60, 102, 108-358, 110, 111-311, 251, 254, 611, 612, 751, and 760. These routes pass through all major arterial roadways in the City and provide connections to most communities and major activity centers throughout the region. The MTA Metro Blue Line is a commuter rail service serving downtown Los Angeles and areas to the south down to Long Beach. The Blue Line is operated through Prop A funds with a fixed fare for any length of the trip. Bus routes complement the Blue Line, and several park-and-ride and kiss-and-ride lots have been developed along the route to encourage use of the Blue Line.

HP Express: Huntington Park Local Transit Shuttle

The HP Express is a project of the City of Huntington Park and is a component of Metro, the region's integrated transportation system. HP Express operates from 6:30 AM to 6:30 PM on weekdays and from 8:00 AM to 5:00 PM on Saturdays. HP Express does not operate on Sundays.

Dial-A-Ride Service

The City of Huntington Park contracts with Metro Transit to offer economical taxicab services that provide curb-to-curb transportation to the residents of Huntington Park who are at least 65 years old, or disabled, or already enrolled in the program as of June 2016.

4.14.2 Regulatory Setting

a. Federal Regulations

The US Department of Transportation (USDOT) provides a number of grant programs, primarily for the construction and upgrading of major highways and transit facilities. Many of these grants are administered by the state and regional governments. Use of federal grant funding also invokes the National Environmental Protection Act in some cases. The Federal Highway Administration (FHWA) sets design standards (such as interchange spacing) for interstate highways, such as the Long Beach (I-710) Freeway. The Federal Railroad Administration within the USDOT establishes safety rules regarding the operation of railroads (e.g., maximum train speeds, maximum allowed highway crossing blockage time).

Americans with Disabilities Act

The Americans with Disabilities Act (ADA) provides comprehensive rights and protections to individuals with disabilities. The goal of the ADA is to assure equality of opportunity, full participation, independent living, and economic self-sufficiency. To implement this goal, the United States Access Board has created accessibility guidelines for public rights-of-way. The guidelines address various issues, including roadway design practices, slope and terrain issues, pedestrian access to streets, sidewalks, curb ramps, street furnishings, pedestrian signals, parking, and other components of public rights-of-way. The City of Huntington Park works to ensure that people with disabilities have access to City programs, services, activities, and facilities. The City of Huntington Park in coordination with Owen group, was undertaking a survey on accessibility needs that will shape the City's roadmap for accessibility in 2018, which has not been completed yet.

b. State Regulations

California Senate Bill 743

Senate Bill 743 (SB 743) was signed into law on September 27, 2013 and directed OPR to develop revisions to the CEQA Guidelines to establish new criteria for determining the significance of transportation impacts. SB 743 was enacted, in part, as further implementation of California's Climate Action Plan to meet California Global Warming Solutions Act (Assembly Bill [AB] 32) GHG emission reduction targets. SB 743 seeks to reduce criteria air pollutants and GHG emissions in the transportation sector by reducing VMT. SB 743 changed the approach to transportation impact analysis by establishing measures such as VMT, VMT per capita, or automobile trip generation rates as the primary measures of transportation impacts and eliminates the traditionally used measures of auto delay and congestion, such as Level of Service (LOS), and other measures of traffic congestion as a basis for determining significant impacts.

In December 2018, OPR adopted and promulgated its changes to the CEQA Guidelines (14 California Code of Regulations [CCR] Section 15000 et seq.) in response to SB 743. Section 15064.3 of the CEQA Guidelines contains the operative language for implementing the goals of SB 743 when determining the significance of a project's transportation impacts. There are four key aspects of CEQA Guidelines Section 15064.3 that apply in the case of the project:

1. "[A] project's effect on automobile delay shall not constitute a significant environmental impact" (Section 15064.3[a]).

2. For a land use project like the proposed project, "Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact… Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact" (Section 15064.3[b][1]).
3. "A lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure" (Section 15064.3[b][(4]).
4. The terms and conditions of Section 15064.3 apply prospectively and a lead agency "may elect to be governed by the provisions of [15064.3] immediately. Beginning on July 1, 2020, the provisions of [15064.3] shall apply statewide" (Section 15064.3[c]).

c. Regional and Local Regulations

Southern California Association of Governments

SCAG is the metropolitan planning organization for the southern California region, which includes Ventura, Los Angeles, San Bernardino, Orange, Riverside, and Imperial Counties. In 2020, SCAG's Regional Council approved and adopted Connect SoCal, the agency's 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy. Connect SoCal is a long-range visioning plan that builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern (SCAG 2020). It charts a path toward a more mobile, sustainable, and prosperous region by making connections between transportation networks, between planning strategies, and between the people whose collaboration can improve the quality of life for those who live in southern California. Connect SoCal provides maps of priority growth/neighborhood mobility areas, high-quality transit areas, and transit priority areas, some of which occur in Huntington Park, that provide the potential to streamline development along the transportation corridors within cities.

City of Huntington Park General Plan

Huntington Park's General Plan was adopted in February 1991 and consists of the Land Use, Housing, Circulation, Open Space and Conservation, Safety, Noise, Public Facilities, and Urban Design Elements. All elements bear equal weight, and no element has legal precedence over another. The General Plan lists several traffic and transportation goals, policies, and actions as part of the Circulation Element. The following goals, policies, and actions are applicable to the proposed Project (Huntington Park 1991):

Circulation Element

The Circulation Element establishes goals, policies, and specific measures to provide safe and efficient mobility within the City of Huntington Park and to surrounding communities (Huntington Park 1991).

City of Huntington Park Municipal Code

The City of Huntington Park lists several policies within its Municipal Code to mitigate potential traffic hazards. Title 4 Public Safety Chapter 7, Traffic, of the Huntington Park Municipal Code details traffic guidelines and regulations.

City of Huntington Park Bicycle Transportation Master Plan

The City of Huntington Park Bicycle Transportation Master Plan, adopted in February 2014, includes policies and strategies designed to increase bicycle ridership within the city and improve local and regional connectivity.

4.14.3 Impact Analysis

a. Traffic Impact Assessment under CEQA

State law has changed with respect to how transportation-related impacts may be addressed under CEQA. Traditionally, lead agencies used LOS to assess the significance of such impacts, with greater levels of congestion considered to be more significant than lesser levels. Mitigation measures typically took the form of capacity-increasing improvements, which often had their own secondary environmental impacts (e.g., to biological and cultural resources). Depending on circumstances, and an agency's tolerance for congestion (e.g., as reflected in its general plan), LOS D, E, or F often represented significant environmental effects. As described above, in 2013, however, the Legislature passed legislation to ultimately do away with LOS in most instances as a basis for environmental analysis under CEQA. Enacted as part of SB 743, PRC section 21099(b)(1), directed OPR to prepare, develop, and transmit to the Secretary of the Natural Resources Agency for certification and adoption proposed CEQA Guidelines addressing "criteria for determining the significance of transportation impacts of projects within transit priority areas. Those criteria shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. In developing the criteria, [OPR] shall recommend potential metrics to measure transportation impacts that may include, but are not limited to, vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated. The office may also establish criteria for models used to analyze transportation impacts to ensure the models are accurate, reliable, and consistent with the intent of this section."

PRC section 21099(b)(2) further provides that "[u]pon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion, shall not be considered a significant impact on the environment pursuant to [CEQA], except in locations specifically identified in the guidelines, if any."

Pursuant to SB 743, the Natural Resources Agency promulgated CEQA Guidelines section 15064.3 in late 2018. It became effective in early 2019. Subdivision (a) of that section provides that "[g]enerally, vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, 'vehicle miles traveled' refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided in subdivision (b)(2) [regarding roadway capacity], a project's effect on automobile delay shall not constitute a significant environmental impact."

b. Methodology and Significance Thresholds

Consistent with the State CEQA Guidelines, impacts related to transportation and circulation would be considered potentially significant if implementation of the project would result in any of the following:

1. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, and bicycle and pedestrian facilities
2. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b)[1]
3. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
4. Result in inadequate emergency access.

Methodology

The SCAG RTP model uses a two-tier traffic analysis zone (TAZ) system – Tier 1 zones and Tier 2 zones, as referenced Appendix H. To note, two or more Tier 2 zones make up a Tier 1 zone. The model utilizes Tier 2 zone system for modeling steps such as trip generation, trip distribution, and mode choice while it uses Tier 1 zone system for assignment purposes. Given the inability to perform zone splits in the SCAG RTP model and based on how the guidelines require evaluation of plans and programs, the additive method was used for the analysis. Under this method, project related Socioeconomic Data (SED) was added to the existing (or future) SED of the TAZs to evaluate with proposed project VMT.

MODEL SOCIOECONOMIC DATA

The model consists of both residential (households and population) and non-residential land uses (employment by type/category) as inputs. For households, the travel model uses household characteristics such as household income, household size, and household workers etc., to determine the household travel patterns. The number of households by dwelling unit type were based on the proposed project information provided by the City. This evaluation is based on 2,668 units.

The average household size from 2016 SCAG RTP/SCS model for each TAZ was maintained and carried over to the number of new dwelling units proposed as part of the proposed project. Table 4.14-1 shows the change in households and population that is forecast to occur at each TAZ because of the proposed project. As shown on Table 4.14-1, the project will result in an increase of 2,668 households which would translate into a population increase of 10,346.

Table 4.14-1 Project Related Increase in Households and Population by TAZ

Tier 2 TAZ	Proposed HH	Population
21561100	812	3,897
21575300	421	1,264
21578100	129	525
21592100	235	902
21592200	328	982
21594100	354	1,383
21594200	116	359
21601200	53	196
21601300	183	690
21633100	37	148
Total	**2,668**	**10,646**

[1] CEQA Guidelines Section 15064.3, subdivision (b) refers to the discontinuation of vehicle LOS as an impact metric for transportation analysis and instead recommends the use of VMT; this section gives lead agencies discretion to choose the most appropriate methodology to evaluate a project's VMT.

MODEL RUNS AND OUTPUTS

Model Runs were conducted for the 2020 and 2040 conditions for both without project and with project conditions with the above discussed SED and networks. Consistent to standard modeling practice, each model was run with conditions that at least 5-loops[2] be run or until a convergence of 0.01 (i.e., 1.0%) is achieved.

Significance Criteria

For General Plans and Specific Plans, the following would result in a significant project generated VMT:

1. The baseline project generated VMT per service population exceeds the baseline VMT per service population (VMT/SP) for the City, or
2. The cumulative project generated VMT per service population exceeds the future year VMT per service population (VMT/SP) for the City.

The VMT analysis methodology utilizes the procedures described in Appendix H.

c. Project Impacts and Mitigation Measures

Threshold:	Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Impact TRA-1 THE PROPOSED PROJECT WOULD NOT CONFLICT WITH A PROGRAM, PLAN, ORDINANCE, OR POLICY ADDRESSING THE CIRCULATION SYSTEM, INCLUDING TRANSIT, ROADWAY, AND BICYCLE AND PEDESTRIAN FACILITIES. THIS IMPACT WOULD BE LESS THAN SIGNIFICANT.

Implementation of the proposed project would be subject to and required to implement the General Plan policies applicable to the circulation system including transit, roadway, bicycle, and pedestrian facilities. Additionally, development projects facilitated by the proposed project would be subject to all applicable City guidelines, standards, and specifications related to transit, roadway, bicycle, or pedestrian facilities.

Currently, there are no specific development projects or roadway modification projects associated with the proposed project; thus, specific projects cannot be evaluated for potential impacts to transit, roadway, bicycle, and/or pedestrian facilities at this time. Any modifications or new transit, roadway, bicycle, and pedestrian facilities would be subject to and designed in accordance with all applicable General Plan policies.

The proposed Housing Element Update is consistent with these General Plan policies by facilitating the development of new housing with relatively higher densities mostly along the City's arterials and collectors, which provide better access to existing and proposed transit service as well pedestrian and bicycle facilities than the rest of the City.

The proposed project is also consistent with Housing Element Policy 3.3 (Reducing Vehicle Miles Traveled), which supports changes that reduce VMT, by reducing the average household VMT per

[2] Models are run with feedback loops wherein the output of one run is becomes the basis of the next run. In this process, the predicted speeds are used to re-compute highway and transit travel times, and the entire model sequence is repeated until input and output speeds are generally consistent with each other. Each iteration is referred to as a loop. The percentage change in total travel cost between one iteration and the next is referred to as "convergence". A convergence of 0.01 means that the change in travel cost between one run and the next is 1%. Models in the SCAG region are generally run for 5 loops or a convergence of 0.01.

capita in the City of Huntington Park as described in Impact T-2 discussion below. This policy encourages the use of alternatives to current parking standards that lower the cost of housing and reduces VMT.

To note, the proposed project does not include any modifications to the public right-of-way, and therefore, would not preclude the installation of the planned or proposed pedestrian, bicycle, and safety improvements on the streets within the City of Huntington Park. Therefore, the proposed project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, and bicycle and pedestrian facilities.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold:	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Impact TRA-2 THE PROPOSED PROJECT WOULD NOT CONFLICT WITH OR BE INCONSISTENT WITH CEQA GUIDELINES SECTION 15064.3. THIS IMPACT WOULD BE LESS THAN SIGNIFICANT.

Baseline (2020) plus Project Conditions

Table 4.14-2 shows the model outputs for the baseline (2020) conditions as well as the plus project conditions.

Table 4.14-2 Proposed VMT in the Short Term

	2020 No Project	2020 With Project	Net New Project
Population	27,672	38,018	10,346
Employment	12,343	12,343	–
Service Population	40,015	50,361	10,346
Vehicle No Trucks			
Total vehicle VMT (no trucks)	1,004,762	1,091,681	86,919
Average vehicle trip distance (no trucks)	8.62	8.52	7.53
Total vehicle trips (no trucks)	116,616	128,154	11,538
Trucks Only			
Total truck VMT	95,042	97,285	2,243
Average truck trip distance	25.70	25.22	14.08
Total vehicle trips (include trucks)	120,315	132,012	11,697
Total truck trips	3,699	3,858	159
All Vehicles			
Total VMT (include trucks)	1,099,804	1,188,965	89,161
Total VMT per service population (include trucks)	9.14	9.01	7.62

The 7.53 mile of average vehicle trip distance (no construction trucks) and 14.08 mile of average truck trip distance are not the trip lengths generated by the net new development directly, but the effect on vehicle trip and VMT for the whole project area. In particular, the effect of adding more housing to the study area will reduce trip length on average when compared to adding housing to areas outside of the study area. In order to compute the average vehicle distance, the net new VMT is divided by the net new vehicle trips, but this should not be interpreted to mean that the new development will have markedly different patterns than existing conditions; rather the effects on travel of adding housing will be to bring everyone's average down (including existing uses) since the average vehicle trip distance will be shortened with development in the Study Area.

As shown in Table 4.14-2, the baseline (2020) plus project VMT/SP is 9.14 miles while the without project VMT/SP is 9.01 miles. The project related VMT/SP is 7.62, which is significantly less than the baseline VMT/SP for the City. Therefore, the project has a less than significant VMT impact under baseline conditions.

Year 2040 plus Project Conditions

Table 4.14-3 shows the model outputs for the year 2040 conditions as well as the plus project conditions.

Table 4.14-3 Proposed VMT in the Long Term

	2040 No Project	2040 With Project	Net New Project
Population	30,423	40,769	10,346
Socio-Economic Data			
Employment	13,470	13,470	–
Service Population	43,893	54,239	10,346
Automobiles Only			
Total Vehicle VMT (No Trucks)	945,871	1,036,465	90,594
Average Vehicle Trip Distance (No Trucks)	8.36	8.23	7.04
Total Vehicle Trips (No Trucks)	113,135	126,005	12,870
Trucks Only			
Total Truck VMT	135,311	138,191	2,880
Average Truck Trip Distance	31.96	31.42	17.44
Total Truck Trips	4,234	4,399	165
Total Vehicle Trips (Include Trucks)	117,369	130,404	13,035
All Vehicles			
Total VMT (Include Trucks)	1,081,182	1,174,656	93,474
Total VMT Per Service Population (Include Trucks)	9.21	9.01	7.17

Similar to the Proposed VMT in the Short Term discussion above, the 7.53 mile of average vehicle trip distance (no construction trucks) and 14.08 mile of average truck trip distance are not the trip lengths generated by the net new development directly, but the effect on vehicle trip and VMT for the whole project area. In particular, the effect of adding more housing to the study area will reduce trip length on average when compared to adding housing to areas outside of the study area. In order to compute the average vehicle distance, the net new VMT is divided by the net new vehicle trips, but this should not be interpreted to mean that the new development will have markedly

different patterns than existing conditions; rather the effects on travel of adding housing will be to bring everyone's average down (including existing uses) since the average vehicle trip distance will be shortened with development in the Study Area.

As shown in Table 4.14-3, the year 2040 plus project VMT/SP is 9.21 miles while the without project VMT/SP is 9.01 miles. The project related VMT/SP is forecast to be 7.17, which is significantly less than the baseline VMT/SP for the City. Therefore, the project VMT per service population is less than the VMT/SP under without project conditions and therefore, the project has a less than significant VMT impact under future 2040 conditions.

The results of the VMT analysis shows that the project related VMT/SP is lower than the VMT/SP for the City. In fact, the proposed project reduces the Citywide VMT/SP under both analysis conditions. Therefore, the proposed project has a less than significant impact under both the baseline and future year conditions.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold:	Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?

Impact TRA-3 THE HOUSING ELEMENT UPDATE WOULD NOT INTRODUCE HAZARDOUS ROAD DESIGN FEATURES OR INCOMPATIBLE USES. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

Development under the Housing Element Update would largely be infill development on parcels with existing uses (e.g., parking lots, underutilized uses) and would not involve the development of any roadways that would introduce hazardous features. Vacant housing opportunity sites are located in urbanized areas with access to existing roadways. While the specific designs of projects that could be developed is not known at this time, each project would be reviewed by the City and required to be consistent with appropriate regulations and design standards set forth by applicable plans, programs, and policies. Goals and policies in the General Plan encourage safe and convenient modes of transportation including walking and biking to increase connectivity among neighborhoods and adjacent cities. Finally, the Housing Element Update would promote development of residential and mixed-use projects that would be compatible with surrounding uses, including other residential and mixed-use developments. Projects developed under the Housing Element Update would not introduce incompatible agricultural, industrial, or other uses within the city.

During development, projects could include interim modifications to public rights-of-way, such as lane closures during construction or the addition of new driveways or pedestrian facilities. These features could affect transportation safety. With adherence to the City's existing goals, policies, and ordinances, projects implemented under the Housing Element Update would be less than significant.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold:	Would the project result in inadequate emergency access?

Impact TRA-4 IMPLEMENTATION OF THE HOUSING ELEMENT UPDATE INVOLVES INFILL DEVELOPMENT IN AREAS CURRENTLY SERVED BY EMERGENCY ACCESS. ALTHOUGH DEVELOPMENT DENSITY WOULD INCREASE, ACCESS TO SITES WOULD NOT CHANGE. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

The housing opportunity sites proposed in the Housing Element Update are all situated in areas currently served by adequate emergency access, including roadways with multiple ingress and egress. The Safety Element Update included an assessment of access to existing neighborhoods and developed goals and policies to ensure adequate emergency access for existing and future development. These include goals and policies that instruct the City to identify areas with inadequate access/evacuation routes and to consider mitigation to address emergency access. Furthermore, additional goals and policies from the Safety Element Update are designed to ensure the City and the residents of Huntington Park are prepared for evacuation during natural and human-caused disasters. Specifically, policies in the Safety Element Update include designating and publicizing evacuation routes; regularly evaluating availability and demand of community evacuation centers; developing and employing alternative emergency access routes in neighborhoods with a single ingress/egress and developing evaluation alternatives for residents with mobility challenges.

Development facilitated by the Housing Element Update would be required to provide adequate accommodation of fire access to structure frontages and, depending on the size of the development, multiple access points to development on the housing opportunity sites, pursuant to 2022 California Building Code Requirements. Development that would not meet required standards and codes would not be permitted. Therefore, there would be adequate emergency service and access and the Housing Element Update would have a less than significant impact on emergency access.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

4.14.4 Cumulative Impacts

A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (*CEQA Guidelines* Section 15065[a][3]). The geographic scope for cumulative transportation impacts is the City of Huntington Park.

OPR provides the following guidance regarding cumulative impacts analysis and VMT:

> When using an absolute VMT metric, i.e., total VMT (as recommended below for retail and transportation projects), analyzing the combined impacts for a cumulative impacts analysis may be appropriate. However, metrics such as VMT per capita or VMT per employee, i.e., metrics framed in terms of efficiency (as recommended below for use on residential and office projects), cannot be summed because they employ a denominator. A project that falls below an efficiency-based threshold that is aligned with long-term environmental goals and relevant plans would have no cumulative impact distinct from the project impact. Accordingly, a finding of a less-than-significant project impact would imply a less than significant cumulative impact, and vice versa (OPR 2018).

As described above in Section 4.6.3, *Impact Analysis*, the Housing Element and General Plan Update would not result in significant impact related to VMT (Impact TRA-2). The Housing Element Update's incremental contribution to cumulative impacts would be less than significant.

Impact TRA-1 analyzes the project's compatibility with programs, plans, ordinances, and policies related to the circulation system. Cumulative development projects, like the Housing Element Update, would be required to comply with local regulations and policies. The Housing Element Update's incremental contribution to cumulative impacts would be less than significant.

As described in Impact TRA-3, any modifications to public rights-of-way would be consistent with appropriate regulations and design standards set forth by the City's applicable plans, programs, and policies. Similarly, cumulative development projects would also be required to comply with the City's regulations and policies, and the Housing Element Update's incremental contribution to cumulative impacts would be less than significant.

Impact TRA-4 discusses potential impacts from inadequate emergency access. As stated therein, the project would be required to meet all applicable state and local codes and ordinances related to fire protection, including Safety Element Update policies that address emergency access. Similarly, cumulative development projects would also be required to comply with local and statewide regulations. Thus, impacts would be less than significant.

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4.15 Utilities and Service Systems

This section analyzes the effects of the proposed project on utilities and service systems. It considers potential impacts with respect to water supply and infrastructure, wastewater conveyance and treatment facilities, stormwater and drainage facilities, solid waste disposal, and electricity, natural gas, and telecommunications facilities.

4.15.1 Setting

a. Water Supply

Water service to the majority of Huntington Park is provided by the City of Huntington Park Water Department, a publicly owned utility under the Huntington Park Water and Sewer Division of the Public Works Department. Two small portions of the residential population are not served by the City of Huntington Park Water Department. Approximately 4 percent of the City's population in the northeastern corner of the City is served by Maywood Mutual Water Company and approximately 1 percent of the City's population in the southern area of the City is served by the Walnut Park Mutual Water Company (Huntington Park 2021). A small portion of industrial and commercial use along the western boundary of the City is served by Golden State Water Company. In 2020, the City's Water Department provided water for 95% of the City's population, therefore the analysis for this document will be focused on the Huntington Park Water Department (Huntington Park 2021).

The City of Huntington Park Water Department is supplied by approximately 5,100-acre-feet (AF) available each year. Approximately 75 percent of the supply comes from groundwater and the remaining 25 percent comes from imported water (Huntington Park 2021). The City obtains its groundwater supply from the Central Groundwater Subbasin ("Central Basin"), in which the City has annual extraction rights of 3,853 AF and extracted 3,360 AF on average annually between the years of 2011-2015 (Huntington Park 2021). The City extracts groundwater through four active wells and two inactive wells, one of which is temporarily inactive during improvements due to be completed in 2023. The City's imported water supply is received from the Metropolitan Water District (MWD) and originates from the Colorado River and the Sacramento-San Joaquin River Delta in Northern California. The City's import connection capacity is 7,200 AFY while the average purchase between 2016 and 2020 was 892 AF (Huntington Park 2021). The City has a goal of reducing its dependence on imported water, in which more groundwater use would be necessary.

The City Water Department is responsible for implementing an Urban Water Management Plan (UWMP). The current 2020 UWMP includes an assessment of past and future water supplies and demands, evaluation of the future reliability of the region's water supplies over a 20-year planning horizon, and discussion of demand management measures (Huntington Park 2021). The UWMP determined that the City has supply capabilities sufficient to meet expected demands through 2045 under a single dry-year condition and a period of drought lasting five consecutive years. Water supply and quality are also addressed in Section 4.9, *Hydrology and Water Quality*.

b. Wastewater

Wastewater treatment for development facilitated by the project would be provided by existing infrastructure in Huntington Park. The City's sewage is transported through approximately 60 miles of sewer mains throughout the City (Huntington Park 2020). Wastewater generated within the

Huntington Park city limits is collected and transmitted through the City sewer system to the Los Angeles County Sanitation Districts (LACSD).

Wastewater generated in Huntington Park is ultimately treated at the Joint Water Pollution Control Plant (JWPCP) in Carson, California. The JWPCP provides water treatment for approximately 280 million gallons per day (mgd) and has a permitted capacity of 400 mgd, providing a remaining capacity of 120 mgd for future development in the region (LACSD 2022). Treated wastewater is discharged to the Pacific Ocean through two outfalls and no treated wastewater is used as recycled water.

c. Stormwater

The main form of stormwater management in the City and surrounding area is through the Los Angeles River Channel. The Los Angeles River is a 500 feet wide concrete lined channel located north and east of the City, approximately two miles east of City borders at its closest point. The river is maintained by the Los Angeles County Department of Public Works, Flood Control District. The storm drains throughout the City which extend along major roadways and flow directly into the Los Angeles River are also owned and maintained by the Los Angeles County Flood Control District.

In 2021, the LARWQCB adopted the *Final Waste Discharge Requirements for MS4 Discharges within the Coastal Watersheds of Los Angeles County*, which regulates discharges of stormwater and urban runoff from storm drain systems. Furthermore, the County Flood Control District has an established Storm Water Quality Management Program that educates existing and future efforts relating to stormwater management across the City.

d. Solid Waste

Solid waste generated in Huntington Park is sent to waste disposal sites (i.e., landfills) operated by the County of Los Angeles as well as by private companies. In addition, transfer stations temporarily store debris until larger haul trucks are available to transport the materials directly to the landfills. Table 4.15-1 lists the city in which each landfill is located, remaining capacity, daily intake, and Annual Tonnage (County of Los Angeles 2020). The Commerce Refuse to Energy Facility and the Southeast Resource Recovery Facility extend the landfill capacity by combusting solid waste and selling energy generated by combustion to local utility companies. While neither facility currently encounters maximum capacity issues, both are restricted in regard to the daily amount and type of solid waste that they can accept and process. Another alternate solid waste disposal method includes recycling businesses, with the most notable location being the Azusa Reclamation facility. The City is primarily served by the Sunshine Canyon Landfill, which accepts residential, commercial, and construction waste. As shown in Table 4.15-1, the combined daily intake average is 18,620 tons per day.

Table 4.15-1 Solid Waste Facilities Serving the City of Huntington Park

Facility Name	Landfill Site Location	Remaining Capacity (Mil. tons)[1]	2019 Average Disposal (tons/day)	Annual Tonnage
Antelope Valley	Palmdale	11.0	2,046	638,400
Calabasas	Agoura	4.3	842	262,800
Chiquita Canyon	Castaic	57.0	5,115	1,596,000
Lancaster	Lancaster	9.9	350	109,100
Sunshine Canyon	Los Angeles	55.2	6,919	2,158,700
Scholl Canyon	Glendale	3.8	1,075	335,500
Commerce Refuse to Energy Facility/b/	Commerce	-	-	-
Southeast Resource Recovery Facility/b/	Long Beach	-	1,235	444,600
Azusa Land Reclamation	Azusa	59	1,038	373,680
Totals	**200.2**	**18,620**	**5,918,780**	

*Source: County of Los Angeles 2020.

e. Telecommunications, Electricity and Natural Gas

Telecommunications services in Huntington Park are provided by private companies, including AT&T, Spectrum, Viasat, and other providers which provide internet, phone, and television.

Electricity is provided to the City by the Southern California Edison Company (SCE) through overhead and underground powerlines. Huntington Park's natural gas service is provided by the Southern California Gas Company (SoCalGas) which services more than 21 million residents throughout Central and Southern California. Natural gas and electricity are also addressed in Section 4.5, *Energy*.

4.15.2 Regulatory Setting

a. Water Supply

Federal Regulations

Clean Water Act

The federal Clean Water Act, enacted by Congress in 1972 and amended several times since, is the primary federal law that regulates water quality in the United States. It forms the basis for several State and local laws throughout the country. The Clean Water Act established the basic structure for regulating discharges of pollutants into the waters of the United States. The Clean Water Act gave the U.S. Environmental Protection Agency the authority to implement federal pollution control programs, such as setting water quality standards for contaminants in surface water, establishing wastewater and effluent discharge limits for various industry contaminants in surface water, establishing wastewater and effluent discharge limits for various industry categories, and imposing requirements for controlling nonpoint-source pollution. At the federal level, the Clean Water Act is administered by the U.S. Environmental Protection Agency and USACE. At the state and regional levels in California, the act is administered and enforced by SWRCB and the nine RWQCBs.

State Regulations

Senate Bill 610

In 2001, California adopted SB 610, thereby amending California Water Code. Under this law, certain types of development projects are now required to provide detailed water supply assessments to planning agencies. Any project that is subject to CEQA and would demand more than 75 AFY of water, or an amount of water equivalent to, or greater than, the amount of water required by a 500-dwelling-unit project, is subject to SB 610 and is required to prepare a Water Supply Assessment (WSA). The primary purpose of a WSA is to determine whether the identified water supply or water supplier will be able to meet projected demands for the project, in addition to existing and planned future uses, over a 20-year projection and with consideration to normal, dry, and multi-dry water years.

A General Plan Update (including Housing and Element Updates) is not subject to preparation of a Water Supply Assessment because (1) it is not expressly listed as a project which is subject to a Water Supply Assessment under Water Code Section 10912; (2) General Plan law sets forth an alternative process for local governments to consult with water supply agencies during General Plan preparation (see Government Code Section 65352.5); and (3) the California Legislature envisioned the General Plan being considered during preparation of long-term Urban Water Management Plan preparation, to serve as the first tier of land use and water supply planning coordination, prior to consideration of individual development projects. Furthermore, the County of San Bernardino Superior Court rules in *Citizens for Responsible Equitable Environmental Development v. City of Chino* (2011) that a "General Plan is not the type of actual development project identified in Water Code 10912 triggering the WSA requirement." Therefore, the proposed project does not require preparation of a WSA pursuant to SB 610. Nevertheless, water supply availability is assessed under Impact UTIL-2.

Senate Bill 221

Whereas SB 610 requires a written assessment of water supply availability, SB 221 requires lead agencies to obtain an affirmative written verification of sufficient water supply prior to approval of certain specified subdivision projects. For this purpose, water suppliers may rely on an UWMP if the updates to the General Plan (including a Housing and Safety Element Update) is accounted for within the UWMP, a WSA or other acceptable information that constitutes "substantial evidence." "Sufficient water supply" is defined in SB 221 as the total water supplies available during normal, single-dry and multiple-dry water years within the 20-year (or greater) projection period that are available to meet the projected demand associated with the General Plan Update, in addition to existing and planned future uses. WSAs are required for residential projects of more than 500 units or a proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space. Because the proposed project is a plan and not a subdivision project, it does not require affirmative written verification of sufficient water supply. Nevertheless, water supply availability is assessed under Impact UTIL-2.

California Safe Drinking Water Act

The California Safe Drinking Water Act (SDWA) (Health & Safety Code Section 116270 et seq.; 22 Cal. Code Regs. Section 64400 et seq.) regulates drinking water more rigorously than the federal law. Like the Federal SDWA, California requires that primary and secondary maximum contaminant levels be established for pollutants in drinking water; however, some California maximum

contaminant levels are more protective of health. The Act also requires the SWRCB to issue domestic water supply permits to public water systems.

Implementation of the federal SDWA is delegated to the State of California. The SWRCB enforces the federal and state SDWAs and regulates more than 7,500 public water systems across the state. The SWRCB's Division of Drinking Water oversees the State's comprehensive Drinking Water Program. The Drinking Water Program is the agency authorized to issue public water systems permits.

Sustainable Groundwater Management Act

In September 2014, the governor signed legislation requiring that California's critical groundwater resources be sustainably managed by local agencies. The Sustainable Groundwater Management Act gives local agencies the power to sustainably manage groundwater and requires groundwater sustainability plans to be developed for medium- and high-priority groundwater basins, as defined by the DWR. The Central Groundwater Basin in which Huntington Park lies upon and uses for groundwater supply is a low priority basin and not subject to a groundwater sustainability plan.

Urban Water Management Planning Act

In 1983, the California Legislature enacted the Urban Water Management Planning Act (Water Code, Section 10610 et seq.), which requires urban water suppliers to develop water management plans to actively pursue the efficient use of available supplies. Every five years, water suppliers are required to develop UWMPs to identify short-term and long-term water demand management measures to meet growing water demands. The City's most recent UWMP was adopted in 2020 and used to inform this analysis.

Senate Bill 7x7 Statewide Water Conservation

In November 2009 the California State Legislature passed and the Governor approved a comprehensive package of water legislation, including SB 7x7 addressing water conservation. In general SB 7x7 requires a 20 percent reduction in per capita urban water use by 2020, with an interim 10 percent target in 2015. The legislation requires urban water users to develop consistent water use targets and to use those targets in their UWMPs.

Porter-Cologne Water Quality Control Act (California Water Code)

The State of California is authorized to administer Federal or State laws regulating water pollution within the State. The Porter-Cologne Water Quality Control Act (Water Code Section 13000, *et seq*.) includes provisions to address requirements of the Clean Water Act. These provisions include National Pollutant Discharge Elimination System (NPDES) permitting, dredge and fill programs, and civil and administrative penalties. The Porter-Cologne Act is broad in scope and addresses issues relating to the conservation, control, and utilization of the water resources of the State. Additionally, the Porter-Cologne Act states that the quality of all the waters of the State, including groundwater and surface water, must be protected for the use and enjoyment by the people of the State.

In California, the NPDES program is administered by the SWRCB through the Regional Water Quality Control Boards (RWQCB) and requires municipalities to obtain permits that outline programs and activities to control wastewater and stormwater pollution. The federal Clean Water Act prohibits discharges of stormwater from construction projects unless the discharge follows an NPDES permit.

The SWRCB is the permitting authority in California and adopted an NPDES General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities, otherwise known as the Construction General Permit (Order 2009-0009, as amended by Orders 2010-0014-DWQ and 2012-006-DWQ). The Order applies to construction sites that include one or more acre of soil disturbance. Construction activities include clearing, grading, grubbing, excavation, stockpiling, and reconstruction of existing facilities involving removal or replacement. The Construction General Permit requires that the landowner and/or contractor file permit registration documents prior to commencing construction and then pay a fee annually through the duration of construction. These documents include a notice of intent, risk assessment, site map, stormwater pollution prevention plan (SWPPP), and signed certification statement. The SWPPP must include measures to ensure that: all pollutants and their sources are controlled; non-stormwater discharges are identified and eliminated, controlled, or treated; site Best Management Practices (BMPs) are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges; and BMPs installed to reduce or eliminate pollutants after construction are completed and maintained. The Construction General Permit specifies minimum BMP requirements for stormwater control based on the risk level of the site. The Permit also specifies minimum qualifications for a qualified SWPPP developer and qualified SWPPP practitioner.

Local Regulations

Greater Los Angeles County Region IRWMP

The Greater Los Angeles County (GLAC) Integrated Regional Water Management Plan (IRWMP) is a regional plan designed to improve collaboration in water resources management. To make governance and stakeholder involvement manageable, the GLAC Region was organized into five Subregions which consider both geographic and demographic variations over the 2,058 square mile area. These Subregions include Lower San Gabriel and Los Angeles Rivers; North Santa Monica Bay; South Bay; Upper Los Angeles River Area (ULARA); Upper San Gabriel and Rio Hondo Rivers. Of these regions, BWP is a member of the ULARA. The first IRWMP for the GLAC Region was published in 2006, following a multi-year collaborative effort between water retailers, wastewater agencies, stormwater and flood managers, watershed groups, businesses, tribes, the agriculture community, and non-profits. The IRWMP provides a mechanism for: 1) coordinating, refining, and integrating existing planning efforts within a comprehensive, regional context; 2) identifying specific regional and watershed-based priorities for implementation projects; and 3) providing funding support for the plans, programs, projects, and priorities of existing agencies and stakeholders.

City of Huntington Park UWMP

The City Water Department is responsible for implementing an UWMP. The current 2020 UWMP includes an assessment of past and future water supplies and demands, evaluation of the future reliability of the region's water supplies over a 20-year planning horizon, and discussion of demand management measures (Huntington Park 2021).

b. Stormwater

Federal Regulations

Clean Water Act Section 402

Section 402 of the Clean Water Act requires that all construction sites on an acre or greater of land, as well as municipal, industrial and commercial facilities discharging wastewater or stormwater directly from a point source (e.g., pipe, ditch, or channel) into a surface water of the United States must obtain permission under the National Pollutant Discharge Elimination System (NPDES) permit. All NPDES permits are written to ensure that the surface water receiving discharges will achieve specified water quality standards.

According to federal regulations, NPDES permit coverage for stormwater discharges associated with construction activity can be obtained through individual State permits or general permits. Individual permitting involves the submittal of specific data on a single construction project to the appropriate permitting agency that will issue a site-specific NPDES permit to a project. NPDES coverage under a general permit involves the submittal of a Notice of Intent by the regulated construction project that they intend to comply with a general permit to be developed by USEPA or a state with delegated permitting authority.

Cobey-Alquist Floodplain Management Act

The Cobey-Alquist Floodplain Management Act (Water Code Section 8400-8435) gives support to the National Flood Insurance Program by encouraging local governments to plan, adopt, and enforce land use regulations for floodplain management, to protect people and property from flooding hazards. The Act also identifies requirements that jurisdictions must meet to receive State financial assistance for flood control.

State Regulations

California Construction Stormwater Permit

The California Construction Stormwater Permit (Construction General Permit), adopted by the SWRCB, regulates construction activities that include soil disturbance of at least one acre of total land area. The Construction General Permit authorizes the discharge of stormwater to surface waters from construction activities. It prohibits the discharge of materials other than stormwater, authorized non-stormwater discharges, and all discharges that contain a hazardous substance in excess of reportable quantities established at 40 CFR 117.3 or 40 CFR 302.4, unless a separate NPDES Permit has been issued to regulate those discharges.

The Construction General Permit requires that all developers of land where construction activities will occur over more than one acre do the following:

- Complete a Risk Assessment to determine pollution prevention requirements pursuant to the three Risk Levels established in the General Permit
- Eliminate or reduce non-stormwater discharges to storm sewer systems and other waters
- Develop and implement a Stormwater Pollution Protection Plan which specifies BMPs that will reduce pollution in stormwater discharges to the Best Available Technology Economically Achievable/Best Conventional Pollutant Control Technology standards
- Perform inspections and maintenance of all BMPs

Typical BMPs contained in Stormwater Pollution Protection Plans are designed to minimize erosion during construction, stabilize construction areas, control sediment and pollutants from construction materials, and address post construction runoff. The Stormwater Pollution Protection Plan also includes a plan for inspection and maintenance of all BMPs, as well as procedures for altering or increasing BMPs based on changing project conditions.

California Green Building Standards Code

The California Green Building Standards Code (24 CCR, Part 11) includes mandatory measures for residential and nonresidential development. For example, Section 4.106.2 requires residential projects that disturb less than one acre and are not part of a larger common plan of development to manage stormwater drainage during construction through on-site retention basins, filtration systems, and/or compliance with a stormwater management ordinance. Section 5.106.1 requires newly constructed nonresidential projects and additions of less than one acre to prevent the pollution of stormwater runoff from construction through compliance with a local ordinance or implementing BMPs that address soil loss and good housekeeping to manage equipment, materials, and wastes. Section 5.303 sets measures for indoor water use for non-residential development requiring metering devices to conserve water.

Local Regulations

County of Los Angeles MS4 Permit

Los Angeles County MS4 Permit is the vehicle through which the Los Angeles RWQCB regulates discharges from medium and large MS4s. The permits are issued under the NPDES program. NPDES permitting is a national program overseen by the USEPA to address water pollution by regulating point sources that discharge pollutants to waters of the United States. It is part of the 1972 Clean Water Act and authorizes state governments to perform the permitting, administrative, and enforcement of the program through the RWQCBs. The permits require that new development and redevelopment projects to incorporate low-impact development (LID) techniques that include permeable surfaces, bioswales, and other design components that help water to percolate into the ground rather than run off into the stormwater system (gutters).

c. Wastewater

Federal Regulations

Clean Water Act Section 401

Under Section 401 of the Clean Water Act, the Regional Water Quality Control Boards (RWQCBs) have regulatory authority over actions in waters of the United States and/or the State of California through the issuance of water quality certifications, which are issued in conjunction with any federal permit (e.g., permits issued by the USACE under Section 404 of the Clean Water Act, described above). Section 401 of the Clean Water Act provides the SWRCB and the RWQCBs with the regulatory authority to waive, certify, or deny any proposed activity that could result in a discharge to surface waters of the State. To waive or certify an activity, these agencies must find that the proposed discharge would comply with State water quality standards, including those protecting beneficial uses and water quality. If these agencies deny the proposed activity, the federal permit cannot be issued. This water quality certification is generally required for projects requiring

Section 404 authorization involving the discharge of dredged or fill material to wetlands or other waters of the United States.

Clean Water Act Section 402

Section 402 of the Clean Water Act requires that all construction sites on an acre or greater of land, as well as municipal, industrial and commercial facilities discharging wastewater or stormwater (as noted above in the stormwater section) directly from a point source, such as a pipe, ditch, or channel, into a surface water of the United States must obtain permission under the NPDES permit. All NPDES permits are written to ensure that the surface water receiving discharges will achieve specified water quality standards.

State and Regional Regulations

Title 22 of California Code of Regulations

Title 22 regulates the use of reclaimed wastewater. In most cases only disinfected tertiary water may be used on food crops where the recycled water comes into contact with the edible portion of the crop. Disinfected secondary treatment may be used for food crops where the edible portion is produced below ground and will not come into contact with the secondary effluent. Lesser levels of treatment are required for other types of crops, such as orchards, vineyards, and fiber crops.

The California Department of Public Health sets specific requirements for treated effluent reuse, or recycled water, through Title 22 of the California Code of Regulations. These requirements are primarily set to protect public health. The California Code of Regulations Title 22, Division 4, Chapter 3, Sections 60301 through 60355 are used to regulate recycled wastewater and are administered jointly by the California Department of Public Health and the RWQCBs. Title 22 contains effluent requirements for four levels of wastewater treatment, from un-disinfected secondary recycled water to disinfected tertiary recycled water. Higher levels of treatment have higher effluent standards, allowing for a greater number of uses under Title 22, including irrigation of freeway landscaping, pasture for milk animals, parks and playgrounds, and vineyards and orchards for disinfected tertiary recycled water.

California Plumbing Code

The California Plumbing Code is codified in Title 24, California Code of Regulations, Part 5. The Plumbing Code contains regulations including, but not limited to, plumbing materials, fixtures, water heaters, water supply and distribution, ventilation, and drainage. More specifically, Part 5, Chapter 4, contains provisions requiring the installation of low flow fixtures and toilets. Existing development will also be required to reduce its wastewater generation by retrofitting existing structures with water efficient fixtures (SB 407 [2009] Civil Code Sections 1101.1 et seq.).

d. Solid Waste

Federal Regulations

Title 40 of the Code of Federal Regulations

Title 40 of the Code of Federal Regulations (CFR), Part 258 (Resource Conservation and Recovery Act RCRA, Subtitle D) contains regulations for municipal solid waste landfills and requires states to implement their own permitting programs incorporating the federal landfill criteria. The federal

regulations address the location, operation, design, groundwater monitoring, and closure of landfills.

State Regulations

California Department of Resources Recycling and Recovery

California Department of Resources Recycling and Recovery (CalRecycle) oversees, manages, and monitors waste generated in California. CalRecycle provides limited grants and loans to help California cities, counties, businesses, and organizations meet the State waste reduction, reuse, and recycling goals. It also provides funds to clean up solid waste disposal sites and co-disposal sites, including facilities that accept hazardous waste substances and non-hazardous waste. CalRecycle develops, manages, and enforces waste disposal and recycling regulations, including AB 939 and SB 1016, both of which are described below.

Assembly Bill 939

AB 939 (Public Resources Code 41780) requires cities and counties to prepare integrated waste management plans and to divert 50 percent of solid waste from landfills beginning in calendar year 2000 and each year thereafter. AB 939 also requires cities and counties to prepare Source Reduction and Recycling Elements as part of the integrated waste management plans. These elements are designed to develop recycling services to achieve diversion goals, stimulate local recycling in manufacturing and stimulate the purchase of recycled products.

Assembly Bill 341 – Mandatory Commercial Recycling

The purpose of AB 341 is to reduce GHG emissions by diverting commercial solid waste to recycling efforts and to expand the opportunity for additional recycling services and recycling manufacturing facilities in California. AB 341 required all businesses that generate four or more cubic yards of garbage per week and multi-family dwellings with five or more units to recycle by July 1, 2012. AB341 also sets a statewide goal of 75 percent waste diversion.

Senate Bill 1016

SB 1016 requires that the 50 percent solid waste diversion requirement established by AB 939 be expressed in pounds per person per day. SB 1016 changed the CalRecycle review process for each municipality's integrated waste management plan. CalRecycle reviews a jurisdiction's source reduction and recycling element and hazardous waste element once every two years.

Assembly Bill 1826

In October 2014 Governor Brown signed AB 1826, requiring businesses to recycle their organic waste on and after April 1, 2016, depending on the amount of waste they generate per week. This law also requires that on and after January 1, 2016, local jurisdictions across the state implement an organic waste recycling program to divert organic waste generated by businesses, including multifamily residential dwellings that consist of five or more units (although multifamily dwellings are not required to have a food waste diversion program). Organic waste means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. This law phases in the mandatory recycling of commercial organics over time, while also offering an exemption process for rural counties. In particular, the minimum

threshold of organic waste generation by businesses decreases over time, which means an increasingly greater proportion of the commercial sector will be required to comply.

California's Short-Lived Climate Pollutant Reduction Strategy (SB 1383)

Signed into law in September 2016, SB 1383 establishes methane emissions reduction targets for California in a statewide effort to reduce emissions of short-lived climate pollutants. The targets are to reduce organic waste disposal 50 percent by 2020 and 75 percent by 2025. The law also grants CalRecycle the regulatory authority required to achieve the organic waste disposal reduction targets and establishes an additional target that not less than 20 percent of currently disposed edible food is recovered for human consumption by 2025. Enforcement of these targets starts January 1, 2022.

e. Telecommunications

The California Public Utilities Commission (CPUC) develops and implements policies for the telecommunication industry. The Communications Division is responsible for licensing, registration and the processing tariffs of local exchange carriers, competitive local carriers, and non-dominant interexchange carriers. It is also responsible for registration of wireless service providers and franchising of video service providers. The Division tracks compliance with commission decisions and monitors consumer protection and service issues and Commission reliability standards for safe and adequate service. The Communications Division is responsible for oversight and implementation of the six public purpose Universal Service Programs (CPUC 2021b).

4.15.3 Impact Analysis

a. Methodology and Significance Thresholds

The following thresholds are based on *CEQA Guidelines* Appendix G. For purposes of this EA, impacts related to water supplies, wastewater, solid waste, storm water conveyance, electric power, natural gas or telecommunications facilities are considered significant if implementation of the proposed project would:

1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects;
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years;
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects' projected demand in addition to the provider's existing commitments;
4. 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; or
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

b. Project Impacts and Mitigation Measures

Threshold 1:	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?

Impact UTIL-1 DEVELOPMENT FACILITATED THE PROPOSED PROJECT MAY REQUIRE THE RELOCATION OR CONSTRUCTION OF NEW OR EXPANDED WATER, WASTEWATER TREATMENT, STORMWATER DRAINAGE, ELECTRIC POWER, NATURAL GAS, AND TELECOMMUNICATIONS FACILITIES IN HUNTINGTON PARK. WHILE NEW CONNECTIONS TO EXISTING UTILITY SERVICE SYSTEMS WOULD BE REQUIRED, SUCH CONNECTIONS WOULD NOT RESULT IN DISTURBANCE BEYOND INDIVIDUAL DEVELOPMENT SITES AND ADJACENT INFRASTRUCTURE CORRIDORS. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

Water

Construction activities associated with reasonably foreseeable development under the proposed project would require recycled water for dust suppression, concrete manufacturing, and such activities as washing wheels and equipment. Temporary construction recycled water would be trucked to active construction sites or produced from existing fire hydrants near the applicable site(s), with City approval. Temporary construction water demands would not require new connections or conveyance facilities, as existing or mobile facilities would be used.

Reasonably foreseeable development facilitated by the proposed project may require installation of additional water main lines, lateral connections, and hydrants within the City. Such upgrades would occur within existing utility easements and would be located underground, primarily within existing roadways. Housing development under the proposed project would be located in previously developed areas that are either currently zoned for residential development or would be rezoned for residential development under the proposed project. Furthermore, reasonably foreseeable development would be subject to the City's 1991 General Plan policies related to the provision of adequate water services and facilities, such as Open Space and Conservation Element Policies 2.1 and 2.2 and Public Facilities Element Policies 6.1 through 6.3, described above under local regulatory setting.

Developers are responsible for funding any infrastructure improvements that are required to mitigate project impacts and have not been previously identified as part of a capital improvement program covered by development impact fees. Consistent with applicable State law, the City's development fees will ensure that the developers pay the cost attributable to the increased demand for the affected public facilities reasonably related to the development project in order to refurbish the existing facilities to maintain the existing level of service and achieve an adopted level of service that is consistent with the City's General Plan (California Government Code Section 66001(g)).

As individual housing projects are proposed and considered for approval by the City, project proponents would be required to demonstrate that any identified system deficiencies reasonably related to the development project are adequately addressed by the responsible project proponent and future upgrades are designed in accordance with the HPMC and to the satisfaction of the City Engineer. In addition, the City requires applicants to coordinate with the Los Angeles County Fire Department and City of Huntington Park Building and Safety Division to ensure that existing and planned fire hydrants provide sufficient fire flow pressure requirements. The City's issuance of building permits is contingent upon review, testing, and approval that sufficient fire flow pressure is

provided for the applicable site. Due to the existing built-up nature of the City, it is reasonably anticipated that future improvements for water supply and fire flow requirements would not disturb previously undisturbed areas and would be situated within existing utility rights-of-way, such as but not limited to within public roadways.

Water service to the majority of Huntington Park is provided by the City of Huntington Park Water Department, the remaining small portions of the City are served by Maywood Mutual Water Company, Walnut Park Mutual Water Company, and Golden State Water Company. The City of Huntington Park Water Department receives imported water from the State Water Project and groundwater from the Central Groundwater Basin. The availability and reliability of water supply for the proposed project is addressed below, under Impact UTIL-2. Potential impacts related to relocation or construction of water supply facilities would be less than significant.

Wastewater

Wastewater treatment for development facilitated by the proposed project would be provided by existing infrastructure in Huntington Park. The City's sewage is transported through approximately 60 miles of sewer mains throughout the City (Huntington Park 2020). Wastewater generated within the Huntington Park city limits is collected and transmitted through the City sewer system to the LACSD.

Wastewater generated in Huntington Park is ultimately treated at the Joint Water Pollution Control Plant (JWPCP) in Carson, California. The JWPCP provides water treatment for approximately 280 million gallons per day (mgd) and has a permitted capacity of 400 mgd, providing a remaining capacity of 120 mgd for future development in the region (LACSD 2022). Treated wastewater is discharged to the Pacific Ocean through two outfalls and no treated wastewater is used as recycled water. As detailed below in Impacts UTIL-2 and UTIL-3, the City's projected wastewater flow in 2045 is only slightly higher than 2020 estimated flows because as the City's population grows, the water use efficiency is projected to increase as well.

Development facilitated by the proposed project may require the installation of upsized sewer lines and additional lateral connections within Huntington Park. As with water facilities, sewer laterals and main extensions necessary to serve the future development would generally be installed within the already disturbed rights-of-way of existing roads or within the disturbance footprints of such projects. As such, the construction of these infrastructure improvements would not substantially increase a project's disturbance area or otherwise cause significant environmental effects beyond those identified throughout this EA.

Furthermore, applicants for projects facilitated by the proposed project would be responsible for constructing on-site wastewater treatment conveyance systems and paying standard sewer connection fees, as necessary. The City's Community Development Department screens project proposals for the potential to create wastewater in excess of capacity of the sanitary sewer system and enforces building and construction standards. Therefore, the proposed project would not require or result in the relocation or construction of new or expanded wastewater treatment facilities and impacts would be less than significant.

Stormwater

Reasonably foreseeable residential development under the proposed project would not result in a substantial increase in impervious surfaces since it would be focused in urban infill areas already largely covered with impervious surfaces. Compliance with Health and Safety Element Policies 2.1

through 2.4 and Public Facilities Policies 6.1 through 6.3 of the Huntington Park 1991 General Plan would ensure that future development projects resulting from the proposed project would be implemented with appropriately sized and sited stormwater conveyance facilities. In the long-term, redevelopment of properties in the City is anticipated to improve the quality of stormwater runoff by replacing older development with new development that incorporates Low Impact Development (LID) methods, as required in Chapter 7-9 of the HPMC. LID methods include features such as stormwater detention basins and vegetation requirements that slow the velocity of surface runoff and filter some water quality constituents before the runoff percolates to the underlying groundwater system or is conveyed through the City's, or Los Angeles County Flood Control District's, stormwater infrastructure. Therefore, while individual housing developments would include site-specific stormwater drainage and conveyance facilities, such facilities would be designed and built-in accordance with the HPMC and BMPs for stormwater management. Potential impacts related to relocation or construction of new wastewater conveyance facilities would be less than significant.

Electricity and Natural Gas

Electricity is provided to the City by the Southern California Edison Company through overhead and underground powerlines. Huntington Park's natural gas service is provided by the Southern California Gas Company which services more than 21 million residents throughout Central and Southern California. Natural gas and electricity are also addressed in Section 4.5, *Energy*.

The project would require connections to existing electrical transmission and distribution systems on site to serve development facilitated by the project. This service would be provided in accordance with the rules and regulations of SCE on file with and approved by CPUC. Based on the availability of existing electrical infrastructure, it is not anticipated that the construction of new electrical transmission and distribution lines or other facilities would be required, and all sites would be able to connect to existing infrastructure. Therefore, there would be adequate electrical facilities to serve development as a result of the project and impacts related to electricity would be less than significant.

Development facilitated by the project would connect to existing natural gas infrastructure to meet the needs of housing units. Therefore, no new natural gas lines are anticipated for most future construction. Based on the availability of existing natural gas infrastructure, construction of new natural gas pipelines would not be required, and all sites would be able to connect to existing infrastructure. Therefore, there would be adequate natural gas facilities to serve the development as a result of the project and impacts related to natural gas would be less than significant.

Telecommunications

The City is highly urbanized with existing above- and below-ground telecommunications infrastructure. Telecommunications services are provided by AT&T, Spectrum, Viasat, or other providers, at the discretion of current and future residents. Reasonably foreseeable development under the proposed Project would increase demand for existing telecommunications in the City. Individual telecommunication providers implement planned improvements throughout their service areas on an as-needed basis, which are typically limited to small-scale upgrades and new facilities in existing developed areas. Construction of additional telecommunications facilities or upgrades to existing facilities to meet demands from the proposed Project would be undertaken by private telecommunication service providers in accordance with applicable federal, state, and local regulations. Telecommunications are generally available in the City and substantial upgrades to

existing telecommunications facilities would not likely be necessary. Necessary facility upgrades to accommodate new service connections would be undertaken by individual telecommunication providers. No restrictions on the ability to provide adequate telecommunication service are present or anticipated to occur as a result of the proposed Project. In addition, due to the built-up nature of the City and the nature of telecommunication upgrades being small-scale and sited within the development footprint of new projects, potential impacts associated with new or expanded facilities would be less than significant.

Mitigation Measures

Impacts would be less than significant without mitigation.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 2:	Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Impact UTIL-2 POPULATION INCREASE ANTICIPATED BY IMPLEMENTATION OF THE PROPOSED PROJECT COULD PLACE INCREASED DEMAND ON WATER SUPPLY IN NORMAL AND DROUGHT YEARS. WHILE PROJECTIONS CONSIDERED IN THE UWMP ARE LESS THAN THOSE AFFORDED BY IMPLEMENTATION OF THE PROPOSED PROJECT, SUFFICIENT WATER SUPPLY EXISTS TO SERVE THE POPULATION DUE TO CONSERVATION EFFORTS AND DURING MULTIPLE DRY YEARS. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

As discussed in 4.15.1, *Setting*, the majority of water supply in Huntington Park is provided by the City of Huntington Park Water Department, which consists of imported water from MWD and groundwater pumped from the Central Basin.

Table 4.15-2 Normal Year Supply and Demand Projections

	2025	2030	2035	2040	2045
Demand Totals	4,390	4,344	4,296	4,245	4,193
Supply Totals	5,100	5,100	5,100	5,100	5,100
Surplus	**710**	**756**	**804**	**855**	**907**

*Units are presented in acre feet (af) per calendar year.

Source: Huntington Park 2021

Reasonably foreseeable development facilitated under the proposed project would involve up to 2,668 new residential units, increasing the City population by 10,646 persons. While The City's 2020 UWMP reports that 2020 water demand was 69 gallons per capita per day (gpcd), the demand is projected to decrease to 68.5 gpcd in 2025, then decrease by 2045 to 62.5 gpcd. Assuming a per capita water demand of 62.5 gpcd in 2045, as discussed above, the additional population of 10,646 persons would increase water demand by 665,375 gallons per day, which equates to approximately 745 AFY. This represents approximately 14.6 percent of the City's projected available water supply in 2045 under normal water year (non-drought) conditions, as shown in Table 4.15-2. The increased citywide water demand of up to 745 AFY can be accommodated for in the surplus of 907 AFY under a normal (non-drought year). Therefore, the proposed project would have a less than significant impact on water supply during a normal (non-drought) year.

Table 4.15-3 Single Dry Year Supply and Demand

	2025	2030	2035	2040	2045
Demand Totals	4,609	4,561	4,510	4,458	4,402
Supply Totals	5,100	5,100	5,100	5,100	5,100
Surplus	**491**	**539**	**590**	**642**	**698**

*Units are presented in acre feet (af) per calendar year.

Source: Huntington Park 2021

As discussed above, the proposed project would facilitate an increased citywide water demand of up to 745 AFY. The increased demand would not be accommodated for in the surplus of 698 AFY under a single dry year, as shown in Table 4.15-3. It should be noted that not all projects would be developed in one year, but rather over time with a yearly assessment performed. The above calculations do not include residents moving out of the City, due to unforeseen circumstances. Nonetheless, MWD would ensure that available water would be available to the residents of Huntington Park during a non-drought year.

Table 4.15-4 Multiple Dry Years Supply and Demand

	2025	2030	2035	2040	2045
Demand Totals	4,477	4,431	4,382	4,330	4,277
Supply Totals	5,100	5,100	5,100	5,100	5,100
Surplus	**623**	**669**	**719**	**769**	**823**

*Units are presented in acre feet (af) per calendar year.

Source: Huntington Park 2021

As discussed above, the proposed project would facilitate an increased citywide water demand of up to 745 AFY. The increased demand would be accommodated for in the surplus of 823 AFY under multiple dry years, as shown in Table 4.15-4. Therefore, the proposed project would have a less than significant impact on water supply during multiple dry years.

Mitigation Measures

No mitigation measures are proposed.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 3:	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?

Impact UTIL-3 Development facilitated the Proposed Project would not require the relocation or construction of new or expanded wastewater treatment facilities in Huntington Park. Impacts would be less than significant.

Development facilitated by the proposed project may require the installation of upsized sewer lines and additional lateral connections within Huntington Park. As with water facilities, sewer laterals

and main extensions necessary to serve the future development would generally be installed within the already disturbed rights-of-way of existing roads or within the disturbance footprints of such projects.

As discussed in Section 4.15.1(b), all wastewater generated in the City of Huntington Park is conveyed via existing sewer laterals to the sewer mainline, which conveys wastewater through the LACSD ultimately to the JWPCP for treatment and reuse as applicable. The JWPCP has a design capacity of 400 mgd and currently treats approximately 280 mgd, providing a remaining capacity of 120 mgd for future regional development (LACSD 2022). According to the 2020 UWMP, Huntington Park's 2020 sewage generation was 1,016 MG/year (2.78 mgd) and is expected to slightly increase to 1,025 MG/year (2.81 mgd) in 2045. Based on the difference in 2045 population projections between the 2020 UWMP and development facilitated by the proposed project, sewage generation would be expected to increase to approximately 1,138 MG/year (3.12 mgd) which would be accounted for in the 120 mgd remaining capacity at the JWPCP. Therefore, the JWPCP would have sufficient capacity to accommodate wastewater generated by the proposed project.

Furthermore, applicants for projects facilitated by the proposed project would be responsible for constructing on-site wastewater treatment conveyance systems and paying standard sewer connection fees, as necessary. The City's Community Development Department screens project proposals for the potential to create wastewater in excess of capacity of the sanitary sewer system and enforces building and construction standards. Therefore, the proposed project would not require or result in the relocation or construction of new or expanded wastewater treatment facilities and impacts would be less than significant.

Mitigation Measures

No mitigation measures are proposed.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 4:	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?
Threshold 5:	Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Impact UTIL-4 DEVELOPMENT FACILITATED BY THE PROJECT WOULD NOT GENERATE SOLID WASTE IN EXCESS OF STATE OR LOCAL STANDARDS, OR IN EXCESS OF THE CAPACITY OF LOCAL INFRASTRUCTURE. THE PROJECT WOULD NOT IMPAIR THE ATTAINMENT OF SOLID WASTE REDUCTION GOALS AND WOULD COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

Development facilitated by the project could result in the addition of up to 10,646 residents and 2,668 residential units throughout the City. Based on the 2020 solid waste generation rate of 4.30 pounds per person per day, the proposed project would generate an additional estimated 44,995 pounds per day (approximately 23 tons or 27 cubic yards) or about 16.4 million pounds per year (8,212 tons or 9,744 cubic yards) (CalRecycle 2020). The calculation for the project does not take into consideration current and planned City programs to divert solid waste from landfills. As shown

above, the combined daily intake capacity of landfills serving the proposed project is 18,620 tons per day. Therefore, available capacity (200.2 million tons per day) can accommodate the estimated daily solid waste that would be generated by the proposed project. Assuming no diversion, the increase in project related generated solid waste would represent less than 1 percent of the total available daily capacity.

Based on the County of Los Angeles Countywide Integrated Waste Management Plan (CIWMP) 2019 Annual Report (County of Los Angeles 2020), Los Angeles County would be able to meet the disposal needs of all County jurisdictions through the 15-year planning period for six of seven scenarios considered. Although daily capacity at area landfills is currently available (as noted above), the CIWMP Annual Report concludes that reliance on existing permitted County landfill capacity alone is insufficient to meet the County's long-term disposal needs; however, under the "status quo" scenario (i.e., solid waste disposed will continue to be managed by existing permitted in-County disposal infrastructure and available out-of-County landfill capacity and diversion efforts by individual jurisdictions continue, resulting in a countywide diversion rate of 65 percent) and each of the other scenarios contemplated in the CIWMP Annual Report, no shortfall in capacity is expected. The "status quo" scenario is conservative insofar as it assumes no new waste reduction programs or disposal facilities and no increase in waste diversion. Based on these facts, sufficient permitted capacity is anticipated to be available to accommodate the proposed project's solid waste disposal needs and impacts related to solid waste would be less than significant.

Finally, development facilitated by the project would also be required to demonstrate compliance with all applicable regulations. The project's solid waste disposal would have a less than significant impact for local solid waste infrastructure.

Mitigation Measures

No mitigation measures are proposed.

Significance After Mitigation

Impacts would be less than significant without mitigation.

4.15.4 Cumulative Impacts

A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (*CEQA Guidelines* Section 15065[a][3].).

Water

The analysis provided under Impact UTL-2 and UTIL-3 is cumulative in nature and considers water demand associated with development within the City's Water Department service area. Cumulative development within Huntington Park will continue to increase demands on water supplies. There would be sufficient existing water supplies to accommodate anticipated cumulative development and achieve full buildout of the housing opportunity sites for other nearby cities under normal and dry year conditions by relying on the estimated surplus and implementation of ongoing conservation measures. Therefore, the proposed project would not have a cumulatively considerable contribution to a significant cumulative impact regarding water supply services.

Wastewater

As discussed above under Impact UTIL-1, new wastewater service connections would be installed as needed, on a project-specific basis; this would occur for non-residential developments within the cumulative scenario as it would for residential developments under the proposed project. LACSD and the City of Huntington Park conduct repairs and upgrades to the existing wastewater conveyance system throughout the City on an as-needed basis and would continue to do so for both residential developments under the proposed project as well as non-residential projects in the cumulative scenario.

Electricity and Natural Gas

The geographic scope for cumulative electricity and natural gas impacts is the Southern California Edison and Southern California Gas service area. This geographic scope is appropriate because the local providers are responsible for transmitting electricity and natural gas to all land uses within their service areas, including those that would occur on the housing opportunity sites. Development considered part of the cumulative analysis includes buildout of local General Plans.

Southern California Edison and Southern California Gas are subject to the requirements set forth and/or enforced by the CPUC. The need for electric and natural gas infrastructure would be addressed on a case-by-case basis for each cumulative project, and would be subject to CPUC requirements, similar to those applicable to the proposed project. Therefore, cumulative impacts related to electric power and natural gas transmission facilities would be less than significant. Therefore, the proposed project would not have a cumulatively considerable contribution to a cumulative impact regarding electricity and natural gas.

Telecommunication

The geographic scope for cumulative telecommunications impacts is the telecommunication provider service area. This geographic scope is appropriate because local providers are responsible to provide adequate telecommunication infrastructure to all land uses within its service area, including the housing opportunity sites.

As discussed above under Impact UTIL-1, project implementation requires connections to existing utility infrastructure to meet the needs of site residents and tenants. Cumulative development would increase demand for telecommunications infrastructure in the City. However, cumulative projects would each be required to provide adequate telecommunications infrastructure on a project-by-project basis and would be subject to the same requirements as the proposed project. Therefore, cumulative impacts related to telecommunications infrastructure would be less than significant. The proposed project would not have a cumulatively considerable contribution to a cumulative impact regarding telecommunication services.

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4.16 Effects Found Not to be Significant

CEQA Guidelines Section 15128 requires an EIR to briefly describe any possible effects that were determined not to be significant and were therefore not discussed in detail in the EIR. The sections below include the checklist questions listed in Appendix G of the *CEQA Guidelines* and a brief discussion of environmental impacts that were determined to be less than significant.

4.16.1 Agricultural and Forestry Resources

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?
- Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 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))?
- Result in the loss of forest land or conversion of forest land to non-forest use?
- 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 City of Huntington Park is a highly urbanized city, and farmland maps prepared by the California Department of Conservation (CDOC) show that Huntington Park does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (CDOC 2016).

Because the project would intensify development within Huntington Park on parcels already zoned for residential or mixed-use development or rezoning manufacturing or commercial development sites to residential or mixed use development, the project would not impact agricultural or forestry resources. Proposed policies included in the updates to the Housing Element and Safety Element, would not impact agricultural or forestry resources. The project would not result in the conversion of farmland to non-agricultural use and would not conflict with agricultural zoning or Williamson Act contracts. Further, the project would not conflict with zoning or result in the conversion of forestland, timberland, or timberland production areas. There would be no impact.

4.16.2 Mineral Resources

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?
- 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?

There are no actively used mineral resources or mining operations within the City of Huntington Park. The project would not interfere with mining operations or the loss of availability of known mineral resources, there would be no impact to mineral resources.

4.16.3 Wildfire

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?
- 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?
- 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?
- 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?

Wildfire as an impact area was not analyzed in the 1988 General Plan or related EIR. To note, there are no Very High Fire Hazard Severity Zones (VHFHZS) within or near the city limits of Huntington Park (CALFIRE 2023). The nearest VHFHSZ is located approximately five miles north of Huntington Park. County emergency response plans are updated regularly and would reflect the most recent population estimates and growth projections. Implementation of the proposed project would not substantially impair adopted emergency response or emergency evacuation plans as the Draft Housing Opportunity Sites would be accessed by existing roadways and would not impair the use of emergency evacuation routes through the modification of roadways. Additionally, as described in Section 4.13, *Public Services and Recreation*, the project would not itself result in the need for new or expanded emergency services, including police and fire protection. Development facilitated by the project would be constructed in accordance with federal, state, regional, and local requirements, which are intended to ensure the safety of residents and structures to the extent feasible. Compliance with these standard regulations would be consistent with Los Angeles County's adopted emergency response plan.

The project would accommodate increased density, FAR, and building heights in existing developed areas of the city, on sites already zoned for residential or mixed use development that are not located in a VHFHZS. Development in the City would be required to conform with the latest fire code, including provisions for emergency access. The increase in population associated with the project would not result in significant impacts to evacuation routes or plans in the event of a wildfire, and proposed policies in the Safety Element Update would increase coordination between safety and law enforcement agencies in the event of an emergency. Policies associated with the Housing Element and General Plan Update would not expose people or structures to significant risks associated with wildfire.

Additionally, the proposed project would not impair emergency response or evacuation plans and would not involve the installation of infrastructure that may exacerbate fire risk or expose people or structures to significant risks associated with wildfire hazards. Accordingly, potential impacts would be less than significant.

5 Other CEQA Required Discussions

This section discusses the potential growth-inducing impacts and irreversible environmental impacts associated with the implementation of the proposed project.

5.1 Growth Inducement

Section 15126(d) of the CEQA Guidelines requires a discussion of a proposed project's potential to foster economic or population growth, including ways in which a project could remove an obstacle to growth. Growth does not necessarily create significant physical changes to the environment. However, depending upon the type, magnitude, and location of growth, it can result in significant adverse environmental effects. The proposed project's growth inducing potential is therefore considered significant if project-induced growth could result in significant physical effects in one or more environmental issue areas.

5.1.1 Population Growth

As discussed in Section 4.12, *Population and Housing*, while development facilitated by the proposed project would directly generate population growth, the City has established the need for additional housing. The project would facilitate an estimated population growth of approximately 10,646 new residents by 2045 based on the maximum project-facilitated buildout of 2,668 housing units. While the proposed project would increase the buildout potential beyond that anticipated in the current General Plan, the project would be consistent with City-identified housing need and the draft RHNA, as it would allow the future development of new housing on the Draft Housing Opportunity Sites. Additionally, the increase in housing and population from the provision of this new housing would be within the SCAG estimates for the region's housing needs.

Moreover, as discussed in Section 4.2, *Air Quality*, and Section 4.7, *Greenhouse Gas Emissions*, development facilitated by the proposed project would not generate air quality or greenhouse gas emissions that would result in a significant impact. Additionally, the project would not involve the expansion of the existing City limits or the City's sphere of influence or substantial extension of infrastructure outside of City limits; rather, it involves increased density within the Draft Housing Opportunity Sites, which has been analyzed in detail throughout this EA.

Therefore, population growth associated with the project would not result in significant long-term physical environmental effects, as described in Section 4.

5.1.2 Economic Growth

Development facilitated by the project would generate temporary employment opportunities during construction. Because construction workers would be expected to be drawn from the existing regional work force, project construction would not be growth-inducing from an employment standpoint. The proposed project would not induce substantial economic expansion to the extent that direct physical environmental effects would result.

5.1.3 Removal of Obstacles to Growth

As discussed in Section 2, *Project Description*, the Draft Housing Opportunity Sites are zoned for development. The Draft Housing Opportunity Sites are mostly located within City limits and are served by existing infrastructure. As discussed in Section 4.14, *Transportation* and Section 4.15, *Utilities and Service Systems* of this EA, existing infrastructure would be adequate to serve development facilitated by the project. No new water, sewer, or other utility infrastructure would be required, and no new roads would be required. Because the project would facilitate development on underdeveloped and underutilized lots within urbanized areas and would not require the extension of infrastructure through undeveloped areas, project implementation would not remove an obstacle to growth.

5.2 Irreversible Environmental Effects

CEQA Guidelines Section 15126.2(c) requires EIRs contain a discussion of significant irreversible environmental changes. This section addresses non-renewable resources, the commitment of future generations to the proposed uses, and irreversible impacts associated with the proposed project.

The project would facilitate infill residential development on undeveloped and underdeveloped sites in the City of Huntington Park. Construction and operation of development facilitated by the project would involve an irreversible commitment of construction materials and non-renewable energy resources. Development would involve the use of building materials and energy, some of which are non-renewable resources, to construct new residential buildings and associated infrastructure and landscaping. Consumption of these resources would occur with any development in the region and are not unique to the proposed project.

Operation of development facilitated by the project would also irreversibly increase local demand for non-renewable energy resources such as petroleum products and natural gas. However, increasingly efficient building design would offset this demand to some degree by reducing energy demands of the project. As described in Section 4.5, *Energy*, development facilitated by the project would be subject to the energy conservation requirements of the California Energy Code (Title 24, Part 6, of the California Code of Regulations, *California's Energy Efficiency Standards for Residential and Nonresidential Buildings*) and the California Green Building Standards Code (Title 24, Part 11 of the California Code of Regulations). The California Energy Code provides energy conservation standards for all new and renovated residential buildings, and the Green Building Standards Code requires solar access, natural ventilation, and stormwater capture. Consequently, development facilitated by the project would not use unusual amounts of energy or construction materials and impacts related to consumption of non-renewable and renewable resources would be less than significant. Consumption of these resources would occur with any development in the region and is not unique to the proposed project.

5.3 Mandatory Findings of Significance

Following each environmental impact discussion in Section 4, *Environmental Impact Analysis*, is a list of mitigation measures (if required) and the residual effects or level of significance remaining after implementation of the measure(s). In cases where the mitigation measure could cause a significant environmental impact in another issue area, this impact is discussed and evaluated as a secondary impact. The impact analysis concludes with a discussion of cumulative effects, which evaluates the impacts associated with the project in conjunction with the build-out of the City General Plan.

CEQA Guidelines Section 15065 also requires the following specific Mandatory Findings of Significance be addressed as part of the environmental review for the project:

- The potential for the project 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;
- Project impacts 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); and
- Environmental effects of the project which will cause substantial adverse effects on human beings, either directly or indirectly.

Besides air quality and noise, the impact areas addressed by this Mandatory Findings of Significance section would be less than significant. Potential adverse environmental effects to human beings are discussed in Section 4.2, *Air Quality* and Section 4.11, *Noise*. Furthermore, as discussed above, each environmental analysis section of the EA concludes with a discussion of the project's contribution to cumulative effects.

The Executive Summary of this EA summarizes all impacts and mitigation measures that apply to the project.

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6 Alternatives

As required by *CEQA Guidelines* Section 15126.6, this chapter examines a range of reasonable alternatives to the proposed project that would attain most of the basic project objectives but would avoid or substantially lessen the significant adverse impacts.

As discussed in Section 2, *Project Description*, the project objectives are as follows:

- Provide a framework for accommodating approximately 2,500 new housing units, with a reasonable buffer of at least 14 percent above RHNA for lower- and moderate-income units for a total of 2,668 new units, at all levels of affordability within access to transit, job centers, schools, services, and open spaces.
- Plan for a buffer range of approximately 338 units to ensure ongoing compliance with the No Net Loss provisions of State housing law.
- Accommodate the City's share of the State-required RHNA for 5th and 6th Cycle Housing Element planning periods.
- Bring the Housing, Safety, and Land Use Elements into conformance with recently enacted State laws.
- Identify future housing sites with a collective capacity to meet the City's RHNA, including the requisite buffer capacity; and
- Continue to provide excellent services, parks, schools, and environmental setting, and offer new programs that support the City's increasing diversity and improved housing affordability. New Housing Element programs support this growth and self-mitigate potential negative impacts of growth on the physical environment in Huntington Park and the surrounding region.

This analysis presents two alternatives including the CEQA-required "no project" alternative that involve changes to the project that may reduce the project-related environmental impacts identified in this EA. These Alternatives have been developed to provide a reasonable range of options to consider that would help decision makers and the public understand the general implications of revising or eliminating certain components of the proposed project.

The following alternatives are evaluated in this EA:

1. Alternative 1: No Project
2. Alternative 2: Alternative Candidate Sites

Table 6-1, below, provides a summary comparison of the proposed project and each of the alternatives considered. Detailed descriptions of the alternatives are included in the impact analysis for each alternative. The potential environmental impacts of each alternative are analyzed in Sections 6.1 and 6.2, below.

Table 6-1 Comparison of Project Alternatives' Buildout Characteristics

	Proposed Project	Alternative 1: No Project	Alternative 2: Alternative Candidate Sites
Total Allowable Dwelling Units Under Alternative	2,668	1,800	1,958
Change in Total Maximum Dwelling Units Compared to proposed project	n/a	-1,084	-710
Total Additional Residents Under Alternative	8,250	5,400	6,070
Change in Population Potential Compared to proposed project (Number of Residents)	n/a	-2,710	-2,180

6.1 Alternative 1: No Project Alternative

The *CEQA Guidelines* (Section 15126.6[e][2]) require that the alternatives discussion include an analysis of a No Project Alternative. Pursuant to CEQA, the No Project Alternative refers to the analysis of existing conditions and what would reasonably be expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. The No Project Alternative typically will proceed along one of two lines: (1) when a project is a revision of an existing regulatory plan or policy, the No Project Alternative will be continuation of the existing plan or policy; or (2) if a project is a development project on identifiable property, the No Project Alternative is the circumstance under which the project does not proceed. In this case, the No Project Alternative represents the continuation of existing zoning and General Plan designations on the Draft Housing Opportunity Sites, and full buildout under those existing designations is assumed to occur under this alternative. Typical development assumptions are included in the below analysis of this alternative, including compliance with applicable regulations or typical City-required measures.

6.1.1 Description

The No Project Alternative assumes there is no change in zoning or General Plan land use designations for the parcels identified by the project. Current uses on the sites would continue under this alternative, with future full buildout of the Draft Housing Opportunity Sites limited by the existing zoning and General Plan designations. Buildout of the Draft Housing Opportunity Sites under existing zoning would allow for up to roughly 1,800 total housing units, housing a population of 5,400 residents (refer to Table 6-1). This alternative would only accomplish two of the six objectives identified for the project. Among others, it would not accomplish the project objectives of planning a buffer of up to 2,668 (14%) new housing units to ensure ongoing compliance with the No Net Loss provisions of State housing law.

6.1.2 Impact Analysis

Aesthetics

Under the No Project Alternative, buildout consistent with the existing zoning and land use of the Draft Housing Opportunity Sites would occur. The Draft Housing Opportunity Sites do not offer notable scenic vistas and are not within the view of a State scenic highway, as described under Impact AES-1. Similar to the proposed project, mitigation may be applied to individual projects to reduce visual impact during the project design review process. Development allowed under existing

zoning would also increase lighting and glare on some of the Draft Housing Opportunity Sites, but fewer Draft Housing Opportunity Sites than under the proposed project. Similarly, compliance with City General Plan goals and policies and the design development standards required through the design review process and building permit applications would still be required. Overall, impacts would be reduced when compared to the proposed project.

Air Quality

Under the No Project Alternative, fewer residential units would be constructed than the project, consistent with allowed existing zoning. Temporary construction-related air quality impacts from grading and construction and long-term air quality impacts from building operation (energy usage, maintenance), would be lower than under the proposed project, which included both a construction and operational emissions significant and unavoidable impact. Also, individual project mitigation may be required to ensure compliance with BAAQMD's current recommended basic control measures to comply with standard permit conditions. Nonetheless, potential Impacts under Alternative 1 would be reduced when compared to the proposed project.

Biological Resources

The No Project Alternative would allow development under existing zoning. Because of the potential for sensitive species and habitats to exist on the Draft Housing Opportunity Sites, direct impacts to biological resources would be similar to those that would occur with the proposed project, but only 1,800 dwelling units would be developed. Thus, development allowed under the No Project Alternative would be smaller in terms of number of sites developed; however, ground disturbance and vegetation removal, especially of Draft Housing Opportunity Sites would result in similar impacts to biological resources. Under the No Project Alternative, development of the Draft Housing Opportunity Sites would not increase the likelihood of special-status species being affected and there would be no impact on special-status species. Therefore, impacts under the No Project Alternative would be similar to the impacts under the proposed project with implementation of relevant General Plan Policies mentioned in Section 4.3, *Biological Resources*.

Cultural and Tribal Cultural Resources

The No Project Alternative would allow development under existing zoning at a smaller scale than under the proposed project but could still entail ground disturbance or excavation activities. There are no known historical resources located within the Draft Housing Opportunity Sites. Ground disturbance from development allowed under existing zoning would still have potential impacts to archaeological resources and human remains, although likely to a lesser extent than under the proposed project due to fewer residential units. As all of the Draft Housing Opportunity Sites are currently zoned for development, development under the No Project Alternative would not create any new and significant impacts to cultural resources. Potential impacts would be addressed by regulations established in the City's General Plan and Municipal Code. As the No Project Alternative would result in the same number of Draft Housing Opportunity Sites being affected as under the proposed project, impacts would be similar to the proposed project.

Energy

Under the No Project Alternative, construction- and operation-related energy use from development allowed under the existing zoning of the Draft Housing Opportunity Sites would occur, but the decreased scale and intensity of the allowed development would be less than under the

proposed project. Similar to the proposed project, development under the No Project Alternative would comply with the 2022 California Building Energy Efficiency Standards for Residential Buildings and CALGreen (California Code of Regulations Title 24, Parts 6 and 11) or later versions, which require certain energy efficient development features. Impacts would be reduced when compared to the proposed project.

Geology and Soils

The No Project Alternative would allow for development under existing zoning, which would involve construction or ground disturbance that could expose and loosen soils and increase the potential for erosion. The Draft Housing Opportunity Sites remain outside Alquist-Priolo fault zones, and future construction on any of the sites would be required to comply with California Building Code requirements and implement General Plan goals and policies, ensuring the stability of new structures during seismic events or due to unstable or expansive soils. Development allowed under existing zoning, similar to development facilitated by the proposed project, would occur within areas of high paleontological sensitivity; however, the No Project Alternative would allow fewer residential units to be developed than under the proposed project. Impacts would be similar when compared to the proposed project.

Greenhouse Gas Emissions

Under the No Project Alternative, less development would occur, consistent with allowed existing zoning. Temporary construction-related GHG emissions that result from grading and construction of new development and long-term impacts resulting from building operation (energy use, maintenance, and traffic) would be lower than under the proposed project. Impacts would be reduced when compared to the proposed project.

Hazards and Hazardous Materials

Under the No Project Alternative, the transport, storage, and use of hazardous materials associated with construction of development allowed under existing zoning, and operation of housing, commercial and industrial uses, such as paints and solvents, would be required to comply with existing regulations, similar to the proposed project. Sites containing existing or potential contamination would continue to require remediation and compliance with State and local regulations to allow for development under existing zoning. Impacts related to airport safety hazards and noise would be less than significant with compliance with General Plan goals and policies. As stated in Section 2, *Project Description,* all of the Draft Housing Opportunity Sites are currently zoned for development. As such, implementation of the No Project Alternative which would involve development of sites already zoned for development would not increase the likelihood of wildland fires and impacts would be less than significant. Impacts would be similar to those under the proposed project.

Hydrology and Water Quality

The No Project Alternative would allow development under existing zoning, which could include construction activities that would loosen and expose soils, otherwise increase the potential for soil erosion and sedimentation, and create new or additional impervious surfaces. Due to the fewer development sites allowed under existing zoning, these impacts would be less than those under the proposed project. Similar to the proposed project, development allowed under the No Project Alternative would not substantially decrease groundwater supplies or violate water quality

standards, following compliance with applicable laws and regulations. The smaller total buildout allowed under existing zoning would have fewer impacts on hydrology and water quality than the proposed project. Impacts would be reduced when compared to the proposed project.

Land Use and Planning

Under the No Project Alternative, the Draft Housing Opportunity Sites would retain their existing zoning, allowing future buildout in accordance with that zoning. The No Project Alternative would not alter connectivity with adjacent areas or divide established communities. Future development under existing zoning would be required to comply with regulatory goals and policies, similar to the proposed project, as discussed in Impact LU-2. The No Project Alternative would result in less intensive future development, which would not promote high-density housing opportunities to the extent that the proposed project would in terms of consistency with General Plan goals and policies around encouraging the development of accessible housing. Impacts would be similar to the proposed project.

Noise

Under the No Project Alternative, less intensive impacts associated with temporary construction-related noise would result from grading and construction of development allowed under existing zoning, as less intensive development of the Draft Housing Opportunity Sites would be allowed. Less intensive long-term noise impacts resulting from building operation and fewer vehicle trips would also occur. Individual project mitigation may be required to reduce project-specific noise and vibration impacts in compliance with standard permit conditions. Impacts would be reduced when compared to the proposed project.

Population and Housing

Since development would follow existing zoning, the No Project Alternative would not induce substantial population growth, as the development allowed under existing zoning is already accounted for in regional population and housing projections. As a result, the No Project Alternative would not contribute to unplanned growth and would also not displace people or housing. The No Project Alternative would have no impacts to population and housing, while the proposed project would have less than significant impacts. Impacts under the No Project Alternative would be less than those for the proposed project. However, the No Project Alternative would not provide the benefits associated with the provision of housing that would occur under the proposed project.

Public Services and Recreation

Development allowed by existing zoning would occur under the No Project Alternative, and this alternative would result in a smaller increase to emergency calls to the area, as well as a smaller increase in additional demand for schools, parks, libraries, recreational facilities, or other public services compared to the proposed project as the project would result in a population growth of 5,400 people, 2,850 people less than the proposed project. Impacts under the No Project Alternative would be less than that under the proposed project.

Transportation

Under the No Project Alternative, less intensive temporary construction-related traffic impacts from grading and construction of development allowed under existing zoning would occur. The No Project Alternative would have a smaller increase in transit demand or interference with existing or

planned transit facilities than the proposed project due to the smaller population growth compared to the proposed project. The No Project Alternative would result in a smaller increase in overall VMT due to the reduced number of units which would be built though VMT per capita would increase due to the reduced population growth that would take place. Similar to the proposed project, the No Project Alternative would meet the City's VMT screening criteria and would therefore not result in a substantial increase in VMT. Impacts would be reduced when compared to the proposed project.

Utilities and Service Systems

Development allowed under existing zoning would occur under the No Project Alternative. This would result in an increase in demand for water, wastewater, electricity, natural gas, telecommunications, and solid waste service. This increase in demand would be less than the proposed project due to the reduced development potential allowed under existing zoning; however, the expansion of water, wastewater, electricity, natural gas, and telecommunication infrastructure would still be required for sites where existing utility lines and connections do not already exist or are not large enough to service the Draft Housing Opportunity Sites. Impacts would be reduced when compared to the proposed project.

Cumulative Impacts

Based on the analysis herein, the No Project Alternative would have lesser impacts to aesthetics, air quality, cultural resources, energy, GHG emissions, hydrology and water quality, noise, population and housing, public services and recreation, transportation, tribal cultural resources, and utilities and service systems than the proposed project. Impacts to biological resources, cultural resources, geology and soils, hazards and hazardous materials, land use and planning, and tribal cultural resources would be similar to the proposed project. Because impacts under the No Project Alternative would be less than or similar to the proposed project, and the proposed project's contribution to cumulative impacts analyzed in the General Plan and Specific Plan EIRs for most of these resource areas was determined not to be cumulatively considerable, the No Project Alternative would also not be cumulatively considerable.

6.2 Alternative 2: Alternative Candidate Sites

6.2.1 Description

The "Alternative Candidate Sites" Alternative's characteristics are generally as described for the proposed project in Section 2, *Project Description.* This alternative involves General Plan, Zoning Code, and Specific Plan Amendments to as many as 89 low-and very-low income candidate sites.

Similar to the proposed project, the residential sites inventory identified vacant and under-utilized sites in Huntington Park for Alternative 2. As noted in the Draft Housing Element, the DTSP area is ideal to accommodate high density residential uses. Current development standards make higher density (up to 70 dwelling units per acre) residential infill development feasible and desirable. Further, the concentration of vacant, for lease or sale, unoccupied, and underutilized commercial buildings in this area indicate a high potential for redevelopment. The planned West Santa Ana Branch Light Rail project and the associated Pacific/Randolph station at the north end of the DTSP has the potential to bring economic revitalization and increase residential demand in the area. For

this reason, all sites identified within the DTSP are located within one mile of the planned Pacific/Randolph station.

Similar to the proposed project, Policy 4.6 will require that rezoned Alternative 2 sites will permit multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower-income households.

Table 6-2 Alternative Candidate Sites

Address	APN	Existing Use
2660 Randolph St.	6320-022-007	Five or more apartments
2668 Randolph St.	6320-022-009	Three Units (Any Combination)
2664 Randolph St.	6320-022-008	Five or more apartments
6213 Seville Ave.	6320-022-016	Single
6503 Rita Ave.	6322-004-021	Five or more apartments
6433 Rita Ave.	6322-004-019	Five or more apartments
2663 Zoe Ave.	6322-005-017	Five or more apartments
6518 Rita Ave.	6322-005-010	Five or more apartments
6423 Seville Ave.	6322-005-007	Five or more apartments
6603 Stafford Ave.	6322-014-014	Two Units
6606 Templeton St.	6322-012-003	Single
6618 Templeton St.	6322-012-005	Five or more apartments
6528 Templeton St.	6322-008-014	Five or more apartments
6523 Miles Ave.	6322-008-030	Three Units (Any Combination)
6529 Miles Ave.	6322-008-031	Two Units
6532 Stafford Ave.	6322-007-015	Single
6541 Templeton St.	6322-007-033	Two Units
6523 Templeton St.	6322-007-030	Five or more apartments
6533 Templeton St.	6322-007-032	Five or more apartments
6528 Stafford Ave.	6322-007-014	Two Units
6538 Stafford Ave.	6322-007-016	Two Units
6522 Templeton St.	6322-008-013	Single
2811 Zoe Ave.	6322-008-017	Single
6532 Templeton St.	6322-008-015	Five or more apartments
2817 Zoe Ave.	6322-008-033	Three Units (Any Combination)
6602 Templeton St.	6322-012-001	Three Units (Any Combination)
2680 Zoe Ave.	6322-015-008	Five or more apartments
6612 Templeton St.	6322-012-004	Two Units
2810 Zoe Ave.	6322-012-002	Single
6529 Templeton St.	6322-007-031	Four Units (Any Combination)
6538 Templeton St.	6322-008-016	Two Units
6535 Miles Ave.	6322-008-032	Three Units (Any Combination)
6537 Stafford Ave.	6322-006-034	Three Units (Any Combination)
6533 Stafford Ave.	6322-006-033	Three Units (Any Combination)

Address	APN	Existing Use
6528 Seville Ave.	6322-006-015	Five or more apartments
6522 Seville Ave.	6322-006-014	Single
6615 Templeton St.	6322-013-021	Five or more apartments
6603 Miles Ave.	6322-012-018	Two Units
6613 Miles Ave.	6322-012-020	Single
6607 Templeton St.	6322-013-020	Five or more apartments
6618 Seville Ave.	6322-014-001	Five or more apartments
2713 Zoe Ave.	6322-006-018	Single
6603 Templeton St.	6322-013-019	Single
6619 Templeton St.	6322-013-022	Four Units (Any Combination)
6608 Stafford Ave.	6322-013-002	Four Units (Any Combination)
6613 Stafford Ave.	6322-014-016	Two Units
6609 Miles Ave.	6322-012-019	Single
6602 Stafford Ave.	6322-013-001	Two Units
6619 Miles Ave.	6322-012-021	Five or more apartments
6612 Stafford Ave.	6322-013-003	Five or more apartments
6618 Stafford Ave.	6322-013-004	Three Units (Any Combination)
2776 Zoe Ave.	6322-013-018	Single
6529 Stafford Ave.	6322-006-032	Five or more apartments
6810 Rita Ave.	6322-016-008	Four Units (Any Combination)
6707 Seville Ave.	6322-015-017	Five or more apartments
6800 Rita Ave.	6322-016-007	Five or more apartments
6728 Rita Ave.	6322-016-004	Three Units (Any Combination)
6812 Rita Ave.	6322-016-020	Four Units (Any Combination)
6718 Rita Ave.	6322-015-014	Three Units (Any Combination)
6724 Rita Ave.	6322-016-003	Five or more apartments
6703 Seville Ave.	6322-015-016	Five or more apartments
6729 Seville Ave.	6322-016-002	Three Units (Any Combination)
6815 Seville Ave.	6322-016-009	Five or more apartments
6809 Seville Ave.	6322-016-006	Five or more apartments
6819 Seville Ave.	6322-016-010	Three Units (Any Combination)
7001 Seville Ave.	6322-025-036	Five or more apartments
6919 Seville Ave.	6322-025-037	Four Units (Any Combination)
7013 Seville Ave.	6322-025-042	Four Units (Any Combination)
7102 Rita Ave.	6322-025-011	Five or more apartments
7101 Seville Ave.	6322-025-029	Five or more apartments
7029 Seville Ave.	6322-025-030	Five or more apartments
7126 Rugby Ave.	6322-023-013	Five or more apartments
7139 Seville Ave.	6322-025-022	Five or more apartments
7135 Seville Ave.	6322-025-023	Five or more apartments

Address	APN	Existing Use
7113 Seville Ave.	6322-025-027	Five or more apartments
7109 Seville Ave.	6322-025-028	Five or more apartments
7003 Rita Ave.	6322-024-023	Five or more apartments
6918 Rugby Ave.	6322-023-004	Three Units (Any Combination)
6804 Rugby Ave.	6322-018-008	Four Units (Any Combination)
6816 Rugby Ave.	6322-018-010	Five or more apartments
6814 Rugby Ave.	6322-018-009	Five or more apartments
6420 Rugby Ave.	6322-003-004	Four Units (Any Combination)
6123 Seville Ave.	6320-022-012	Three Units (Any Combination)
6433 Seville Ave.	6322-005-020	Two Units
6400 Pacific Blvd.	6322-004-001	Commercial Retail
2675 Saturn Ave.	6322-016-013	Office Building
6717 Pacific Blvd.	6322-018-029	Commercial Retail
6415 Pacific Blvd.	6322-003-009	Commercial Retail
6325 Pacific Blvd.	6320-031-022	Commercial Retail

For purposes of the environmental analysis, it was assumed that all 89 Draft Housing Opportunity Sites would be developed with strictly residential uses, similar to the proposed project. This assumption was used to develop an alternative that would reduce or avoid environmental impacts, particularly those related to VMT, to the extent feasible.

Alternative 2 would result in approximately 1,958 new dwelling units and approximately 6,070 new residents. This would equate to approximately 710 less units and approximately 2,180 less new residents than the proposed project. Like the proposed project, this Alternative also proposes various confirming amendments to the Zoning Code, General Plan, and related Specific Plans, and ancillary amendments to other planning documents, as necessary for clarification. This alternative would meet or exceed four of the six project objectives. In particular, this alternative does not create a framework for accommodating approximately 2,500 new housing units, with a reasonable buffer of at least 14 percent above RHNA for lower- and moderate-income units.

6.2.2 Impact Analysis

Aesthetics

For purposes of the analysis, it was assumed that the development facilitated by Alternative 2 would involve 710 fewer dwelling units and fewer gross acres due to a limited number of sites, as compared to the proposed project. Thus, potential aesthetic impacts concerning plan consistency, public views, visual character, and scenic resources would generally be similar to the proposed project and less in some instances.

The Alternative Candidate Sites do not offer notable scenic vistas and are not within the view of a State scenic highway, as described under Impact AES-1. Similar to the proposed project, mitigation may be applied to individual projects to reduce visual impact during the project design review process. Development allowed under Alternative 2 would also increase lighting and glare on some of the Alternative Candidate Sites, but fewer than under the proposed project. Similarly, compliance with City General Plan goals and policies and the design development standards required through

the design review process and building permit applications would still be required. Thus, impacts would be reduced when compared to the proposed project.

Air Quality

Alternative 2 would generate less pollutant emissions than the proposed project, given this Alternative would involve approximately fewer residential development. However, the Alternative Candidate Sites Alternative would not avoid the project's significant and unavoidable short-term, long-term, localized pollutant concentrations, and cumulative impacts to air quality, since it would involve only slightly less development that would generate pollutant emissions that would still exceed impact thresholds. Thus, the Alternative Candidate Sites Alternative would be considered environmentally superior to the proposed project concerning air quality.

Biological Resources

Although Alternative 2 would involve less development area than the proposed project, it would result in comparable impacts to biological resources, including special status plant and wildlife species and riparian habitat and other sensitive natural communities. Like the proposed project, this Alternative's potential impacts to biological resources would be reduced to less than significant following compliance with the existing regulatory framework and recommended mitigation measures. Given some impacts would be avoided while others would be introduced, this Alternative would result in similar impacts as the proposed project concerning biological resources. Thus, Alternative 2 would be considered neither environmentally superior nor inferior to the proposed project concerning biological resources. Impacts would be similar to the proposed project.

Cultural and Tribal Cultural Resources

The development facilitated by Alternative 2 would residential in nature, but the required area of ground disturbance would be similar in nature as under the proposed project. However, as excavation and ground disturbance would already be needed under the proposed project, impacts would be similar to those under the proposed project. Specifically, this Alternative would involve comparable impacts to cultural and tribal cultural resources following compliance with the established regulatory framework, recommended mitigation measures, and site-specific mitigation measures. In particular, If historical resources are identified within the area of a proposed development, efforts shall be made to the extent feasible to ensure that impacts are mitigated in a manner consistent with Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards). If significant historical resources are identified on a development site and compliance with the Standards and or avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. Therefore, impacts to historic resources, archaeological resources, tribal cultural resources, and human remains would be less than significant. Overall, impacts would be similar to the proposed project.

Energy

The development facilitated by Alternative 2 would be less than the proposed project, given the sole number of dwelling units proposed, which would lower per-capita VMT compared to the proposed project. Similar to the proposed project, development facilitated by Alternative 2 would be required to comply with the 2022 California Building Energy Efficiency Standards for Residential Buildings and CALGreen (California Code of Regulations Title 24, Parts 6 and 11) or later versions, which require certain energy-efficient development features. In addition, Alternative 2 would have a lower overall

amount of VMT than the proposed project due to the decreased number of people who would reside in development built under Alternative 2. The operational energy use associated with the electricity consumption would also be decreased when compared to that under the proposed project. Therefore, the project under Alternative 2 would result in a more efficient use of energy than under the proposed project and would have a less than significant impact.

Geology and Soils

Following compliance with the established regulatory framework and recommended mitigation measures, the proposed project would result in less than significant impacts concerning the exposure of people or structures to potential substantial adverse effects involving strong seismic ground shaking, seismic-related ground failure, and landslides, soil erosion, unstable geologic units, and expansive soils.

This Alternative would decrease the number of people and structures potentially exposed to seismic and geological hazards, given that slightly less residential development would occur. However, because this Alternative would involve only a slightly smaller development footprint, like the Project, this Alternative would result in less than significant impacts concerning geology and soils, following compliance with the established regulatory framework and recommended mitigation measures. As with the proposed project, impacts involving geology and soils under this Alternative would be less than significant following compliance with the established regulatory framework and recommended mitigation. Therefore, this Alternative would be considered neither environmentally superior nor inferior to the proposed project concerning geology and soils.

Greenhouse Gas Emissions

Under Alternative 2, a decreased amount of development would occur when compared to the proposed project. Alternative 2 would have a lower operational VMT per capita compared to the proposed project, due to the overall reduction in Alternative 2 traffic. Therefore, Alternative 2 would result in decreased overall operational GHG emissions compared to the proposed project and would have less overall GHG impacts as a result. In addition, GHG emissions per capita would also decrease as residents would be in proximity to commercial uses and transit which would reduce VMT per capita. Finally, development under Alternative 2 would have the same or increased compatibility with the Scoping Plan and City General Plan detailed in Section 4.7, *Greenhouse Gas Emissions*, as development under Alternative 2 would reduce VMT per capita; facilitate economic expansion; and encourage higher density, transit-oriented development. Impacts would be reduced when compared to the proposed project and would remain less than significant.

Hazards and Hazardous Materials

Alternative 2 would result in less development than the Project, which would decrease the likelihood that this development would occur within 0.25 mile of a school that could result in the release of hazardous materials. Nonetheless, just as with the Project, compliance with regional and federal regulations and compliance with the Safety Element policies would minimize the risk of releases and exposure to these materials. Impacts would remain less than significant.

As discussed in Section 4.8, *Hazards and Hazardous Materials,* there are multiple locations within the City that are designated as hazardous materials sites. It is likely that development would occur on one of these sites due to the amount of development that would occur under this alternative. Sites containing existing or potential contamination would continue to require remediation and compliance with State and local regulations to allow for development under existing zoning. Impacts

related to airport safety hazards and noise would be less than significant with compliance with General Plan goals and policies. Additionally, the impacts would be more severe due to the increased likelihood of development although the impact would remain less than significant.

Hydrology and Water Quality

As concluded, the proposed project would result in less than significant impacts concerning water quality, groundwater supplies, alterations to drainage patterns, contributions to runoff water, and dam inundation, following compliance with the established regulatory framework. Impacts related to hydrology and water quality under this Alternative would be comparable to the proposed project. Future development under both the proposed project and the Alternative Candidate Sites Alternative would be subject to Federal, State, and local regulations aimed at controlling hydrology and water quality related impacts. Therefore, this Alternative would be considered neither environmentally superior nor inferior to the proposed project concerning hydrology and water quality.

Land Use and Planning

Similar to the project, Alternative 2 would not alter connectivity with adjacent areas or divide established communities, as it would encourage infill development within designated urban service areas. Under Alternative 2, development would be consistent with the General Plan goals and policies identified in Section 4.10, *Land Use and Planning,* as development under Alternative 2 would encourage housing development, development of infill sites, and mixed-use development. Alternative 2 would not introduce new land uses and would be consistent with local and regional plans to intensify residential development near transit. As such, Alternative 2 would have a less than significant impact, similar to the project.

Noise

As concluded in Section 4.11, *Noise*, following compliance with the established regulatory framework, the proposed project would result in less than significant impacts concerning permanent increases in ambient traffic noise levels and exposure of persons noise levels exceeding City standards. However, significant and unavoidable impacts are expected to occur with regard to construction noise, even with mitigation. Nonetheless, Alternative 2 would generate slightly less operational noise than the proposed project, given this Alternative would involve less residential development.

Overall, the noise-related impacts associated with this Alternative would be less than the proposed Project's, given less residential development is expected to occur. Long-term operational impacts from roadway vehicle noise would be less than the project due to the increase in mode split and decrease in VMT per capita. With that said, it is also expected that short term significant construction impacts would occur under Alternative 2, similar to the impacts identified for the proposed project.

impacts related noise would be similar to the project and would remain less than significant related to operations and significant and unavoidable with regard to construction. Thus, the Alternative Candidate Sites Alternative would be considered environmentally superior to the proposed project concerning noise, since the overall amount of noise produced has the potential to be lower than the proposed project.

Population and Housing

As concluded in Section 4.12, *Population and Housing*, the project's impacts concerning it's potential to concentrate population growth and displace housing/people would be less than significant. Under this Alternative, existing housing/people would be similarly displaced, as with the proposed Project, although to a slightly lesser degree than the project. However, as with the Project, impacts under this Alternative would be a less than significant impact.

Although population growth would occur under this Alternative as with the proposed project, the degree of growth would be less. With this Alternative, the forecast population growth would be approximately 6,070 persons, or approximately 2,180 persons less population growth than the proposed project. Both the proposed project and this Alternative would be required to adhere to City policies and standards, and provide required development impact fees, to assure that the City can support the population growth.

Although, impacts concerning displacement of people/housing from Alternative 2 would be slightly fewer than the proposed project, this Alternative's forecast population growth would be less than with the proposed Project. Thus, Alternative 2 would be considered environmentally superior to the proposed project concerning population and housing.

Public Services and Recreation

Buildout under Alternative 2 would be similar to the project and would result in an increase of service ratios for police or fire stations in that area and increased use of school, library, and park and recreation facilities. However, similar to the project, these impacts would be mitigated by 2045 General Plan policies and payment of required development impact fees at the time of development of individual projects. Therefore, Alternative 2 would result in a less than significant impact, similar to the project.

Transportation

Alternative 2 would generate less traffic than the proposed project, given less development would occur. It is anticipated this Alternative would result in similar impacts to roadway segments, freeway segments, intersections, ramp intersections, and ramp metering, as the proposed project. Thus, Alternative 2 would be considered environmentally superior to the proposed Project concerning transportation and traffic, since less population and dwelling units would be added to the area.

Utilities and Service Systems

The residential development and forecast population growth under the "Alternative Candidate Sites" Alternative would be slightly less than the proposed Project. Thus, this Alternative would generate less demand for utilities and service systems than the proposed Project. Site-specific development accommodated under the "Alternative Candidate Sites" Alternative would involve comparable, however less, impacts to utilities and service systems as the proposed project, following compliance with the established regulatory framework. Thus, the "Alternative Candidate Sites" Alternative would be considered environmentally superior to the proposed Project concerning utilities and service systems.

Cumulative Impacts

Based on the analysis herein, Alternative 2 would have much fewer impacts to aesthetics, air quality, energy, GHG emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services and recreation, and utilities and service systems than the proposed project. Impacts to biological resources, cultural resources, geology and soils, land use and planning, transportation, and tribal cultural resources would be similar to or less than the proposed project. The proposed project was determined to have a cumulatively considerable contribution to cumulative impacts as discussed in Section 4, *Environmental Impact Analysis.* Because noise impacts under Alternative 2 would be similar to the proposed project or incrementally greater and significant and unavoidable in terms of construction noise impacts, the impact under Alternative 2 was determined to not be cumulatively considerable.

6.3 Alternatives Considered but Rejected

The following summarizes those alternatives considered, but ultimately rejected for inclusion in the analysis as they would not meet most of the project objectives, would not substantially reduce impacts compared to the proposed project, or were determined to be infeasible.

1. The City considered a mixed-use alternative that would allow for retail to be included as allowable uses of the ground floor of the Draft Housing Opportunity Sites. This alternative would involve amending the zoning code to allow for mixed-use development to occur in the Downtown Specific Plan Area. This alternative assumes that approximately one quarter of the development proposed under the project would be mixed-use. This pattern of development would encourage locally serving retail uses along with residences at the Draft Housing Opportunity Sites, which would reduce the VMT for residents of those sites and surrounding areas because they would live close to some commercial uses. The commercial component of this alternative would allow for commercial uses on the ground floor with up to five stories of residential uses above. The building envelopes under this alternative would be identical to those under the proposed project, as the reduction in residential square footage would be offset by the increase in commercial square footage. This alternative would provide housing development opportunities, and encourage the development of additional high-density housing, although to a lesser extent than the proposed project. However, this alternative would not meet all of the project objectives because it would not include enough units to ensure ongoing compliance with the No Net Loss provisions of State housing law.
2. The City considered an alternative that would require an updating to the zoning code to include requiring noise barriers to reduce construction noise for development on any Draft Housing Opportunity Site. Noise barriers would reduce on-site noise by about 10 to 20 dBA depending on construction materials and barrier height, since noise barriers are traditionally constructed of material with a minimum weight of 2 pounds per square foot with no gaps or perforations. Noise barriers may be constructed of, but are not limited to, 5/8-inch plywood, 5/8-inch-oriented strand board, or hay bales. This alternative, which would require noise barriers that would reduce construction noise, could reduce the significant construction noise impact, but would not reduce the significant and unavoidable operational noise impact. This alternative would meet project objectives to provide housing, but fewer housing units would likely be built, because development on certain sites would be infeasible due to construction cost constraints.

6.4 Environmentally Superior Alternative

CEQA requires identification of the environmentally superior alternative among the alternatives to the proposed project. The environmentally superior alternative must be an alternative that reduces some of the project's environmental impacts, regardless of the financial costs associated. Identification of the environmentally superior alternative is an informational procedure and the alternative identified as the environmentally superior alternative may not be that which best meets the goals or needs of the proposed project. Table 6-3 indicates whether each alternative's environmental impact is greater than, less than, or similar to that of the proposed project for each of the issue areas studied.

Based on the analysis of alternatives in this section, the No Project Alternative is the environmentally superior alternative as it would either avoid or lessen the severity of most impacts of the proposed project. Because the No Project Alternative would not generate new population within the City above existing buildout projections, impacts to population and housing, public services and recreation, and utilities and service systems would be eliminated. In addition, significant but mitigable impacts related to aesthetics, air quality, and noise would be reduced compared to the proposed project. However, this alternative would not meet the project objectives, as it would not increase the opportunities or encourage the development of housing in the City.

If the No Project Alternative is determined to avoid or reduce more impacts than any other alternative, CEQA requires that the EIR identify an environmentally superior alternative among the other alternatives (*CEQA Guidelines* Section 15126.6[e]). Of the other alternatives evaluated in this EIR, the proposed project would be the environmentally superior alternative.

The proposed project is the environmentally superior alternative as it would either avoid or lessen the severity of most impacts of the proposed project. The proposed project would meet all four of the project objectives identified in Section 2, *Project Description*, as it would provide a framework for accommodating a total of 2,668 units at all levels of affordability within access to transit, Downtown jobs, services, and open spaces; plan for a buffer of units to ensure ongoing compliance with the No Net Loss provision of State housing law.

Table 6-3 Impact Comparison of Alternatives

Issue	Proposed Project Impact Classification	Alternative 1: No Project	Alternative 2: Alternative Candidate Sites
Aesthetics	LTS	+	=
Air Quality	LTSM	+	+
Biological Resources	LTS	=	=
Cultural and Tribal Cultural Resources	LTS	=	=
Energy	LTS	+	+
Geology and Soils	LTS	=	=
Greenhouse Gas Emissions	LTSM	+	+
Hazards and Hazardous Materials	LTS	=	=
Hydrology and Water Quality	LTS	+	=
Land Use and Planning	LTS	=	-
Noise	SU	+	+

Issue	Proposed Project Impact Classification	Alternative 1: No Project	Alternative 2: Alternative Candidate Sites
Population and Housing	LTS	+	=
Public Services and Recreation	LTS	+	-
Transportation	LTSM	+	+
Utilities and Service Systems	LTS	+	=

NI = No Impact; LTS = Less than Significant; LTSM = Less than Significant with Mitigation; SU = Significant and Unavoidable

\+ Superior to the proposed project (reduced level of impact)

\- Inferior to the proposed project (increased level of impact)

= Similar level of impact to the proposed project

The No Project Alternative would generally result in similar or decreased environmental impacts compared to the proposed project. By reducing the number of Draft Housing Opportunity Sites, this alternative would reduce impacts related to aesthetics, air quality, biological resources, energy, GHG emissions, hydrology and water quality, noise, population and housing, public services and recreation, transportation, and utilities and service systems. The No Project Alternative would have similar impact levels to the proposed project related to cultural resources, geology and soils, hazards and hazardous materials, land use and planning, tribal cultural resources, and wildfire impacts. However, this alternative would not meet the project objectives, as it would not increase the opportunities or encourage the development of housing in the City of Huntington Park.

Alternative 2 would generally result in similar or incrementally decreased environmental impacts compared to the proposed project. By allowing for less residential uses, this alternative would reduce VMT per capita.

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Appendix A

Draft 2021-2029 Housing Element Update



City of Huntington Park

Housing Element 2021-2029

FOR ADOPTION, SEPTEMBER 18, 2023

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I. INTRODUCTION

Background

The City of Huntington Park is one of the cities that makes up the Gateway Cities district of southeastern Los Angeles County. The City is three square miles, bounded by the unincorporated community of Florence-Graham to the west, the City of Vernon to the north, three Gateway Cities to the east, and the City of South Gate to the south. Huntington Park is surrounded by major highway connections with Interstate 5 and 10 to the North, I-710 to the east, I-105 to the south, and I-110 to the west.

Since its incorporation in 1906, Huntington Park has been known for its central location and easy access to nearby cities. Located approximately six miles south of Downtown Los Angeles, 15 miles northeast of Los Angeles International Airport Huntington Park, and with proximity to major highways, Huntington Park is well-situated for regional connectivity. Huntington Park originally developed as a streetcar suburb for industrial workers in the early 1900s. The Gateway Cities region was largely developed amid a boom in manufacturing that focused Los Angeles County's industrial production in areas southeast of Downtown Los Angeles. The city of Huntington Park and surrounding cities became home to much of the County's industry sector, as well as a home to those working-class industry workers that serviced this economy. Like many Gateway Cities, Huntington Park's proximity to historical and current industrial activities has left a legacy of pollution, and the city experiences a higher pollution burden than the rest of the region and the state.

Huntington Park is a majority Hispanic/Latino community. U.S. Census data shows that over 90 percent of the city's population speaks a language other than English at home. Furthermore, some data sources show that up to 25 percent of the City's population is undocumented, which could mean that the City's population data may not fully count all residents of the city. Undocumented status can contribute to housing instability and a household's ability to access services. The city's population is disproportionately cost-burdened, meaning that households spend more than 30 percent of their income on rent. Huntington Park is one of the densest cities in the country, and high housing costs and low inventory have contributed to overcrowded housing conditions disproportionate to the region.

The city is nearly entirely built out, with very little vacant or underutilized land available for development. This Housing Element's Site Inventory consists of sites in several opportunity areas—the Downtown Specific Plan area along Pacific Boulevard, and the areas around three planned LA Metro stations at Slauson Avenue and Long Beach Avenue, Pacific Boulevard and Randolph Street, and Florence Avenue and Salt Lake Avenue.

Housing Element Purpose and Content

Pursuant to Government Code Section 65302, the General Plan must include the following elements: land use, housing, circulation, noise, safety, conservation, open space, and environmental justice. As mandated by California Government Code Section 65581, the Housing Element is the only element required to be updated on a routine basis, every eight years. The Housing Element is a comprehensive strategy for providing safe, decent, and affordable housing for all residents. The Housing Element must include:

- Identification and analysis of existing and projected housing needs, resources, and constraints;
- Identification of adequate sites for housing to meet the existing and projected needs of all economic segments of the community; and
- Goals, policies, quantified objectives, and scheduled programs for preservation, improvement, and development of housing.

The Housing Element helps the City determine how to address existing and future housing needs and plan for future growth by establishing actions and priorities for housing programs. This Housing Element was prepared for the planning period of October 2021 to October 2029, and represents the 6th Housing Element cycle.

Relationship to Other General Plan Elements

Huntington Park's General Plan was adopted in 1991 and consists of the Land Use, Housing, Circulation, Open Space and Conservation, Safety, Noise, Public Facilities, and Urban Design elements. All elements bear equal weight, and no element has legal precedence over another. California Government Code Section 65583(c) requires the Housing Element to maintain internal consistency with other General Plan Elements.

Two other elements have recently been updated or are being updated at the time of publishing this Housing Element, as required by state law.

- Senate Bill (SB) 1000 (2016) amended Government Code Section 65302 to require that cities and counties that have disadvantaged communities to incorporate environmental justice policies into their general plans, either in a separate environmental justice element or by integrating related goals, policies, and objectives throughout the other elements upon the adoption or next revision of two or more elements concurrently. The City prepared a stand-alone Environmental Justice Element, which was adopted November 15, 2022.
- Safety elements must be updated during each update of the Housing Element if additional information relating to climate adaptation or resilience becomes available. The City's Safety Element update is in progress at the time of publishing this Housing Element update.

Summary of Public Participation

The Housing Element update process began in early 2021, with a draft first released for public review July 9 to August 6, 2021. The California Department of Housing and Community Development reviewed that draft and a subsequent draft, and provided comments necessitating additional data collection, public input, and analysis. This draft addresses the comments from HCD and reflects the additional analysis, and a summary of the additional community outreach follows.

The Housing Element must reflect the values and preferences of the community. Accordingly, community participation is an important component of the development of this Element. Government Code Section 65583(c)(8) states that the local government must make "a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." This process not only includes community members, but also participation from local agencies and housing groups, community organizations, and housing developers.

In 2021, the City released a housing survey, held two community workshops, and a study session with the City Council and Planning Commission. In 2022, as part of revisions to the City's Housing Element draft originally released in 2021, the City re-engaged the community to solicit more input from stakeholders and community members. Community engagement events in 2022 included meetings with the City's Environmental Justice Advisory Committee, stakeholder interviews with service providers and housing developers, community pop-up events, a project-specific website, in-person and virtual community workshops, and study sessions with decision makers. A complete record of the public engagement program is available in Appendix A.

Public Noticing

To reach the largest and broadest spectrum of community members and stakeholders, Huntington Park utilized the following notification methods throughout the Housing Element update process:

- Regular posts to the City's social media accounts, including Facebook, Twitter, and Instagram, announcing community workshops, study sessions, and public comment periods.
- City staff developed email and mailing lists of community and advocacy groups, non-profits, faith-based organizations, and school-based organizations to provide outreach and regular updates about the Housing Element, Environmental Justice Element, and Safety Element Updates.
- The interested parties email list was regularly maintained and included community members who had signed up on the project website, at community pop-up events, and at community workshops.
- The City developed flyers in English and Spanish advertising the project. City staff handed out flyers at community pop-up events. See Appendix A for example flyers.

Advisory Committee

An advisory committee was established to discuss and obtain input primarily on environmental justice issues. The advisory committee consists of the following 12 community members:

- Laura Cortez, East Yard Communities for Environmental Justice
- Eileen Garcia, Tree People
- Dr. Wilma Franco, Southeast Los Angeles Collaborative
- Carol Xochimitl, HUB Cities
- Laura Avila, Human Services Association
- Areli Caballero, College Student (Environmental Science Major)
- Mia Calderon, Youth Resident
- Miguel Vargas, Community Resident
- Chris Aguilar, Community Resident
- Ana Michel, Small Business Owner/Resident
- Ricardo Barbosa, Planning Commissioner
- Alicia Rodarte, AltaMed

While the committee was formed to support development of the City's Environmental Justice Element (adopted November 15, 2022), the members also provided valuable insight on affirmatively furthering fair housing issues and policy development at its July 12, 2022, August 13, 2022, and September 13, 2022, meetings. Members also received a presentation on the ongoing Safety Element Update and provided input on climate vulnerability issues to inform the development of the Safety Element.

The advisory committee reviewed the proposed sites inventory, initial AFFH findings, and proposed policies addressing AFFH issues and provided the following comments related to housing:

- Concerns about concentrating lower-income housing in any one area of Huntington Park, i.e., a preference to distribute lower-income housing throughout the city.
- Concerns with constructing housing near areas with high pollution and contamination, specifically sites around the planned Slauson/Long Beach and Pacific/Randolph transit stations due to contamination and pollution from industrial uses in the area.
- Identified six sites in the downtown specific plan (DTSP) for development to provide lower-income housing.
- Support of programs related to inclusionary housing and rent control.
- Identified higher concentration of people with disabilities in downtown area because of public transportation that runs through that area creating more opportunities for access for people who cannot drive.
- Identified higher educational outcomes in certain areas because of concentration of charter schools, which put a lot more emphasis on STEM education. Also, identified high education attainment located on the westside because two high schools are located there, so educational attainment scores could be related to school access.
- Concerns about the affordability of living in Huntington Park and how it leads to overcrowding. There should be programs to help address the cost and subsidize it.
- Support for a rent escrow program to help keep landlords and property managers accountable.

Stakeholder Interviews and Focus Group Meetings

As part of the outreach process, the City reached out to various stakeholder representatives, service providers, and housing developers to inform the organizations about the Housing Element Update. Staff asked that the organizations participate in a stakeholder interview to share their organization's experience with affordable and attainable housing in Huntington Park and other Los Angeles gateway communities.

In August 2022, the City met with representatives from the following community-based organizations and/or service providers:

- Advocates for Human Potential, an organization that advises local governments on accessing funding and developing strategies around housing and homelessness.
- Hub Cities Consortium, which provides job training and placement to residents of the Gateway Cities, with some specialized programs for people transitioning out of homelessness.

- Southeast Community Development Corporation, which has community and technology centers in nearby Bell and Cudahy, and provides education for children and adults on technology, and new programs to educate first-time homebuyers on the homebuying process.
- Gateway Cities Council of Governments, the subregional government for the Gateway Cities, with a number of housing-related Regional Early Action Planning Grant-funded programs to help Gateway Cities meet their housing needs.

These interviews covered the following topic areas:

- The housing issues faced by the organization's clientele
- What the City of Huntington Park is doing well to address housing issues
- What solutions other similar or nearby cities have developed that have been effective at addressing housing issues in the region

The City met with affordable and market-rate housing developers including BRIDGE Housing, National CORE, NewStart Housing, and Warmington Residential. Not all developers had worked in Huntington Park, so the questions focused on development processes and regulations generally. Discussion topics included:

- Potential for building in Huntington Park
- Parking standards, open space requirements, density, and other development standards
- The value of a by-right development process vs. a discretionary process
- Developers' experience using new state streamlining laws to help speed up the process of development
- Examples of processes or new regulations implemented by similar or nearby cities that have been effective at increasing housing production
- Challenges in redeveloping formerly industrial and/or contaminated land
- Challenges in developing smaller, nonvacant, and/or infill sites common in Huntington Park

Focus Group Meeting with Communities for a Better Environment

On Monday, August 29, 2022, the City met with Communities for a Better Environment (CBE) to present and discuss key components of the Housing Element Update, including housing constraints, affirmatively furthering fair housing, and developing the housing sites inventory. The presentation was translated in Spanish verbally and written form. At the end of the presentation, attendees were able to provide the following comments and questions:

- What will be the City's process for environmental cleanup before development? We want to encourage environmental cleanup before development.
- What other efforts besides the Downtown Specific Plan are there to develop housing? How much affordable housing will the City require for each of these projects?
- Because there are three transit sites, does that mean the City will create a transit-oriented development? For the amount of housing that is required, we are concerned about prioritizing the very low income and low income when there are four income levels, when the City does not have a TOD policy.

- How does the City meets its regional housing needs assessment for moderate income and above? Why is the City prioritizing these income levels when the community needs more affordable housing for low income and very low income?
- What is the City doing to ensure housing is available for other vulnerable populations, such as seniors and those with disabilities? What about transitional housing and senior supportive housing?
- We know that residents lack access to parks and green spaces. What is the City's plan to ensure that residents will have access to parks and green spaces when building new housing?
- What has the City done to address lead and asbestos contamination in housing? What other programs are the City trying to address these issues and maintain poor quality housing? We need it.
- A comment on what we have seen other cities doing. Bell Gardens passed rent control up to four percent cap. We would like to see a similar policy in Huntington Park.

Community Pop-Up Events

The City hosted an informational booth at the City's farmers market to distribute flyers, advertise upcoming community workshops, and gather input from the community on housing needs, fair housing issues and climate vulnerabilities. The City's farmers market is a well-attended and reliable community event held every Wednesday. The pop-up events were held from 8:30 am – 1:30 pm on August 17, August 31, and September 7, 2022. Two of the community pop-up events included interactive posters and a raffle giveaway to incentivize participation and to collect community input for updates to the Housing Element and Safety Element. All materials at the pop-up events were provided in both English and Spanish. Also Spanish facilitation was utilized to prevent language barriers in participation. Informational flyers about the housing element, focused general plan updates and upcoming events were distributed and included a QR code so participants could conveniently access the project website from their cell phones for additional information. The following summarizes the input received from the three interactive pop-up events. See Appendix A for the interactive posters, pictures, and public comments collected.

August 17, 2022 Farmers Market

The City set up a booth at the farmers market on August 17, 2022. The objective of this pop-up event was to distribute flyers advertising upcoming workshops and collect public comments related to housing, safety, and environmental justice. An email sign-up sheet was available to expand the interested parties' email list. Open-ended comment cards were available, and the following comments were collected:

- School traffic is causing public safety issues for residents.
- I would like them to take action on Randolph and Milles Street, especially that [drivers] do not double park, respect driveways and do not block pedestrian pathways.
- Illegal body shop on Newell and Gage Street; paint cars and they do not have adequate security. In front there are a lot of cars that they don't serve, and this is unsafe for our kids that walk through there from school.

August 31, 2022 Farmers Market

The City set up a booth at the farmers market on August 31, 2022 with two interactive posters available to spark conversation about and gain input for the Housing and Safety element updates. Once participants gave feedback, their name was entered into a raffle, a total of four names were drawn and each person received a $50 gift card. The team also distributed flyers advertising the two study sessions as well as an educational flyer on the overall General Plan update. Based on the input from the interactive posters and conversations with participants, the main themes for each element were:

Housing

- Rent is too high, and housing is unaffordable.
- Rent control is needed.
- Residents have experienced poor housing conditions, paying too much, and overcrowding.
- More programs are needed to support homeownership, housing repairs, and renters rights/rent control/rent assistance.

Safety

- Worsened air quality is the biggest climate concern.
- Power often goes out and many people experience fatigue during heat waves.
- Want education on how to protect yourself from heat and climate change.
- More education opportunities on placing solar panels in homes.
- Better and safer public transit.

September 7, 2022 Farmers Market

The September 7th farmers market pop-up event included the same interactive posters and a raffle activity as the August 31st event. The intent was to continue to collect community input regarding housing needs, fair housing, and climate vulnerabilities. Based on the input from the interactive posters and conversations with participants, the main themes for each element were similar to the August 31st event. For housing these included the high cost of rent and housing affordability, poor housing conditions including overcrowding; and suggestions to support more programs for homeownership, repairs, and renter's rights. For safety these included worsening air quality and increased heat waves. The following summarizes some of the additional input provided by the community:

Housing

- Poor housing quality and limited code enforcement.
- Concerns about homelessness and public safety in neighborhoods.
- Suggested housing programs included first-time homebuyer programs, lowering rents, landlord-renter mediation services, and education regarding affordable housing and home ownership as well as educational programs for youth.

Safety

- Health risks associated with heat waves for children and adults, including heat sickness, nausea, dizziness, blood pressure issues.
- Suggested programs included cooling areas, tree planting and shade programs, energy/electricity programs, community outreach, programs and activities for seniors (e.g., swimming programs for seniors).

Project Website

The City's website hosted and created a separate dedicated project website. The project website served as a key information hub where residents could see all events listed, find links to join meetings, and various other ways to get involved. The project website provided detailed background information on the Housing Element, Environmental Justice Element, and Safety Element updates including the purpose of each element, informational videos, and links to the City's previous educational websites.

- The City's housing element website is available at www.hpca.gov/787/Housing-Element.
- The City's new housing element website (described below) is available at www.huntingtonparkgpupdates.com.

Project materials associated with each element were updated regularly on the websites, including information for upcoming events, and virtual workshop PowerPoint presentations and video recordings. A form on the website enabled people to sign up for project email updates and provide comment at any time throughout the project process. The City's housing element web page and the dedicated project website were available in English and Spanish.

Community Workshops

Workshops Hosted in 2021

In 2021, the City hosted two educational community workshops. On July 1, 2021, the City explained its past non-compliance with Housing Element requirements, new requirements and the 6th Cycle Housing Element update, and the Regional Housing Needs Allocation (RHNA) requirements. On August 2, 2021, the City hosted a second workshop to provide information about resources and opportunities in Huntington Park, constraints to development, and the housing action plan. Both workshops provided the opportunity for community members to ask questions.

Workshops Hosted in 2022

In 2022, workshops for the Housing Element were held both virtually and in person during the month of August. These workshops were hosted on two formats to encourage broader community engagement of community members and prioritize safety of those who are not able to attend in-person events due to the COVID-19 pandemic. The workshops held on August 23 and 24, 2022, focused on the Housing Element update process, key concepts related to fair housing, the Safety Element update, and opportunities for community members to stay involved in the process. Attendees had the opportunity to answer pre-written polling questions and questionnaires on housing needs and conditions. Due to low attendance at the workshops, the virtual workshop presentations were also posted to the project website, described above. There were forms on the project website also by which community members could submit comments and provide feedback.

Survey

In June 2021, the City circulated a survey to ask stakeholders and community members questions regarding housing needs and current conditions. Survey questions focused on satisfaction with their current housing, physical conditions of their housing, satisfaction with housing options in Huntington Park, housing types, community amenities, home ownership barriers, rezoning, housing concerns, and demographic questions. There were 130 responses to the survey.

City Council and Planning Commission Study Sessions

The City held study sessions with the City Council as well as public hearings with the Planning Commission and City Council following release of the Draft Housing Element.

May 13, 2021 – City Council and Planning Commission Study Session

The City hosted a joint study session with the City Council and Planning Commission that was open to the public on May 13, 2021. The presentation described existing challenges and Housing Element requirements, including special needs housing and the RHNA. All material was translated into Spanish. The presentation concluded with the opportunity for decision makers and community members to ask questions and provide comments.

August 31, 2022 – Planning Commission Study Session

The City hosted a study session with the Planning Commission that was open to the public on August 31, 2022. At this study session, the City explained the objectives and requirements for the Environmental Justice Element, including current conditions in Huntington Park; the Housing Element, including fair housing practices and sites inventory; and the Safety Element, including current hazard conditions and potential climate change impacts. The presentation was given in person and via Zoom and Spanish translation services were provided.

September 6, 2022 – City Council Study Session

The City hosted a study session with the City Council that was open to the public on September 6, 2022. At this study session, the City explained the objectives and requirements for the Environmental Justice Element, including current conditions in Huntington Park; the Housing Element, including fair housing practices and sites inventory; and the Safety Element, including current hazard conditions and potential climate change impacts. The presentation was given in person and via Zoom and Spanish translation services were provided.

Draft Housing Element Available for Public Input

The draft Housing Element was first released for public review from July 9, 2021, to August 6, 2021. The draft Housing Element was posted to the City's website and a notice was emailed to interested parties.

September 15, 2023 Draft

After revisions that were required to address comments from HCD, the draft Housing Element was released for public review September 15, 2023, for the minimum statutorily required seven days. The Housing Element was posted on the project website, and a notice was emailed to all interested parties.

Two comments were received. Both comments expressed support for housing strategies, policies, and programs that provide opportunities for home ownership. Section V, Housing Action Plan, provides policies and programs to balance the need for rental housing with the need for for-sale housing (both of which were substantiated by a review of demographic data and community input). Policy 1.1 supports existing and potential new programs that support home ownership (financial assistance and policies to increase the supply of affordable for-sale housing). Program 1 contains a number of actions to promote, augment, and continue existing financial assistance programs for first-time homebuyers. Program 5, Preservation of At-Risk Units, contains actions through which the City will explore the feasibility of tenant opportunity to purchase programs, which could expand opportunities for lower-income households to purchase existing rental units. Inclusionary requirements for for-sale projects referenced in Policy 1.1 may be adopted under Action 11-3, which would build on subregional inclusionary studies and strategies done by the Gateway Cities Council of Governments.

One comment letter from Communities for a Better Environment (CBE), the Public Interest Law Project, and Disability Rights California was received after the public comment period had closed, on October 17, 2022. This comment letter was considered in the preparation of the subsequent draft and by HCD as a third-party comment.

The draft was submitted to HCD for review on September 27, 2023, and a letter of findings from HCD was received November 10, 2022.

January 10, 2023 Draft

A draft addressing public comments and findings from HCD's review was published for the statutorily required seven days on January 10, 2023. The Housing Element was posted on the project website, and a notice was emailed to all interested parties.

One comment letter from CBE et al was received on January 17, 2023. The following changes were made to address comments in the January 17 CBE et al letter:

Comment	Response
The advisory group committee mentioned on page I-3 was not an advisory committee formed for the explicit purposes of commenting on the Housing Element, but rather for commenting on the creation of the Environmental Justice Element, that the City was required to complete. Only one meeting was set aside to discuss the Housing Element explicitly and that meeting was not attended by the majority of the Environmental Justice Advisory Committee.	Clarified the purpose of the Advisory Committee and the specific meetings at which the Housing Element was discussed. (Page I-3)
On page I-9, the last public review of the Housing Element draft dated, September 15, 2023, refers to the 7 days that was set aside for public comment as required. A 7 day comment letter period is not the requirement but rather the minimum amount,"[f]or any subsequent draft revision, the local government shall post the draft revision on its internet website and shall email a link to the draft revision to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting the draft revision to the department."	Clarified that the seven-day public review period is the minimum statutorily required review period. (Page I-9)
There is no mention on pages I-9 and I-10 of our letter dated October 17, 2022 and sent to Mr. Steve Forster, Director, Department of Community Development. Please see Attachment 1 for further reference.	Added reference to comment letter from CBE et al on September 15, 2023, draft. (Page I-10)

Comment	Response
Concern that there is no homeless shelter in the City of Huntington Park and the City does not administer a homeless prevention program. Under SB 2 (effective January 2008) amended the California's Housing Accountability Act (HAA) to require local governments to take specific zoning actions to encourage the development of emergency shelters and transitional and supportive housing. Suitability of a zone for emergency shelter uses is determined by examining what other uses are permitted in that zone, and whether those uses are generally compatible with residential and shelter use. On pg. IV-14 "[e]mergency shelters with up to 30 beds are permitted by right in the Industrial/Manufacturing Planned Development (MPD) zone and emergency shelters with more than 30 beds are conditionally permitted in the C-G (General Commercial) zone," this proposed zoning raises concerns as it is noted that there are many industrial uses in the City that are sources of pollution that may impact public health. It would be inappropriate to site emergency shelters in these zones by right as it is likely to pose health risks.	The City provides funding to nonprofits to support homelessness programs, described in detail in Chapter 2, Housing Needs Assessment. Chapter 2 and Chapter 3, Constraints, describe in detail the need for emergency shelters, and transitional and supportive housing to serve the City's homeless population and the barriers to developing those facilities. Program Housing Element Program 7 contains provisions to modify the zoning code to facilitate emergency shelters and seek funding for the development and operation of emergency shelters. Emergency shelters will also be allowed in the new Transit-Oriented Development Overlay District, and a clarifying statement has been added to Action 10-5. Programs 7 and 13 contain provisions to modify the zoning code to facilitate transitional and supportive housing and seek funding for the development and operation of such facilities.
Concerns over developers' statement that "required open space often goes unused,and can constrain their ability to achieve the maximum density allowed." While the City's RHNA will likely amount to more density, we do not feel that development of units should sacrifice open space. The City is park poor and admittedly very dense and in order to provide residents some open space developers should be asked to incorporate open space design elements in their projects. Open space and green space have shown to provide positive health impacts to communities.	The Housing Element acknowledges (consistent with the Environmental Justice Element adopted November 15, 2022) that the increased provision of open space is crucial to creating more equitable access to resources throughout the city. The Housing Element does not commit to reducing open space requirements, only that those requirements will be the subject of ongoing outreach to determine the most effective way to provide open space in new development while ensuring projects develop at densities that will meet the City's obligations under the Housing Element. The provision of open space throughout the City will be addressed comprehensively through Program 14.
We appreciate the acknowledgment that Slauson/Long Beach and Pacific/Randolph "have high pollution exposure" and that soil remediation may be required. However, given that a proposed TOD ordinance might create streamlined, administrative approval for qualifying projects how exactly will the City ensure safeguards from vapor intrusion, soil contamination, air emissions, etc. for projects sited in these areas.	Policy 4.7 in the January 9, 2023, HCD Review Draft of the Housing Element requires environmental remediation for development of all properties near or with on-site contamination.
Creating Green City Ordinance is a positive step, but we would like to see the City adopt a "Building Decarbonization" ordinance. The City has the opportunity to encourage all new buildings that come online to be completely electrified. As a City that has been negatively impacted by a multiple sources of pollutions for decades ensuring that new buildings are built with electrification in mind can help reduce indoor pollution that comes from burning gas stoves and gas heaters. Furthermore, encouraging electrification in new building can help reduce Green House Gas emissions originating from buildings.	The City may consider a building electrification ordinance in the future. However, it is recommended that this be done more holistically and in concert with a more comprehensive carbon reduction strategy. The preparation of a future ordinance should consider additional cost burden or displacement risk to vulnerable communities, the phasing of implementation, funding strategies, regulatory barriers, and coordination with utility providers and other agencies.
Concerns over the proposed Action 13-1, Protecting Existing Residents from Displacement. This draft Housing Element covers how many residents are in fact rent burdened and many families would qualify for being considered Very Low Income and Extremely Low Income, however there is no discussion anywhere in this Housing Element on Rent Control or Just Cause Evictions. The City is aware that many of its proposed sites for development would create projects in the Downtown area but it does not acknowledge how such development can cause gentrification and in turn cause	The language in Action 13-1 has been modified to clarify that the City will adopt local regulations aimed at protecting existing residents from displacement, examples of which are listed in Action 13-1. Based in this comment, a rent control or just cause eviction ordinance has been added to the list of local regulations that will be considered. Action 13-5 has been added as an interim measure to provide residents with information about statewide regulations and Action 13-6 has

Comment	Response
displacement. Having programs such as rent control and just cause eviction protections can help with community stability. It is not enough to do tenants workshop, right of return requirements if tenants are unable to pay the current rent. A rent control ordinance can help protect tenants from land speculators and unjust rent increases. Furthermore, just cause eviction protections will dissuade unsubstantiated unlawful detainer filings.	been added to commit the City to adopt a local relocation plan that complies with and implements state law.
Action 13-2. Homeless Services and Housing. Rather than invest in the City of Huntington Park Police Department participating in SERMET, it may be better to create an actual team of specialists that can help with mental health crises. Historically, police departments are not the best equipped in mental health and homeless outreach. Working with different County services maybe be a better partnership than allowing for the police to manage these sensitive cases.	SERMET is a successful regional program that the Huntington Park Police Department participates in along with police departments from other southeast Los Angeles cities, together with the Los Angeles County Department of Mental Health. Action 13-2 contains other provisions to support homelessness programs, emergency housing assistance, and the development and operation of housing for people experiencing homelessness.

The draft was submitted to HCD for review on February 7, 2023. An additional comment letter from CBE et al was received by the City and HCD on March 3, 2023. This letter was considered by the City in the preparation of the subsequent draft, and by HCD as a third-party comment. A letter of findings from HCD was received March 24, 2023.

The following changes were made to address comments in the March 3 CBE et al letter:

Comment	Response
…Given the increase in homelessness within the City, the element should include a complete analysis of characteristics of persons experiencing homelessness including by protected characteristics such as race and ethnicity, familial status, and persons with disabilities. [page 1]	Using all available data including qualitative data from City staff and service providers, the homelessness analysis has been updated.
The element still lacks analysis and evaluation on the displacement pressures on existing residents for specific areas such as the Downtown Specific Plan area and TOD overlay and programs with specific actions, metrics, and milestones to address both displacement risk and environmental risk. [page 2] … while the City commits to evaluating antidisplacement policies, it must commit to programs as well, with concrete methods and timelines. Additionally, rent control requires a just cause eviction ordinance to be effective, so the City should have a program regarding both types of ordinances, rather than one "or" the other. [page 2]	The draft Action 13-1 was modified to commit to adopting one of the listed strategies and added milestones (page VI-21).
…despite the revisions since the last draft Housing Element, it is still unclear that the City has considered how to ensure that additional housing capacity is created in moderate-resourced tracts. [page 3]	The Sites Inventory identifies 635 total units in moderate-resource census tracts, or about 25 percent of the total units. The Housing Action Plan contains a number of programs to increase investment in lower-resource areas (including but not limited to Action 10-3, Action 10-5, Action 13-4, Action 14-3, Action 14-4).
Because more than 50 percent of the City's identified sites are non-vacant it is presumed that existing uses will impede residential development of the non-vacant sites until finds based "on substantial evidence that the use is likely to be discontinued during the planning period." Government Code section 65583.2(g)(2) these non-vacant site. The analysis contained in the February Draft (p. V-26). does not	Additional analysis was added to "Suitability of Nonvacant Sites" in Section V.

Comment	Response
satisfy the requirements of Government Code section 65583.2(g)(2). [page 4]	
While we agree that requiring a Phase I Environmental Site Assessment for all residential projects within 500 feet of sites that are active or have historical pollution (Policy 4.7) would address environmental constraints on sites, the City should require this analysis for all vacant and nonvacant sites in the City which could be developed for residential use during the planning period. [page 4] …Policy 4.7 should extend to all sites in the City to ensure a proper evaluation for lead and other contaminants that may be on the site. [page 5]	Policy 4.7 was modified to apply to all residential projects in the city.
The ability to have assistance in retrofitting homes with air filtration is well received, however, more specific programs to decrease in-home pollution must be added.	References to Environmental Justice policies to address pollution were added to the Assessment of Fair Housing (page II-106).
Given the likelihood of contamination in the community there must be some safeguard for streamlined projects in the City. [page 4]	Policy 4.7 addresses contamination issues outside of the CEQA process to ensure contamination is addressed for projects allowed by-right, other processing or CEQA streamlining provisions.
Lastly, it is still unclear whether the sufficient existing or planned water, sewer, and other dry utilities to accommodate the City's regional housing needs for the planning period. [page 5]	The availability of infrastructure is discussed in Section III, and Program 14 addresses deficiencies in the current systems.
In analyzing the threat of displacement in the sites inventory analysis it would be helpful to concretely name those preventative actions. [page 5]	Program 13 has been revised to specify the measures the City commits to analyzing and adopting.
City residents ask for a commitment to developing homes that would include family-size units and providing goals for developments of such units in the site inventory analysis would guide development in the City. [page 5]	Action 7-4 states that the City will modify local density bonus regulations to allow bonuses for "family housing." Added "family-sized housing" for clarification.
City-owned sites must go through a Surplus Lands Act (SLA) notification process prior to being disposed by the City. The sites inventory assumes that some of the properties will not be sold under the SLA and they would be used for above moderate-income housing. Even if that is the case, the Surplus Land Act requires that sites that can accommodate 10 or more residential units in the property must have no less than 15 percent of the total number of residential units developed sold or rented as affordable housing as defined Section 202(c)(1).…These sites should properly account for the affordable housing required under the SLA. [page 5-6]	The City formulated assumptions about affordability based on HCD guidelines and Housing Element Law. City-owned sites did not meet the criteria to count toward the City's share of the lower-income RHNA. Action 10-4 has been edited to clarify that the City will follow the Surplus Land Act in the development and disposition of those sites, including any affordability requirements.
…The TOD overlay would serve better use if more than 30 percent, preferably 50 percent, of the available units are allocated for very low- and low-income RHNA categories. [page 6]	The City applied assumptions for affordability as outlined in the Sites Inventory.
However, the City should be able to estimate total fees for multifamily developments of different sizes and compare those fees to what neighboring cities charge. [page 6]	The fees analysis was updated to include fees charged for actual projects.
Action 7-2 commits to "[m]odify the required findings for Development Permits (Section 9-2.1007) to remove subjective language." Draft, VI-13. However, the Draft does not acknowledge that finding 2 ("harmonious and compatible") is also subjective, and Action 7-2 does not identify the subjective language to be removed or amended. Draft, IV-23, VI-13. Further, the Draft does not analyze the possibility of allowing some or all multifamily housing by-right in	The program commits to Finding 3, 5, and 7. Finding 2 is not subjective ("the proposed development is consistent with the General Plan"). The TOD Overlay Zone will allow multifamily housing by-right. Modifications to the Development Permit process would remove subjectivity for all multifamily housing.

Comment	Response
some or all residential zones, despite acknowledging that single-family homes are allowed by-right in multiple zones. [page7]	
Similarly, the Draft acknowledges that the City's subjective design review process constrains housing development. Draft, IV-27. However, the only program that addresses this requirement, Action 7-2, is vague, committing only to "[c]reate processes that allow projects with an affordable component to proceed along a faster entitlement path, that would avoid discretionary review" sometime in 2023. That Housing Element should commit to specific amendments to the design review and development permit processes that will, by a specific date, eliminate discretionary permit requirements for affordable housing developments. [page 7]	Action 7-2 was edited to specify actions the City will take to reduce subjectivity in housing development review.
Further, while HCD's group home guidance indicates that cities may require conditional use permits for licensed residential care facilities serving more than six residents, it goes on to explain: "Local governments must still provide flexible and efficient reasonable accommodations in these permitting processes. This means that some requests for exceptions to permitting processes should be resolved through reasonable accommodation procedures instead of conditional use procedures." HCD, Group Home Technical Advisory (Dec. 2022), 26 (emphasis added). In contrast, the Draft, in describing the City's reasonable accommodation ordinance, states: "A reasonable accommodation cannot waive a requirement for an entitlement (e.g., Conditional Use Permit, Development Permit, General Plan Amendment, Zoning Amendment, Subdivision Map) when otherwise required or result in approval of uses otherwise prohibited by the City's land use and zoning regulations." Draft, IV-19. The Draft does not commit to amending this aspect of the reasonable accommodation ordinance. [page 8]	Action 7-2 commits to allowing the Reasonable Accommodation process to allow an exception to the requirement for a CUP for large group homes.
The February Draft fails to describe or analyze requests to develop housing at densities lower than those projected in the site inventory as it did in previous versions as well. [page 9]	This analysis is included and is located on page IV-11.
While the February Draft now commits to removing the CUP requirement for SROs, as well as the prohibition against conversion of hotels and motels into SROs, it does not analyze the City's other restrictions on SROs as constraints. [page 9]	Analysis of the City's SRO standards has been expanded in Section IV, and additional actions to address constraints added to Action 13-3.
Action 2-3. Affordable Accessory Dwelling Units: Revise this program to detail what grants and financial incentives will be available and how the City will promote homeowner participation in the HCV program. Please clarify whether the grants and incentives will be available to low income households attempting to rent an ADU or to homeowners who rent their ADU to a lower income family or individual. Also, clarification is needed about when will the City begin to monitor the affordability levels of permitted ADU's and what point in the planning period will the City determine if the projections are incorrect and whether additional incentives or rezoning are necessary Revisions should commit to making this determination by 2025 [page 9-10]	Action 2-3 was modified to include additional specific actions and timeframe for actions. Clarified that incentives would be offered to lower-income households for building new ADUs or legalizing existing ADUs.
Action 3-2. Rental Inspections: The rental inspection ordinance should prohibit rent increases within a year of requested repairs to ensure that cost of repairs is not passed on to tenants in addition to making owners aware of resources to make repairs. [page 10]	Action 3-2 includes referrals to the Fair Housing Foundation to ensure tenants are not adversely affected by the inspection process and any required repairs.

Comment	Response
Action 7-1. Zoning Changes to Achieve Consistency with State Law: In addition to the changes listed in this program, the zoning code must be amended to allow by-right development if more than 20% of the units are affordable to lower income households on sites rezoned to accommodate the RHNA from the 5th cycle (Government Code section 65583.2(h)). [page 10]	Policy 4.4 and state law establish this requirement.
Action 10-1. Lot Consolidation: Revise the program to identify whether fee waivers or deferrals will be available, and if both are possible clarify who will decide which is available for a particular project and what criteria will be used to decide between the two incentives. [page 10]	Action 10-1 modified to specify that the City will offer fee deferrals in all cases.
Action 10-5. Transit-Oriented Development Overlay District To partially address displacement due to increased development pressures on properties included in the TOD Overlay, the zoning code should allow by-right development when more than 20 percent of the units are affordable. Also, review the zoning code and commit to any needed changes to the code in order to comply with Government Code section 65583.2(h)(allowing 100% residential use in the mixed-use zone and permitting residential development by-right in the mixed-use zone if the proposed development requires at least 20% of the units to be affordable to lower income households). This program should also include efforts to support locally owned business remain in the neighborhoods where they are located. [page 11]	Existing programs to support local businesses described in Section II. (page II-101) Action 13-7 was added to address displacement of local businesses.
Action 12-2. Housing Choice Voucher Program Promotion This program is focused on making tenants aware of the Housing Choice Voucher (HCV) Program. Los Angeles County already has a years' long waiting list of families and individuals who desperately need a housing subsidy. In order for the program to be effective more landlords are needed to participate and accept vouchers. To increase mobility and to address families overpaying rent, the City should revise this program to do outreach to landlords to: 1) encourage their participation in the HCV, and 2) educate landlords about the state law prohibiting discrimination against voucher holders. [page 11]	Action 12-2 was modified to include these recommended actions.
Action 13-1. Protecting Existing Residents from Displacement While it is commendable that this program now commits to adopting an antidisplacement measure, it is unclear if one of example measures listed in the program will be adopted, or if the "example" language would allow the City choose a strategy not listed in the program. Please revise the program to state that "One of the following strategies will be evaluated." Also, the timeline for adoption should be moved back to 2025 so that the strategy is in place before the displacement pressures are insurmountable. [page 11]	The draft Action 13-1 was modified to commit to adopting one of the listed strategies and added milestones (page VI-21). The City met with CBE during the development of the subsequent draft, and CBE submitted additional written comments on this program. The City considered these comments and incorporated some of CBE's recommendations into the draft, including consideration of additional tenant protections.
Action 13-2. Special Needs Housing Include outreach to landlords to participate in the HCV program and educate landlords about the state prohibition against refusing to rent to voucher holders. Also, this program should commit the City to remove any limitation on unlicensed group homes of more than 6 people. [page 11]	See edits to Action 12-2.

Comment	Response
Action 13-6. Relocation Requirements Revise the program to indicate that replacements units are required if rent controlled units, units with deed restricted rents, or units that are or were occupied by lower or very low-income households must be replaced. [page 11]	Added clarifying language from the statute to Action 13-6.

May 2023 Draft

A draft addressing public comments and findings from HCD's review was published for the statutorily required seven days on May 8, 2023. The Housing Element was posted on the project website, and a notice was emailed to all interested parties.

One comment letter from CBE et al was received on May 16, 2023. Comments and the City's responses incorporated into this draft are summarized as follows:

Comment	Response
Commenters noted that programs (Actions 13-4, 14-3 and 14-4) to address investment in lower-resources areas of the city are not in the Housing Element.	Action 13-4 (Placemaking), Action 14-3 (Open Space Planning), and Action 14-4 (Active Transportation Planning) are in the Housing Element Housing Plan. Program actions to address investment in lower-resources areas include, but are not limited to, Action 13-4, Action 14-1 (General Plan Update), Action 14-3, and Action 14-4.
Commenters asked that analysis of feasibility of non-vacant sites "indicate why similar projects would be feasible in Huntington Park if Huntington Park does not have its own track record of converting non-vacant sites to residential development."	Section V, Sites Inventory, contains a detailed analysis of example projects in the Gateway Cities area and their relevance to inventory sites in Huntington Park. The Housing Element analyzes transit areas similar to the future transit areas in Huntington Park, brownfield redevelopment sites similar to those in Huntington Park, and declining commercial or industrial areas similar to those in Huntington Park.
Commenters asked that the City include a program to establish "just cause tenant protections and a vacant property tax, and create a separate program to address the after effects of displacement." Commenters also requested additional displacement analysis. Commenters also request that the City commit to adopting all four strategies outlined in Program 13-1, adopting rent control, and adding clarification to strategies in Program 13-1.	The City met with CBE et al to discuss previously expressed concerns regarding the Draft Housing Element's displacement analysis and the City's proposed anti-displacement strategies. The City made numerous changes to the draft Housing Element to address commenters' concerns regarding displacement of local businesses, programs addressing replacement housing, strategies such as rent control and just cause evictions. Commenters previously asked for clarification regarding the strategies proposed in Program 13-1 and that has been added to the program language.
Commenters clarified prior remarks regarding affordability of future Transit-Oriented Overlay District projects and asked that affordability requirements be included in the TOD regulations. Commenters also asked that multi-family development be allowed by right in more zoning districts than the TOD overlay district.	The Draft Housing Element includes numerous programs to encourage and prioritize affordable housing through permit streamlining, density bonus programs, and ministerial, objective review processes. Adding affordability requirements to a new zoning district may act as a constraint to development in a city which has not experienced much multifamily development in recent years, and which has an obligation to provide housing at all income levels. Under Action 7-5, the City will monitor its progress toward meeting its share of the RHNA for every income level and make zoning changes as appropriate to keep pace and encourage affordable housing development. With changes to existing regulations in programs 7 and 10, multi-family development in the R-M, R-H, C-P, C-G, and all DTSP zones would be allowed by right, with a Development Permit approved administratively. The approval process would not include discretionary review.

Comment	Response
While noting that the City has addressed prior concerns with group home regulations, commenters asked that Housing Element analyze the City's definition of "family" as a constraint to group homes.	Commenters state "zoning ordinances sometimes restrict or limit group homes in single-family residential zones through definitions of single housekeeping units or single-family homes." The City's zoning ordinance contains provisions for group homes noted by commenters to be modified through Program 7. The City's definition of family is analyzed as a constraint on page VI-18. The definition does not exclude group homes. The development of group homes is not constrained by this definition. Local group home regulations do not rely on the definition of "family" to regulate group homes.
Commenters asked that the analysis provide "information as to why developers are requesting lower densities than those projected in the site inventory."	As noted elsewhere in the Housing Element and by commenters, there have been few multi-family projects approved in the City. There have been no requests to develop housing at lower densities than those anticipated in the sites inventory. Clarification has been added to this analysis (page IV-11). Nonetheless, Housing Element programs 10 and 11 would address future requests by establishing minimum densities in the Downtown Specific Plan area and the new TOD Overlay District.
Commenters asked that specific ADU-related grants and incentives be identified in Action 2-3.	Potential sources of funding were added to Action 2-3.
Commenters request an anti-harrassment ordinance, no fault eviction protection, temporary relocation assistance, or mandatory relocation assistance be incorporated into Action 3-2, Rental Inspection.	Under Action 3-2, Code Enforcement staff will connect property owners with rehabilitation assistance to maintain the affordability of a unit requiring repairs, and connect tenants with fair housing resources to ensure tenants are not displaced or priced out of the housing units once repaired. Other anti-displacement strategies are discussed and addressed in Action 13-1.
Commenters noted that a timeframe and objectives were missing from Action 13-2, and asked for additional analysis regarding displacement of small businesses.	A timeframe and objective has been added to the action related to small businesses, Action 13-7. Additional details regarding small business outreach and potential sources of funding were added to Action 13-7.
Commenters noted that Action 12-2 does not include objectives related to landlord outreach and participation or enforcement of source of income protections.	Objectives regarding landlord participation and the Fair Employment and Housing Act were added to Action 12-2.
Commenters requested Action 13-6 include references to other relocation requirements (Density Bonus Law and sites inventory requirements).	References to and details about replacement requirements in Density Bonus law and Housing Element Law (sites inventory) have been added to Action 13-6.

The draft was submitted to HCD for review on June 7, 2023. An additional comment letter from CBE et al was received by the City and HCD on July 12, 2023. Comments and the City's responses incorporated into this draft are summarized as follows:

This letter was considered by the City in the preparation of the subsequent draft, and by HCD as a third-party comment. A letter of findings from HCD was received July 21, 2023.

Comment	Response
Displacement. The May 2023 Draft continues to lack the analysis of displacement pressures as indicated in our prior comments. We do note the changes to Program 13-1 do include a commitment to enact a specific action after the stakeholder process completes.	Comment noted and previously responded to.
Housing capacity in moderate resource areas. We appreciate the clarification about Actions 13-4, 14-3 and 14-4 in the June 2023 Draft. Looking back at the May 2023 Draft it appears that Action 13-1 was titled Placemaking but in the June 2023 Draft it is Action 13-4. Our mistakes about the numbering, lack of numbering, or incorrect numbering aside, the focus of our comments was to inquire whether there are programs intended to increase housing capacity in moderate resource areas as well as in lower resource areas, which is the focus of Actions 13-4, 14-3, and 14-4. The City should add programs to increase housing capacity in all areas of the City including areas identified as having moderate resources.	Comment noted and previously responded to.
Additional evidence of the feasibility of non-vacant sites. The City provides information about the conversion of non-vacant sites into residential development in this planning period by pointing to examples in other communities. This analysis should indicate why similar non-vacant sites would be feasible in Huntington Park. Government Code section 65583.2(g)(1) requires the City to explain its methodology to support the feasibility of non-vacant sites development potential. The statute requires particular factors to be part of the methodology, including the City's past experience "converting existing uses to high density residential development." The City relies on the redevelopment activity of neighboring communities to demonstrate how the non-vacant sites in Huntington Park will also have redevelopment potential. If the City is allowed to rely on the development patterns in other cities to demonstrate the redevelopment potential in its own city, the analysis must include additional information comparing Huntington Park's development standards, available incentives and funding to these neighboring cities in order to demonstrate that the sites in Huntington Park have the same redevelopment potential as the sites in these neighboring communities.	A new section ("Development Standards," page V-20) was added comparing the development standards of Huntington Park's Downtown Specific Area Plan and the new TOD Overlay District with the example projects and comparable station area plans that informed the sites inventory analysis.
Displacement Prevention. We appreciate that the City met with us and amended Program 13-1 to include greater certainty in what actions it will take to address displacement once it has already occurred. The City should create a Program focused on displacement prevention actions, such as just cause tenant protections and a vacant property tax, and create a separate program to address the after effects of displacement.	Comment noted and previously responded to.
TOD Affordability. We renew our request for affordability requirements in the TOD overlay as it would help to ensure that residents subject to displacement pressure around transit centers can find affordable housing in their community. Our comments were not intended to suggest that all developments in the TOD be 100 percent affordable but that requiring some affordability in the TOD would guarantee a variety of housing types for a variety of income levels. Based on the development pressure near affordable transportation options it would not act as a constraint on development.	The rezone program (Action 10-5) complies with Government Code Section 65583.2(h) and (i), which requires that projects on rezone sites that allow by-right development include a minimum of 20 percent affordable units.
Reasonable Accommodation for Group Homes. We note the City's commitment through Program 7 to amend the Zoning Code to remove constraints for group homes. The June 2023 Draft finds that City's definition of "family," does not pose a constraint on the development of group homes. Because the City currently requires a CUP for large group homes when the City's removes this requirement as outlined in Program 7, we want to ensure that group homes do not face greater scrutiny or opposition based on whether they fit within the confines of the City's definition of a family. The City's definition of family, specifically the requirement that "family" be a "single non-	Action 7-2 now commits the City to clarifying the meaning of "housekeeping" and removing the reference to "nonprofit" in the definition of "family."

Comment	Response
profit housekeeping unit," is overly restrictive and risks violating not only state housing laws, but the California Constitution's protections of the rights of unrelated persons to live together in communal housing. The City defines "family" as living as a single housekeeping unit, but does not define single housing keeping unit. It also specifies that a family is a single non-profit housekeeping unit, which excludes for profit businesses. In general, localities should avoid including provisions in definitions of shared housekeeping units, single-family homes, or other single residential dwellings that automatically exclude group homes that are owned by for-profit businesses or that pay a house manager or resident to help manage a home's operations. These are well-established models for group homes. See HCD's Group Home Technical Advisory 2022 at 23-24. The City should develop an inclusive definition of "housekeeping unit", or explicitly state in its zoning code that group homes meet the definition of "family."	
Rental Inspections. To ensure that the costs of repairs are not passed on to tenants through this program, the program should also include temporary relocation assistance to tenants who are temporarily displaced due to code violations and mandatory owner paid relocation assistance if tenants are permanently displaced due to code violations. Referrals to Fair Housing organizations are not meaningful for code violations because the failure to make repairs is not necessarily related to discriminatory practices.	Comment noted and previously responded to.
Air Pollution Mitigation and Green Space Design. There are no programs to address high levels of air pollution or increase air filtration use and availability for residents, although previous drafts did include discussion of air pollution conditions. In addition, there is no mention of integrating green space in design features for housing in the City which would address both housing and environmental justice element goals.	Comment noted and previously responded to.
Policy 4.7. Require Phase I Environmental Site Assessments and, if required, subsequent remediation, to be completed for all residential projects. Under CA Health and Safety Code §78090: "Phase I environmental assessment" means a preliminary assessment of a property to determine whether there has been, or have been, a release of a hazardous substance based on reasonably available information about the property and general vicinity. A phase I environmental assessment may include, but is not limited to, a review of public and private records, current and historical land uses, prior releases of a hazardous material, database searches, reviews of relevant files of federal, state and local agencies, visual and other surveys of the property and general vicinity, interview with current and previous owners and operators, and review of regulatory correspondence and environmental reports. Sampling or testing is not required as part of a phase I environmental assessment. Instead, the City should adopt a policy to require a Phase II Environmental Assessment as well as a Preliminary Endangerment Assessment. These additional tests and requirements should take place in known environmental justice communities, such as Huntington Park. **Action 10-3. Brownfields Program.** The City needs to maintain a balance between the City's need for housing and also its need for open space. Action 10-3 should be modified to prioritize open space as well as residential purposes when seeking funding and assistance to remediate brownfields. New residential sites should be developed at least 1,600 feet from industrial sites and at least 3,200 feet from oil and gas producing sites. Due to the level of contamination that has been found throughout the City we ask that the highest amount of environmental assessment is undertaken. For example, all remediation to previously contaminated land should include a Phase I and	If the results of a Phase I site assessment resulted in findings that would warrant a Phase II assessment, a Phase II assessment would be required. Reducing and mitigating the negative impacts of exposure of residents to hazardous materials and environmental pollution existing industrial land uses is a primary focus area of and addressed by the Environmental Justice Element.

Comment	Response
Phase II environmental assessment as well as a preliminary endangerment assessment.	
Program 6. Energy Conservation Program. In addition to the actions included in Program 6, the City should include additional action items such as ensuring new developments are built without extending gas lines. The City would also benefit from a building decarbonization ordinance. And last, we recommend that all new buildings that come online should be electric only.	Comment noted and previously responded to.
Action 10-7. Reuse of Site with Existing Uses. This Action item should be modified to ensure that it is aligned with the standards forth in AB 2011 (Wicks). AB 2011, the Affordable Housing and High Road Jobs Act of 2022, authorizes a development proponent to submit an application for a housing development that meets specified objective standards and affordability and site criteria, including being located within a zone where office, retail, or parking are principally uses, and would make the development a use by right.	The City will comply with state law in review of all projects.
Action 10-5. Transit-Oriented Development Overlay District. The City will accommodate its inventory shortfall through the TOD overlay that will allow greater densities than the underlying zoning permits. It is unclear from the program's description if the underlying density still permitted on these sites is less than 20 units/acre. It is clear that the Overlay would have a minimum density of 20 units/acre but the clarification would be to describe what density the underlying zoning permits. The program also anticipates completion by June 2023 and this deadline should be amended if the deadline has already passed.	Comment addressed on page V-11, and the timeframe for program completion has been updated.
Action 13-1 Protecting Existing Residents from Displacement. We appreciate that the City has incorporated some of our prior comments into the first action under Program 13, including the addition of references to a tenant protection ordinance and just cause eviction protections. However, we encourage the City to commit to adopting all four of the identified strategies rather than limiting itself to one of the identified strategies. We also urge the City to include rent control in this Action, to clarify the subparts under "Community benefit zoning" and to clarify when and where replacement requirements will apply. Given the severe risk of displacement, the City should clarify this program to ensure, not only that the City will comply relocation and replacement requirements of applicable state laws but also that it will adopt its own relocation, replacement, and tenant protection policies that maximize protections for lower-income tenants at risk of displacement.	Comment noted and previously responded to.

An additional comment letter from CBE et al was received by the City on August 8, 2023. Comments and the City's responses incorporated into this draft are summarized as follows:

This letter was considered by the City in the preparation of the subsequent adoption draft.

Comment	Response
Inadequate Environmental Justice Programs. One example of how the City's Environmental Justice Element falls short of meeting its obligations is that it lacks a comprehensive approach to reducing air pollution. The Element does have an air filtration program for specific residents - low income and senior residents – but that only addresses air quality indoors when the windows are closed and does not address the outside air quality. Another example of an inadequate Environmental Justice Element program under Government Code §65302(h) is the soil remediation program that relies on developers to identify soil contamination and does not have standards that will increase the likelihood that remediation is successfully completed.	Comments are directed at the City's Environmental Justice Element which was adopted on November 15, 2022. It should be noted that previous comments pertaining to the Housing Element regarding indoor air pollution and soil remediation programs were responded to in responses to the January 17, March 3, and July 12 letters.

Comment	Response
Action 13-2 Anti-Displacement Programs. The latest version of the City's Draft Housing Element incorporated some of our proposed changes into Action 13-1,the first term of a potential settlement would be for the City to incorporate the remaining changes Petitioners proposed into Action 13-, (e.g. imposing a tax for vacant properties rather than imposing a monitoring fee on landlords who maintain vacant properties). The purpose of these action items should be to prevent displacement of existing residents as development activity increases in Huntington Park.	Comment noted and previously responded to in responses to the January 17, March 3, May 16 and July 12 letters. As stated in response to the May 16 letter. The City met with CBE et al to discuss previously expressed concerns regarding the Draft Housing Element's displacement analysis and the City's proposed anti-displacement strategies. The City made numerous changes to the draft Housing Element to address commenters' concerns regarding displacement of local businesses, programs addressing replacement housing, strategies such as rent control and just cause evictions. Commenters previously asked for clarification regarding the strategies proposed in Program 13-1 and that was also added to the program language.
Increased Affordability in the TOD Overlay. Similar to the affordability requirements established in the Surplus Land Act, the TOD Overlay should require a minimum 15 percent of the residential units built employing the Overlay to be affordable to low and very low-income households, with incentives and concessions granted for higher percentages of affordable units.	Comment noted and previously responded to in responses to the July 12 letter as follows: The rezone program (Action 10-5) complies with Government Code Section 65583.2(h) and (i), which requires that projects on rezone sites that allow by-right development include a minimum of 20 percent affordable units.
Addressing Air Pollution Issues. In order to create a comprehensive approach to address and reduce air pollution the General Plan must include the following policies and programs aimed to improve air quality: 1) create appropriate setbacks from polluting industries in the community; 2) ensure new residential sites cannot be developed at least 1,600 feet from parcels zoned as industrial; 3) prohibit freight truck traffic from main thoroughfares; 4) create a building decarbonization ordinance to reduce indoor air pollution; and, 5) require adequate green space throughout the City along with appropriate tree planting and urban greening measures.	Comments are directed at the General Plan and comprehensive air pollution policies and programs. It should be noted that the City's adopted Environmental Justice Element includes a policy to increase urban greening across the City and a program that commits the City to develop an Urban Greening Plan for Huntington Park, a comprehensive approach to address this citywide need, including identification of funding strategies. The Environmental Justice Element also includes a policy and programs to reduce air pollution through designation of truck routes and enforcement of truck idling requirements. As previously stated in response to the January 17 comment letter, the City may consider a building electrification ordinance in the future. However, it is recommended that this be done more holistically and in concert with a more comprehensive carbon reduction strategy. The preparation of a future ordinance should consider additional cost burden or displacement risk to vulnerable communities, the phasing of implementation, funding strategies, regulatory barriers, and coordination with utility providers and other agencies.

Comment	Response
	Commenters recommend a 1,600 foot buffer or setback for new residential sites from industrial zoned parcels without consideration of the broad impacts for a City as compact and constrained as Huntington Park. A 1,600 setback or buffer from industrial zoned parcels would render nearly 46% of the city as unavailable for future residential development, including areas of the city that are currently zoned and developed with existing housing, schools and other amenities. Rather than impose a buffer or setback that would further impede the City's ability to identify opportunities for future housing development and associated amenities, the City's adopted Environmental Justice Element includes policies and programs that support a more holistic and targeted approach to protect Huntington Park from pollution exposure. These adopted policies include implementing the Southeast Los Angeles Community Emissions Reduction Plan, locating sensitive uses away from significant pollution sources to the maximum extent possible, and facilitating remediation of all Brownfield sites within Huntington Park and their subsequent redevelopment to non-industrial and non-polluting uses.
Appropriate Soil Remediation Measures and Oversight. There is an immediate need to deal with the many brownfields located in the City and because some sites in the Housing Element site inventory target areas that are particularly close to industrial lands the General Plan must include specific standards that will ensure the health and safety of the existing and future community. The City must require developers to do a Phase I and Phase environmental site assessment as well as enroll in the Department of Toxic Substance Control's voluntary programs for consultation with remediation actions.	See response to above comment regarding policies targeting remediation of brownfield sites. Comment regarding Phase I and Phase II environmental site assessments was previously responded to in response to the July 12 comment letter.

II. HOUSING NEEDS ASSESSMENT

This section examines Huntington Park's general population and household characteristics and trends, such as age, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing needs based on the 2021-2029 Regional Housing Needs Assessment (RHNA) are examined.

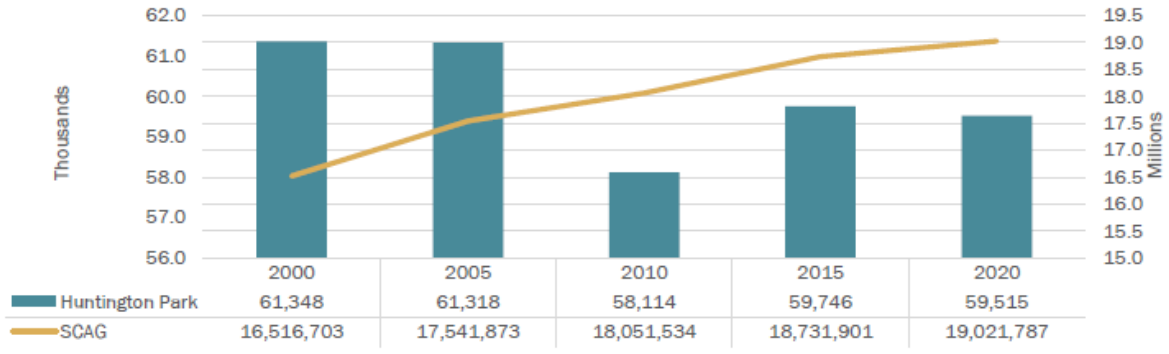
The data presented in this section has been compiled by the Southern California Association of Governments (SCAG) based upon recent data from the U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD), and other relevant sources and has been pre-approved by the California Department of Housing and Community Development (HCD).

Population Characteristics

Population Growth Trends

Huntington Park was incorporated in 1906 as a streetcar suburb on the Los Angeles Railway for workers in the rapidly expanding industries to the southeast of downtown Los Angeles. From 2000 to 2020, the City's population decreased from 61,348 to an estimated population of 59,515 (see Table II-1), an annual growth rate of -0.2% compared to 0.7% for the SCAG region as a whole.

Table II-1
Population Trends 2000-2020
Huntington Park vs. SCAG Region



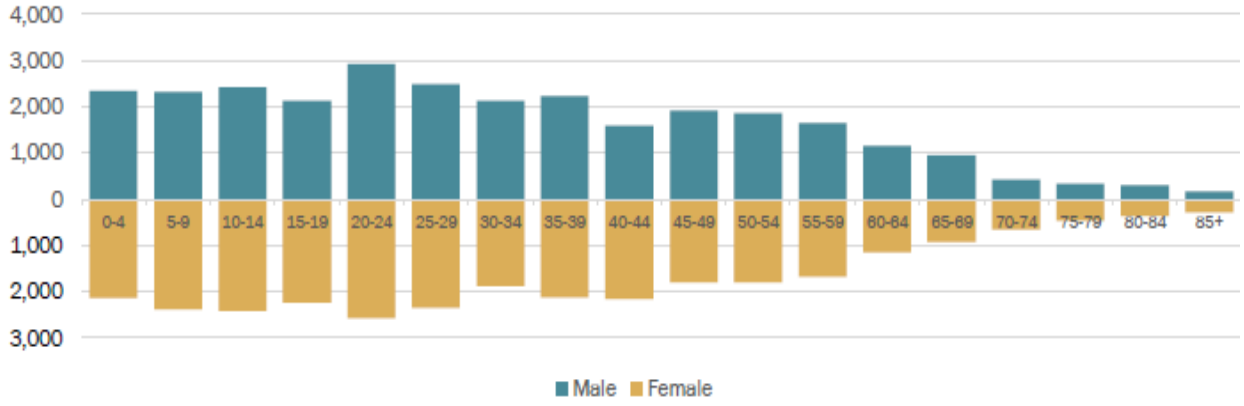
CA DOF E-5 Population and Housing Unit Estimates

Age

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. Table II-2 provides a comparison of the City's population by age group. According to the table, the population of Huntington Park is 50% male and 50% female. The share of the

population of Huntington Park below 18 years of age is 28.3%, which is higher than the regional share of 23.4%. Huntington Park's seniors (65 and above) make up 8.3% of the population, which is lower than the regional share of 13%.

Table II-2
Population by Age and Sex
Huntington Park



American Community Survey 2014-2018 5-year estimates

Household Characteristics

Overcrowding

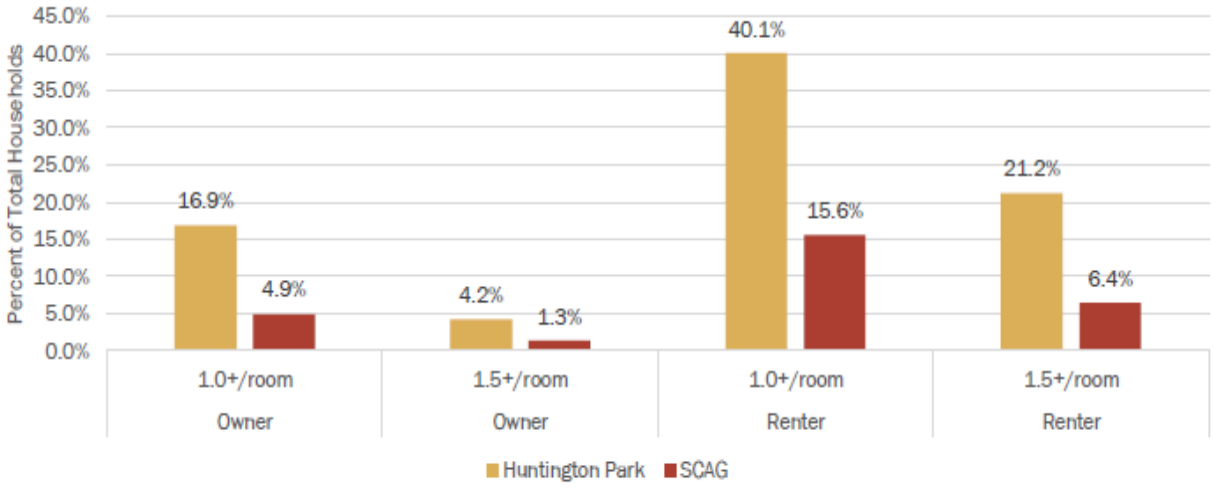
The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, and severely overcrowded when there are more than 1.5 persons per room. Overcrowding can be caused by high housing costs. Some households may not be able to afford high-cost housing and instead accept smaller, lower-cost housing that is comfortable for the family size. Households may also house extended family members to share the cost among more people or reside with other unrelated individuals or families in the same home. Cultural differences also contribute to overcrowded conditions. Some cultures tend to have a larger household size than others due to the preference of living with extended family members and may not have sufficient income or housing choices to reside in a home that has adequate accommodation for a larger number of people.

Huntington Park is one of the densest cities in the United States according to Census data. Overcrowding is prevalent throughout Huntington Park, more so among renters than homeowners (Table II-3). About sixty percent of the city's renter-occupied households are overcrowded (of those, about 20 percent are severely overcrowded). About 21 percent of owner-occupied households are overcrowded (of those, about four percent are severely overcrowded).

Overcrowding is more common in Huntington Park than in the SCAG region (Table II-3). Regionally, 22 percent of renter households are overcrowded, compared to about six percent of homeowner households. Overcrowding by neighborhood and demographic characteristics is analyzed further in the Assessment of Fair Housing.

Huntington Park's higher rate of overcrowding indicates a lack of family-sized housing sufficient to meet demand. Program 7, Zoning Code Updates, contains provisions for a number of changes to Huntington Park's zoning ordinance to allow incentives for larger unit sizes.

Table II-3
Overcrowding by Tenure
Huntington Park and SCAG Region



American Community Survey 2014-2018 5-year estimates.

Housing Affordability and Overpayment

Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income ("AMI"): extremely low (30% or less of AMI), very low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to the U.S. Department of Housing and Urban Development ("HUD") and the California Department of Housing and Community Development ("HCD"), housing is considered "affordable" if monthly housing costs are no more than 30% of a household's gross income.

Table II-4 shows affordable rent levels and estimated affordable purchase prices for housing in Los Angeles County by income category. Based on State-adopted standards for a 4-person family, the maximum affordable monthly rent for extremely low-income households is $845, while the maximum affordable rent for very low-income households is $1,407. The maximum affordable rent for low-income households is $2,252, while the maximum for moderate-income households is $2,319. Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum affordable home purchase price for moderate-income households has been estimated based on typical conditions. Affordable prices have not been estimated for the lower-income categories because most for-sale affordable housing is provided at the moderate-income level.

Table II-4
Income Categories and Affordable Housing Costs
Los Angeles County

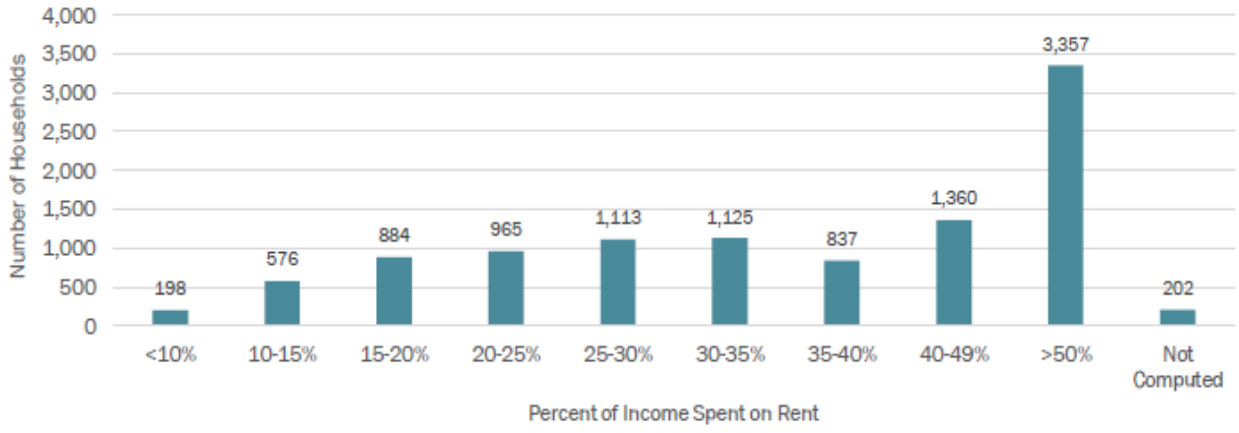
2020 COUNTY MEDIAN INCOME = $77,300	INCOME LIMITS*	AFFORDABLE RENT	AFFORDABLE PRICE (EST.)
Extremely Low (<30%)	$33,800	$845	*
Very Low (31-50%)	$56,300	$1,407	*
Low (51-80%)	$90,100	$2,252	*
Moderate (81-120%)	$92,750	$2,319	$375,000
Above moderate (120%+)	Over $92,750	Over $2,319	Over $375,000

Assumptions:
-Based on a family of 4 and 2020 State income limits
-30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
-10% down payment, 3.75% interest, 1.25% taxes & insurance, $300 HOA dues
* Because of State adjustments in high housing cost areas, some of these income limits are higher than the percentages of median income
Source: Cal. HCD; JHD Planning LLC

Rental Housing

Across Huntington Park's 10,617 renter households, 6,679 (62.9%) spend 30% or more of gross income on housing cost, compared to 55.3% in the SCAG region.[1] Additionally, 3,357 renter households in Huntington Park (31.6%) spend 50% or more of gross income on housing cost, compared to 28.9% in the SCAG region (Table II-5).

Table II-5
Percentage of Income Spent on Rent
Huntington Park

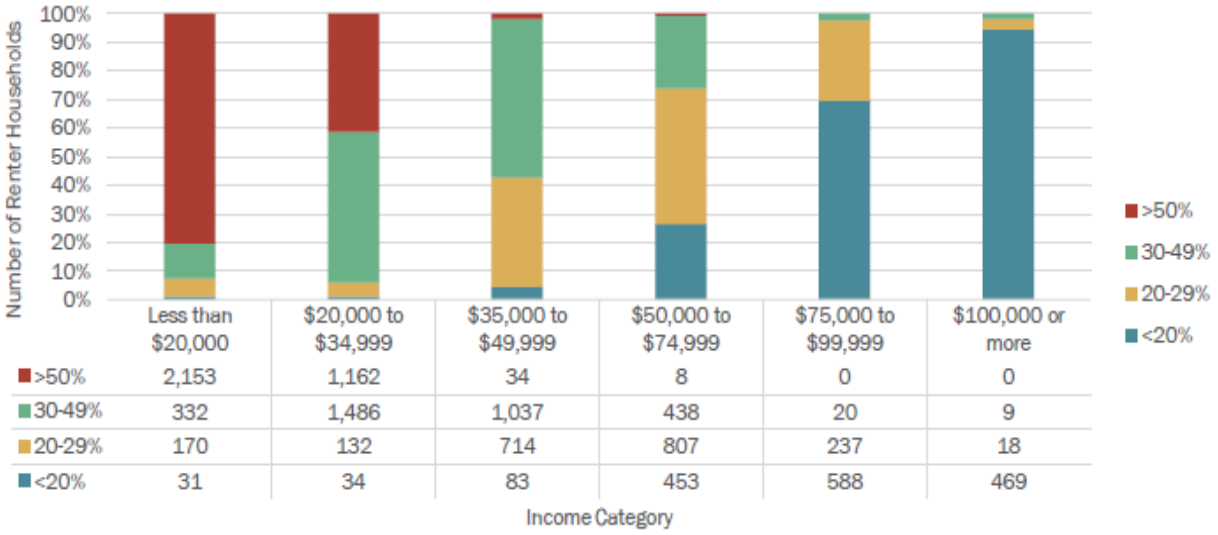


Recent Census data also allows for the analysis of Huntington Park's 10,415 renter households (for which income data are available) by spending on rent by income bracket. As one might expect, the general trend is that low-income households spend a higher share of income on housing (often

[1] The SCAG region includes Los Angeles, Orange, Riverside, San Bernardino, Imperial, and Ventura counties.

more than 50%) while high-income households are more likely to spend under 20% of their income on housing (Table II-6).

Table II-6
Percentage of Income Spent on Rent by Income Category
Huntington Park



	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>50%	2,153	1,162	34	8	0	0
30-49%	332	1,486	1,037	438	20	9
20-29%	170	132	714	807	237	18
<20%	31	34	83	453	588	469

American Community Survey 2014-2018 5-year estimates.

The annual median household income in Huntington Park in 2019 was $42,447.[2] Income varies by location in the city, with the lowest median income in central Huntington Park, and higher median incomes in north and east Huntington Park.

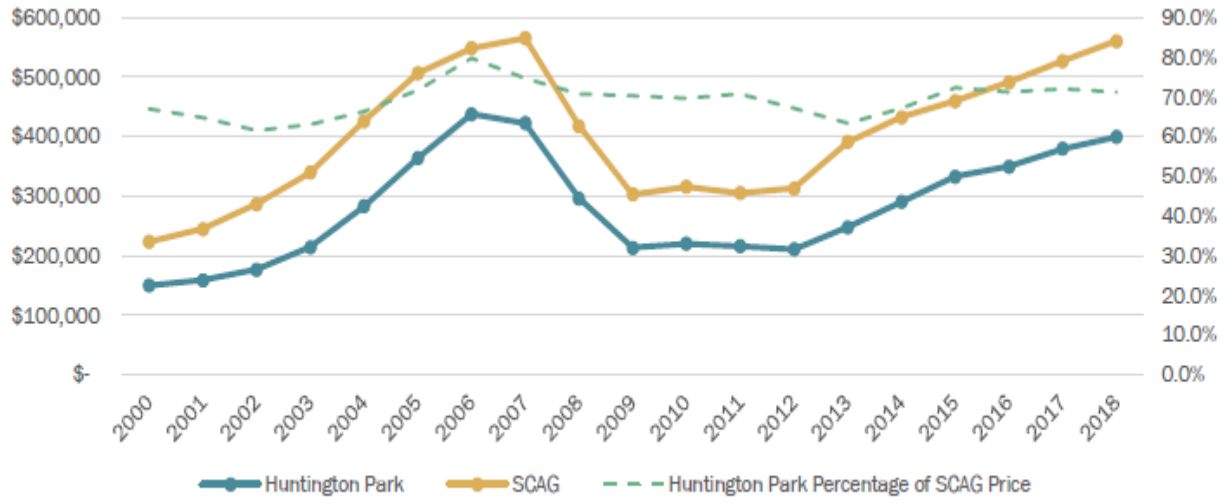
The 2019 median monthly household income was $3,537. Meanwhile, the census 2015-2019 data indicated the median rent in the city is an estimated $1,081/month, indicating that the average household is paying approximately 30 percent of their income towards rent.[3]

For-Sale Housing

Median sales price trends for existing homes during 2000-2018 are shown in Table II-7. According to the table, median home sale prices in Huntington Park have ranged from a low of 61.5% of the SCAG region median in 2002 and a high of 79.8% in 2006. By 2018, median home sales prices in Huntington Park were $400,000. The median home sales prices in Huntington Park increased 167% while prices in the SCAG region increased 151%.

[2] U.S. Census, ACS 5-Year Estimates, 2019.
[3] Census.gov: https://www.census.gov/quickfacts/fact/table/huntingtonparkcitycalifornia/HSG860219

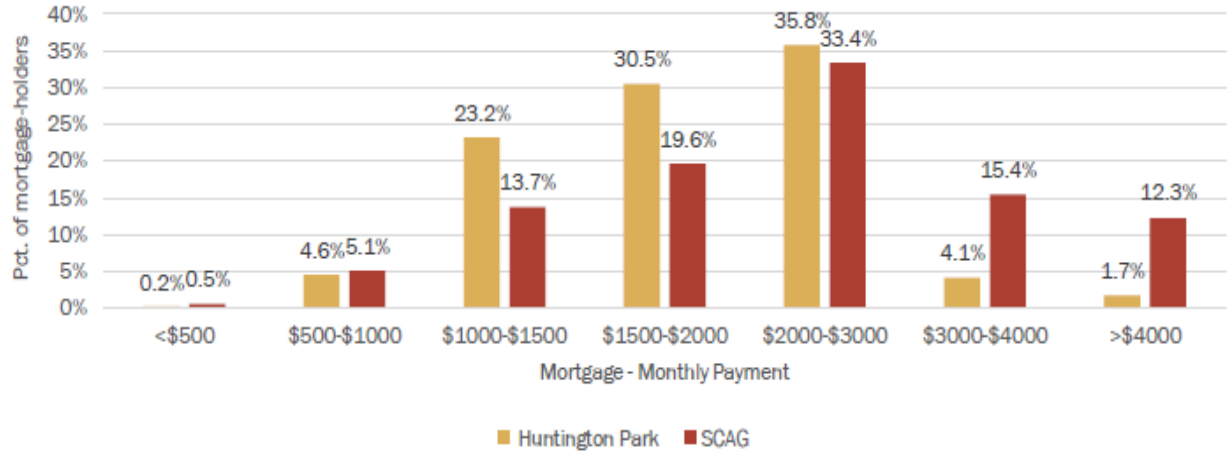
Table II-7
Median Home Sales Price for Existing Homes
Huntington Park and SCAG Region



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

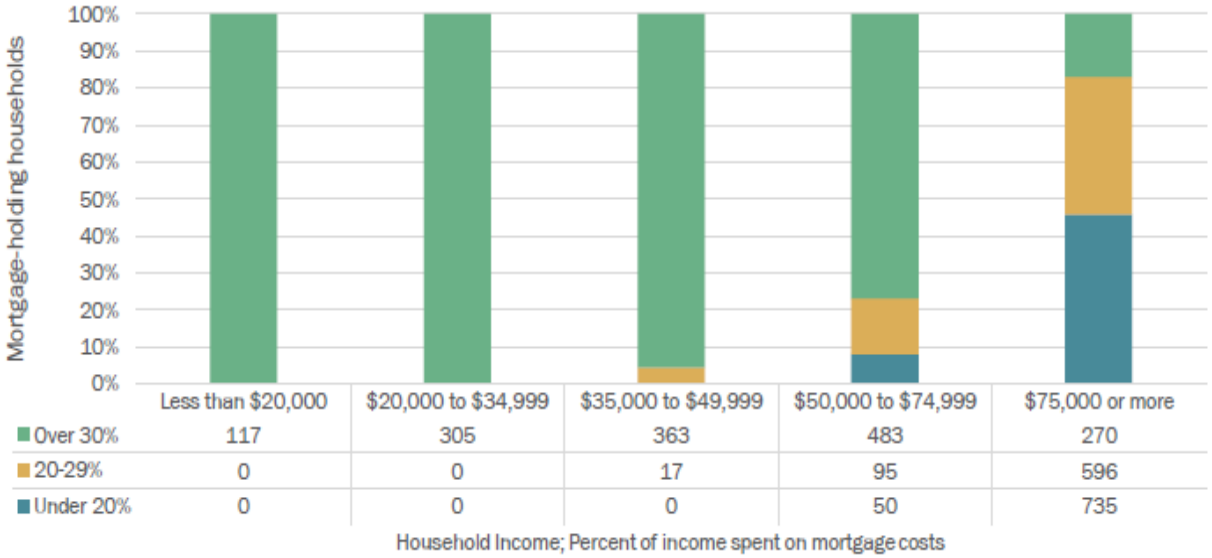
Table II-8 compares typical monthly mortgage costs in Huntington Park to the SCAG region as a whole, while Table II-9 confirms that the percentage of income spent on mortgage payments is higher for households at the lower income levels.

Table II-8
Monthly Mortgage Cost
Huntington Park and SCAG Region



American Community Survey 2014-2018 5-year estimates.

Table II-9
Monthly Mortgage Cost by Income Category
Huntington Park



According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-10 displays recent estimates for overpayment by income category for Huntington Park residents and shows that overpayment is much more frequent for households at the extremely low- and very low- income levels than those households in higher income categories.

Table II-10
Overpayment by Income Category
Huntington Park

	Households by Share of Income Spent on Housing Cost:		
Income	< 30%	30-50%	> 50%
< 30% HAMFI	358	1,145	3,585
30-50% HAMFI	964	2,054	559
50-80% HAMFI	2,050	1,069	184
80-100% HAMFI	904	64	40
> 100% HAMFI	1,639	39	0
Total Households	*5,915*	*4,371*	*4,368*

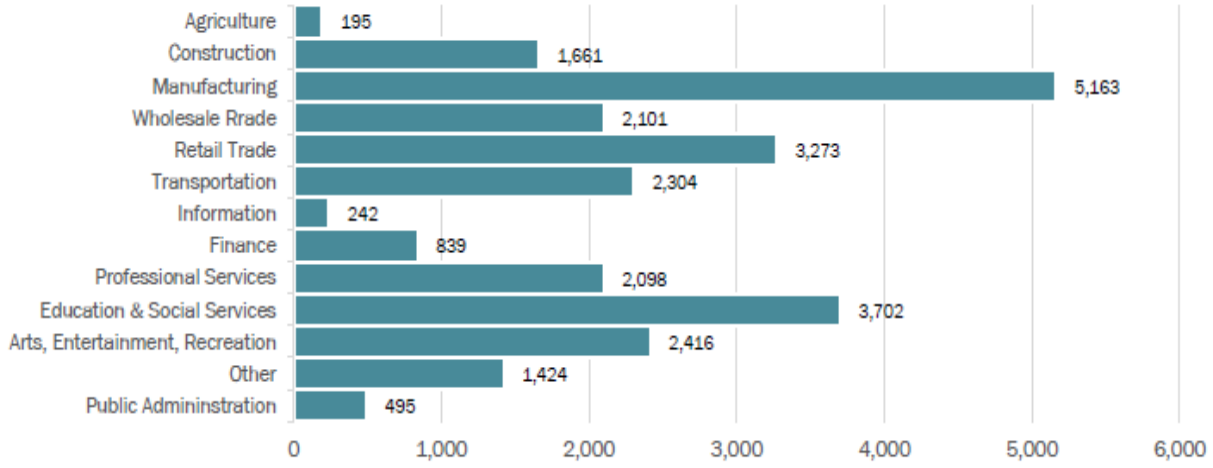
HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

According to recent Census data, Huntington Park had 25,913 workers living within its borders who work across 13 major industrial sectors (Table II-11). Manufacturing is the most prevalent industry in the city with 5,163 employees (19.9% of total) followed by Education and Social Services with 3,702 employees (14.3% of total).

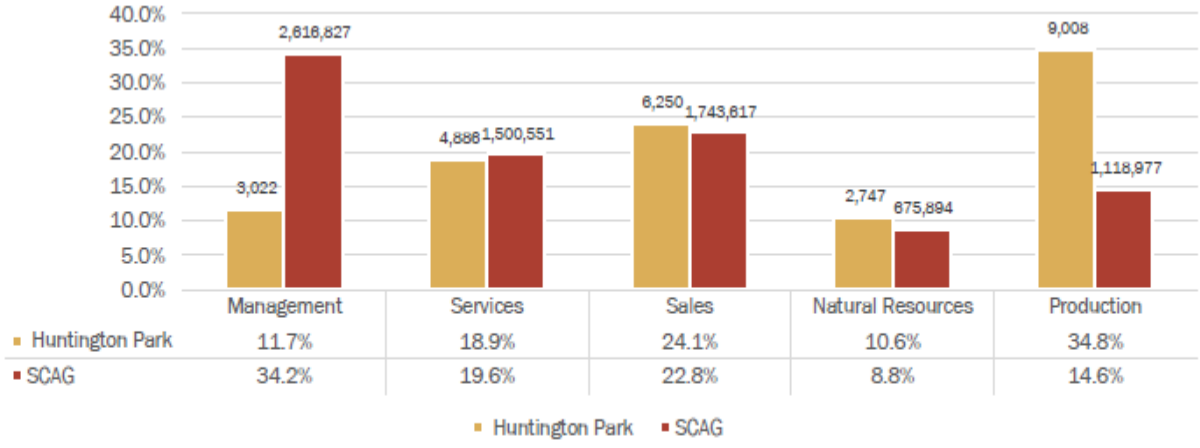
Table II-11
Employment by Industry
Huntington Park



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

In addition to collecting data on the industries in which the residents of Huntington Park work, the Census also tracks the types of jobs residents hold. The most prevalent occupational category in Huntington Park is Production, in which 9,008 (34.8% of total) employees work. The second-most prevalent type of work is in Sales, which employ 6,250 (24.1% of total) in Huntington Park (Table II-12).

Table II-12
Employment by Occupation
Huntington Park vs. SCAG Region



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

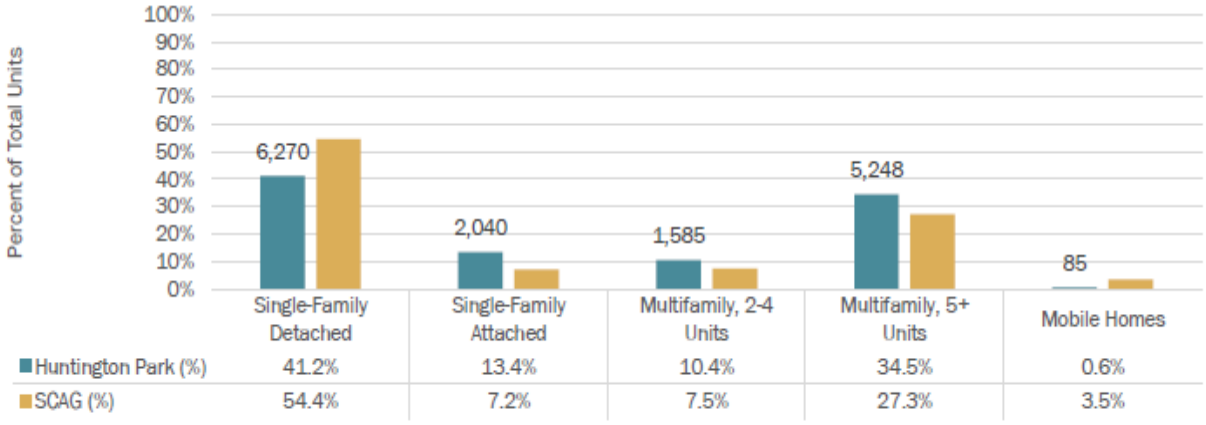
Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock which can help identify and prioritize the community's needs. The factors evaluated include the number and type of housing units, tenure, vacancy, housing age, and housing condition. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

Housing Type and Tenure

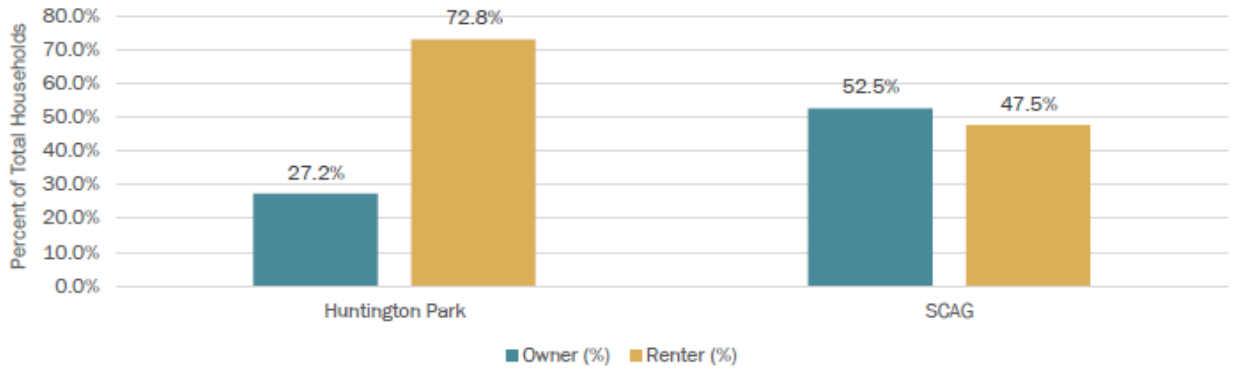
Huntington Park's housing stock contained a total of approximately 15,228 units in 2020, of which about 41.2% were single-family detached homes (Table II-13). As seen in Table II-14, 27.2% of homes in Huntington Park were owner-occupied as compared to about 52% in the SCAG region.

Table II-13
Housing by Type
Huntington Park and SCAG Region



CA DOF E-5 Population and Housing Unit Estimates

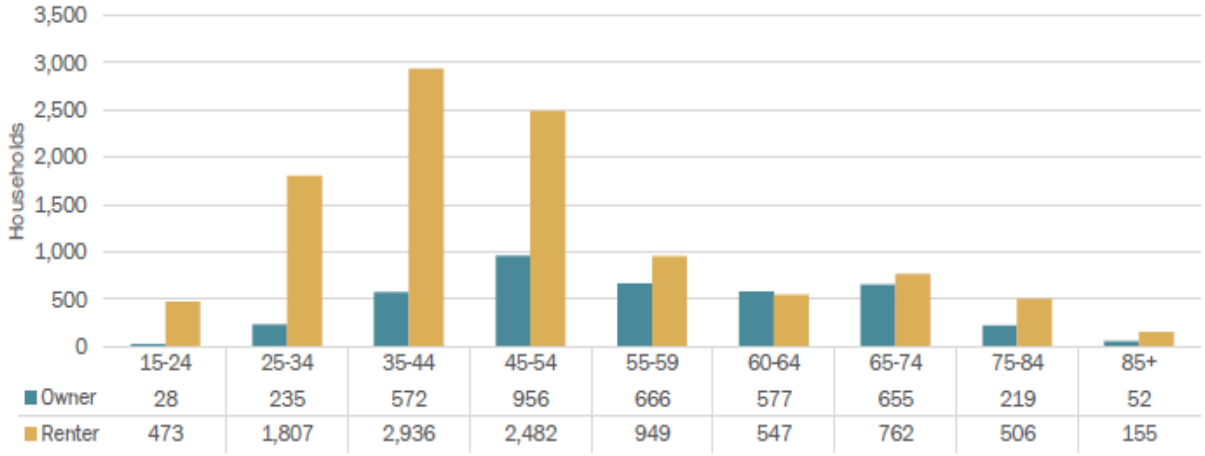
Table II-14
Housing by Tenure
Huntington Park and SCAG Region



American Community Survey 2014-2018 5-year estimates.

Housing tenure varies substantially based on the age of the householder. In Huntington Park, the age group where renters represent the largest proportion of householders is 15-24. The age group where owners represent the largest proportion of householders is 60-64 (Table II-15).

Table II-15
Housing Tenure by Age of Householder
Huntington Park

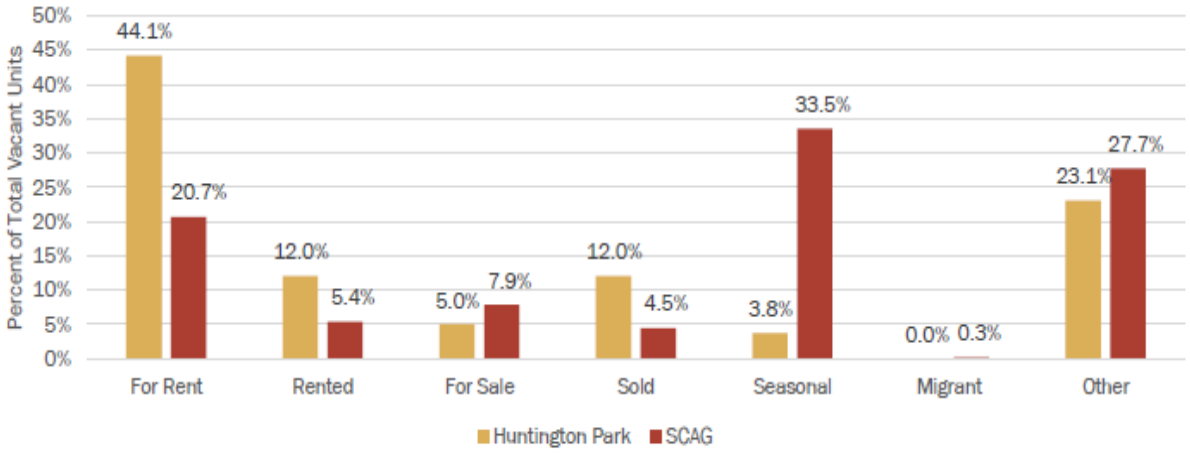


	15-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84	85+
Owner	28	235	572	956	666	577	655	219	52
Renter	473	1,807	2,936	2,482	949	547	762	506	155

American Community Survey 2014-2018 5-year estimates.

Table II-16 shows recent data for vacant units in Huntington Park and the SCAG region. The largest categories of vacant units in Huntington Park were units for rent and units designated as other.

Table II-16
Vacant Units by Type
Huntington Park and SCAG Region



American Community Survey 2014-2018 5-year estimates.

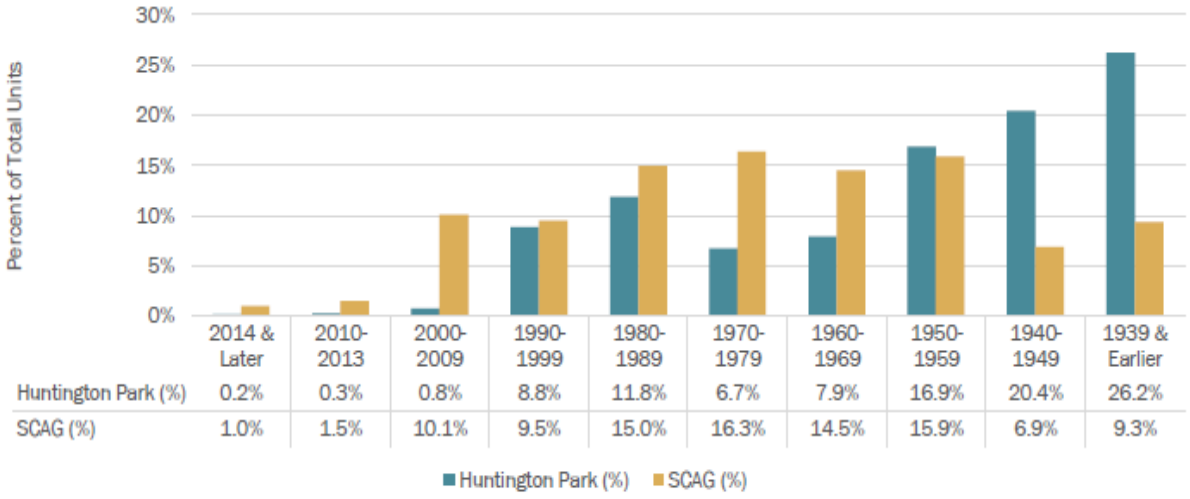
Housing Age and Conditions

The age of housing stock is often an important indicator of housing conditions. Housing units built prior to 1978, before stringent limits on the amount of lead in paint were imposed, may have interior

or exterior building components coated with lead-based paint. Lead-based paint becomes hazardous to children under age six and pregnant women when it peels off walls or is pulverized by years of opening and closing windows and doors. Housing units built before 1970 are the most likely to have lead-based paint in a deteriorated condition and need rehabilitation.

Table II-17 shows the age distribution of the housing stock in Huntington Park compared to the SCAG region as a whole. This table shows that 78% of the housing stock in Huntington Park was built prior to 1980, and 26.2% of those homes, the largest proportion, was constructed prior to 1939. These findings suggest that there may be a need for maintenance and rehabilitation, including the remediation of lead-based paint, for a substantial number of housing units. Typically housing over 30 years of age is likely to need rehabilitation work to major elements of the structure, such as roofing, siding, plumbing, and electrical. As a result, a large majority of Huntington Park's housing stock is in substandard condition.

Table II-17
Age of Housing Stock
Huntington Park and SCAG Region



	2014 & Later	2010-2013	2000-2009	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 & Earlier
Huntington Park (%)	0.2%	0.3%	0.8%	8.8%	11.8%	6.7%	7.9%	16.9%	20.4%	26.2%
SCAG (%)	1.0%	1.5%	10.1%	9.5%	15.0%	16.3%	14.5%	15.9%	6.9%	9.3%

American Community Survey 2014-2018 5-year estimates.

According to the 2020-2025 5-Year Consolidated Plan, approximately 12,395 units citywide are estimated to need some level of rehabilitation and/or may require replacement. This represents about 80 percent of the City's total housing stock. City staff report that code enforcement issues are widespread, but concentrated in the lower-income parts of the city, including the central neighborhoods. Program 3, Safe and Sanitary Homes, contains a number of actions to fund rehabilitation programs and connect households in need with resources. The City will make that connection through code enforcement efforts, effectively targeting areas of the city with the most need.

Special Housing Needs

Certain groups have greater difficulty finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some Huntington Park residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

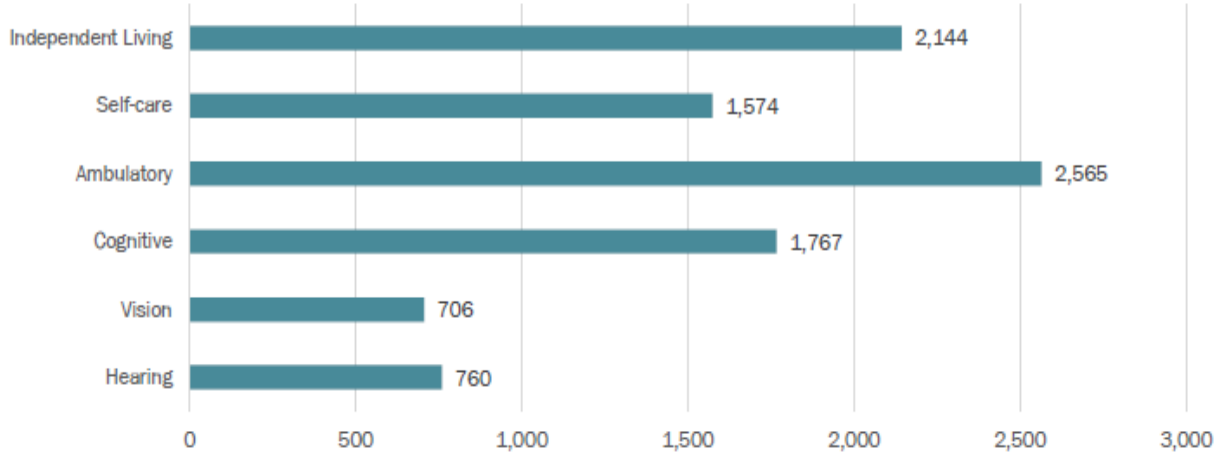
State Housing Element law defines "special needs" groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farm workers. This section contains a discussion of the housing needs facing each of these groups.

Persons with Disabilities

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Persons with disabilities often have special housing needs related to limited earning capacity, higher health costs associated with a disability, and a housing stock that is accessible and affordable. Housing opportunities for those with disabilities can be maximized through housing assistance programs and providing universal design features such as widened doorways, accessibility ramps, lowered countertops, single-level units, and ground-floor units. Still, some disabilities require living in an institutional setting. Because of these conditions, persons with disabilities have special housing needs.

According to recent Census estimates, the most prevalent types of disabilities for Huntington Park residents were ambulatory, independent living, and cognitive disabilities (see Table II-18).

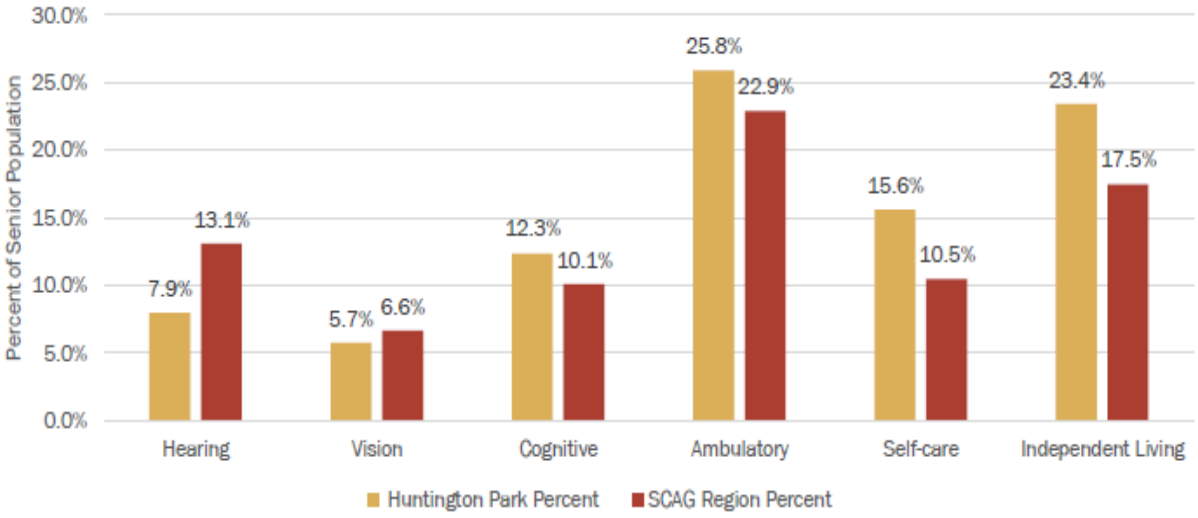
Table II-18
Disabilities by Type
Huntington Park



American Community Survey 2014-2018 5-year estimates.

In Huntington Park, the most commonly occurring disability among seniors 65 and older was an ambulatory disability, experienced by 25.8% of Huntington Park's seniors and 22.9% of seniors in the SCAG region (Table II-19).

Table II-19
Disabilities by Type for Seniors 65+
Huntington Park and SCAG Region



American Community Survey 2014-2018 5-year estimates.

Developmental Disabilities

As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities as a separate category of disability. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5%. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Table II-20
Developmental Disabilities by Residence and Age
Huntington Park

		Huntington Park
By Residence:	Home of Parent/Family/Guardian	723
	Independent/Supported Living	29
	Community Care Facility	5
	Intermediate Care Facility	0
	Foster/Family Home	24
	Other	5
By Age:	0 - 17 Years	786
	18+ Years	475
TOTAL		2047

CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.

Resources Available

Many disabled persons receive Social Security Income (SSI) assistance, but benefit payments are well below the level necessary to afford market-rate apartments in Huntington Park. The city has a number of residential care facilities that provide supportive housing and services to persons with disabilities. According to the California Department of Social Services, Community Care Licensing Division, there are two 24-hour residential care facilities for children, four adult residential facilities, and one Home Care facility in Huntington Park. There are no residential elderly care facilities in Huntington Park, which is a gap in local resources.

There are a number of housing types appropriate for people living with a development disability, including rent-subsidized homes, licensed and unlicensed single-family homes, Section 8 vouchers, special programs for home purchase, HUD housing, and residential care facilities. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

Incorporating barrier-free design in all new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Throughout the region served by the Los Angeles Homeless Services Authority (LAHSA)'s Continuum of Care (CoC), certain transitional housing programs are specifically designed for persons with mental health disorders and provide mental health counseling and treatment as well as focused case management support. For example, Wesley Health Centers' Recuperative Care Transitional Housing is specifically designed to support homeless persons being discharged from the hospital with physical health issues from which they need to recover. The majority of the CoC-

funded Permanent Supportive Housing (PSH) programs are targeted to persons with mental health and/or physical health disabilities and provide services focused on supporting persons and families with these types of disabilities.

The California Department of Developmental Services (DDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The South Central Los Angeles Regional Center (SCLARC), with locations in the cities of Los Angeles and South Gate (https://sclarc.org/), provides services to individuals with developmental disabilities and their families.

Regional centers are required by law to provide services in the most cost-effective way possible. They must use all other resources, including generic resources, before using any regional center funds. A generic resource is a service provided by an agency that has a legal responsibility to provide services to the general public and receives public funds for providing those services. Some generic agencies may include the local school district, county social services department, Medi-Cal, Social Security Administration, Department of Rehabilitation, and others. Other resources may include natural supports. This is help that disabled persons may get from family, friends or others at little or no cost.

Elderly

The elderly have a number of special needs including housing, transportation, health care, and other services. Housing is a particular challenge because many elderly households are on fixed incomes. As housing expenses rise, they may have less money available for medical costs and other vital services. Elderly homeowners may also be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, accessory dwelling units on lots with existing homes, shared living arrangements, congregate housing, and housing assistance programs.

Federal housing data define a household type as an “elderly family” if it consists of two persons either, or both, age 62 or over. Of Huntington Park’s 2,149 such households, 49.6% earn less than 30% of the surrounding area income (compared to 24.2% in the SCAG region), and 70.3% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region). (Table II-21)

Table II-21
Elderly Households by Income and Tenure
Huntington Park

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	245	820	1,065	49.6%
	30-50% HAMFI	170	275	445	20.7%
	50-80% HAMFI	170	225	395	18.4%
	80-100% HAMFI	45	40	85	4.0%
	> 100% HAMFI	140	19	159	7.4%
	TOTAL	770	1,379	2,149	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

The elderly tend to have higher rates of disabilities than younger persons; therefore, many of the programs noted in the previous section (Person with Disabilities) also apply to seniors since their housing needs include both affordability and accessibility.

Resources Available

Huntington Park has four senior housing projects providing 650 units, with approximately 360 of these units restricted to occupancy by lower-income households at affordable rents. According to the California Department of Social Services, Community Care Licensing Division, there are no residential elderly care facilities in Huntington Park, which is a gap in local resources. The City will modify its development standards for residential care facilities through completion of Program 7, Zoning Code Updates. Additional information on development standards for residential care facilities are found in Constraints. There is one convalescent home in the city, Huntington Park Nursing Center, with 99 beds.

In the past, the City has administered a HOME-funded Residential Rehabilitation Loan program which offers financial assistance to single-family homeowners (1 to 4 units) for rehabilitation and repairs. Because of funding limitations, the program has only able to assist approximately three low- and moderate-income households annually. The City also administered a CDBG-funded Minor Home Repair program which provided exterior repair services to lower-income elderly and disabled households. The City will re-initiate these programs during the Consolidated Plan period of 2020 to 2024 (Program 4, Home Rehabilitation). In 2022, the City was awarded a California Department of Housing & Community Development CalHome grant for $1,800,000 for an Owner-Occupied Rehabilitation program for households with incomes under eighty percent of AMI. It is estimated that 15 units will be assisted through this program.

The City Park and Recreation Department offers a Senior Program at the Huntington Park Community Center three days per week. A variety of free recreational and educational activities are offered, in addition to periodic fieldtrips and dances. The Huntington Park Family Center provides a no- to low-cost senior lunch program at their facility, in addition to delivering to home-bound

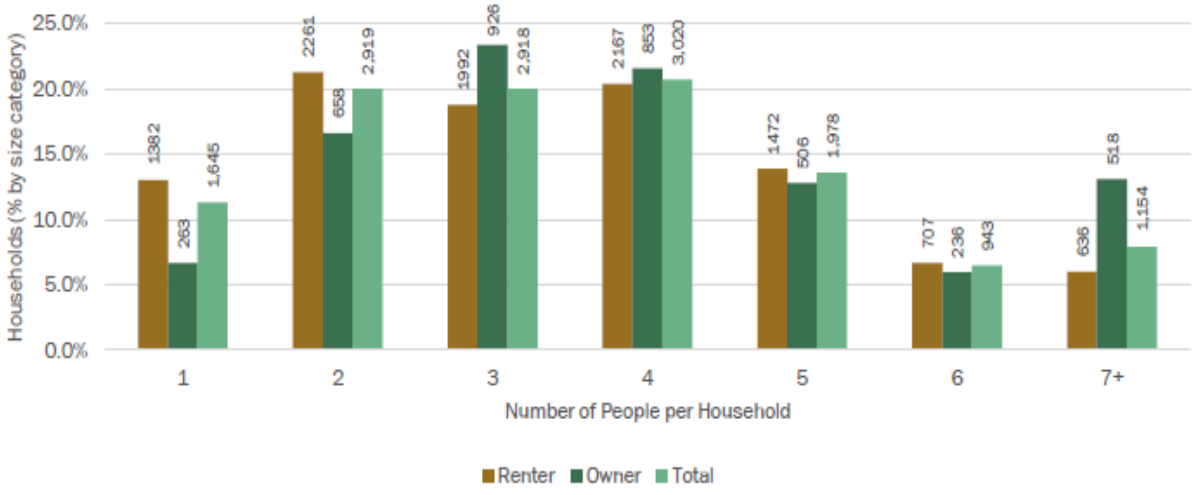
seniors. A senior and handicapped dial-a-ride and taxi voucher program are also provided through the Family Center, as well as "COMBI", the City's fixed-route bus system.

Large Households

Household size is an indicator of need for large housing units. Large households are defined as those with five or more members. Table II-22 illustrates the range of household sizes in Huntington Park for owners, renters, and overall. The most commonly occurring household size is four people (20.7%) and the second-most commonly occurring household is two people (20%). Huntington Park has a lower share of single-person households than the SCAG region overall (11.3% vs. 23.4%) and a higher share of 7+ person households than the SCAG region overall (7.9% vs. 3.1%). This distribution indicates that the need for large units with four or more bedrooms is expected to be significantly greater than for smaller units. In addition, large families needing units with more bedrooms generally face higher housing costs and, as a result, may benefit from several types of assistance.

As discussed in Overcrowding, above, there is a lack of available, affordable housing units that can accommodate large households. Through changes to the City's zoning ordinance, Program 7, Zoning Code Updates, will increase the supply of larger units appropriate for larger households. Program 2, Accessory Dwelling Units and Missing Middle Housing, will also increase opportunities for homeowners to build ADUs, providing additional living space for large households in single-family homes.

Table II-22
Household Size by Tenure
Huntington Park



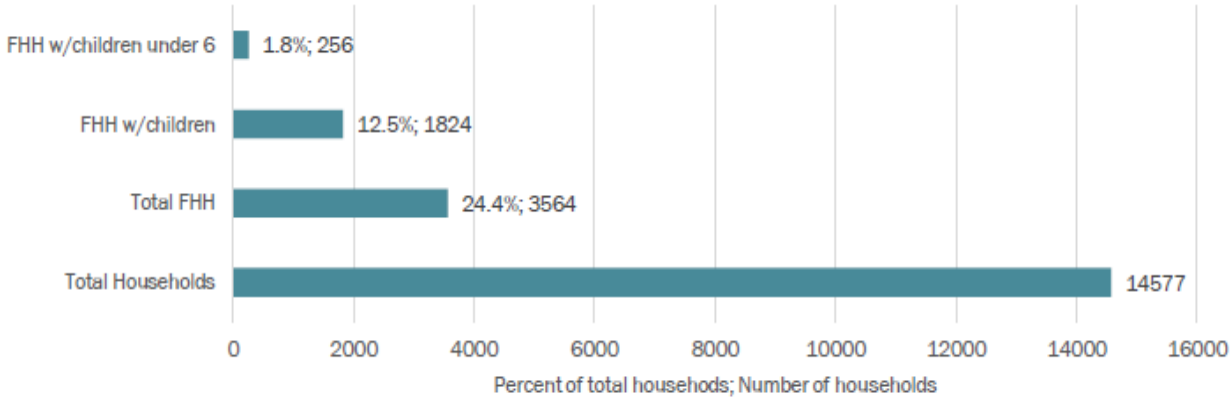
American Community Survey 2014-2018 5-year estimates.

Female-Headed Households

Female-headed households are likely to live on lower incomes, and on one income only, and can have limited options for affordable, decent, and safe housing. As a result, single parents are among the groups most at risk of experiencing poverty.

Of Huntington Park's 14,577 total households, 24.4 percent are female headed (compared to 14.3 percent in the SCAG region), 12.5 percent are female-headed and with children (compared to 6.6 percent in the SCAG region), and 1.8 percent are female headed with children under 6 (compared to one percent in the SCAG region) (Table II-23). Female-headed households in Huntington Park experience greater rate of poverty proportional to their share of the total population. About 20 percent of all households experience poverty; female-headed households are about 45 percent of the total households experiencing poverty (about 40 percent all households experiencing poverty are female-headed households with children).[4]

Table II-23
Household Type by Tenure
Huntington Park



American Community Survey 2014-2018 5-year estimates.

Resources Available

Single-parent and female-headed households can benefit from a variety of programs and services provided by the city of Huntington Park. The Huntington Park Library provides educational services to children. No-cost youth services for lower-income families and female-headed households are provided by Huntington Park through CDBG funding.[5]

A Community Needs Survey conducted in preparation of the 2015-2020 Consolidated Plan described youth centers as one of the top priority needs in the community. This is a gap in resources to female-headed households. Under Program 13, Affirmatively Furthering Fair Housing and Increasing Access to Opportunity, the City will seek and prioritize funding for resources to assist female-headed households.

Farm Workers

Farmworkers are traditionally defined as people whose primary incomes are earned through permanent or seasonal agricultural labor. Farmworkers are generally considered to have special housing needs due to their limited income and the often unstable nature of their employment. In addition, farmworker households tend to have high rates of poverty, live disproportionately in

[4] U.S. Census Bureau, 2020 ACS 5-Year Estimates, Table B17012, Poverty Status In The Past 12 Months Of Families By Household Type By Number Of Related Children Under 18 Years.
[5] City of Huntington Park, 2020-2024 Draft Consolidated Plan

housing that is in the poorest condition, have extremely high rates of overcrowding, and have low homeownership rates.

According to recent Census estimates, about 182 Huntington Park residents were employed in the agricultural industry, and 132 of those were employed full-time (Table II-24). The city is fully urbanized and no commercial agricultural operations exist within the jurisdictional boundaries. Residents employed in agricultural industry commute to work outside of the city. The nearest agricultural area to Huntington Park is in San Bernardino County to the east. Since there are no major agricultural operations within Huntington Park and housing costs are significantly lower in the Inland Empire, there is little need for farm worker housing in the City.

Table II-24
Employment in the Agricultural Industry
Huntington Park

Huntington Park	Percent of total Huntington Park workers:	SCAG Total	
182	0.70%	73,778	Total in agriculture, forestry, fishing, and hunting
132	0.74%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

Resources Available

Because farmworkers make up a small percentage of the City's population, no specific housing programs are necessary. The housing needs of farmworkers in Huntington Park can be addressed through the City's general affordable housing programs for lower-income households. Certain programs and services offered by agencies detailed in Chapter 6 can also be of assistance to Huntington Park's farmworkers.

People Experiencing Homelessness

Homelessness is a continuing and growing crisis throughout California and urban areas nationwide. Government Code Section 65583(a)(7) mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. "Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD), describes:

- Individuals/families who lack a fixed, regular, and adequate nighttime residence, including:
  - Place not meant for human habitation;
  - Living in a shelter; or
  - Exiting an institution.
- Individuals/families who will imminently (within 14 days) lose their primary nighttime residence.
- Unaccompanied youth (under 25 years of age) or families with children/youth.
- Individuals/families fleeing or attempting to flee domestic violence.

Individuals and families experiencing homelessness are without permanent housing largely due to a lack of affordable housing. Homelessness is often compounded by a lack of job training and supportive services to handle cases of domestic violence or treat mental illness or substance abuse.

The most recent homeless point-in-time count was conducted in January of 2022 by the Los Angeles Homeless Services Authority (LAHSA). There are an estimated 56,078 homeless persons in Los Angeles County (up from 54,291in 2020), and 86 unsheltered persons in Huntington Park (down from 282 in 2020).[6]

Causes of homelessness in Los Angeles County are more varied than in Huntington Park, given the broader population surveyed. The majority of people are living on the street (27 percent), living in RVs/Campers (26 percent), in makeshift shelters (16 percent), or in tents (13 percent). In Huntington Park, the majority of people are living on the street (59 percent), followed by living in makeshift shelters (22 percent) (Figure II-1 and Figure II-2). The characteristics of Huntington Park's homeless population indicate a greater need for emergency shelters.

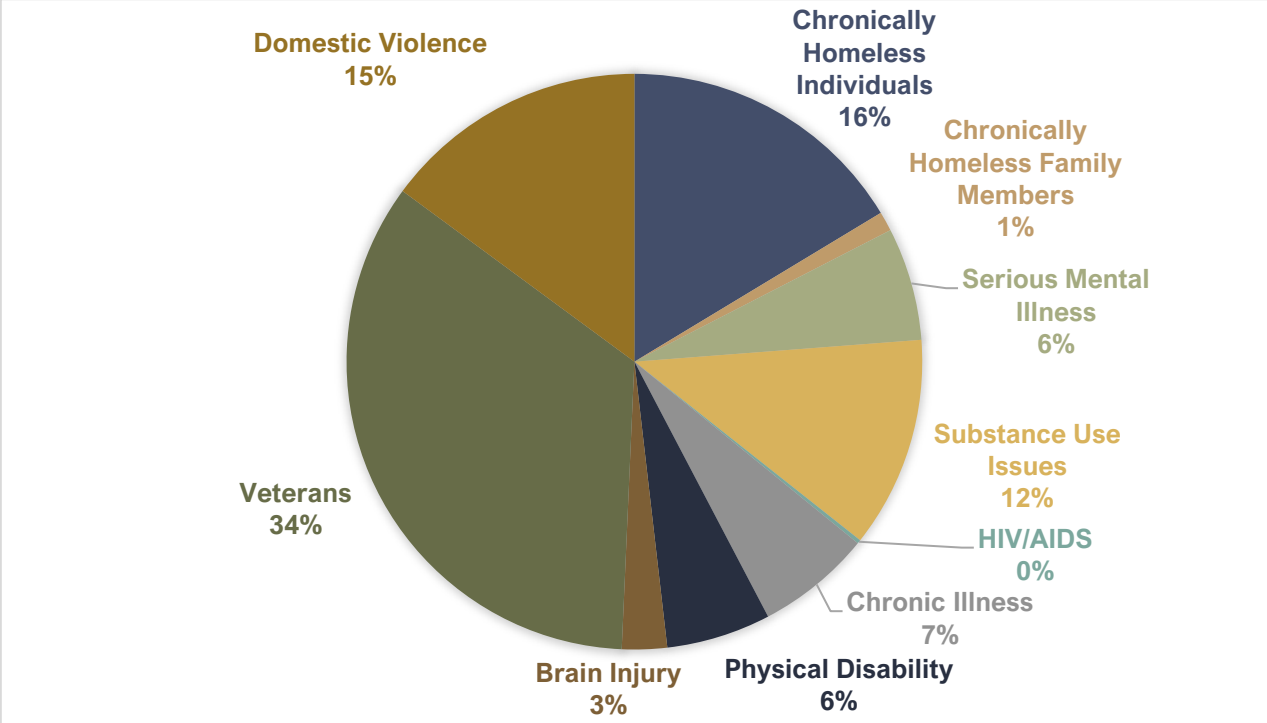
Certain characteristics are available by Service Planning Area, which is a geographic region used by LAHSA and other Los Angeles County agencies. Service Planning Area (SPA) 7 includes the communities of Artesia, Bell, Bellflower, Bell Gardens, Cerritos, City of Commerce, City Terrace, Cudahy, Downey, East Los Angeles, Hawaiian Gardens, Huntington Park, La Habra Heights, Lakewood, La Mirada, Los Nietos, Maywood, Montebello, Norwalk, Pico Rivera, Santa Fe Springs, Signal Hill, South Gate, Vernon, Walnut Park, Whittier, and others. Demographic data by SPA is discussed in the Assessment of Fair Housing (AFH) (Homelessness), below. In SPA7, the largest subpopulations of persons experiencing homelessness are veterans, people experiencing domestic violence, and chronically homeless individuals (Figure II-3). Substance use, mental illness, and physical disabilities are also common characteristics. In addition to emergency housing, housing needs include transitional or supportive housing for these specific subpopulations to help them avoid returning to homelessness.

Geographic data collected as part of the point-in-time count is limited to the scale of the SPA. Locally, City staff report that people experiencing homelessness congregate in the Downtown Specific Plan area (around Pacific Boulevard, Rita Avenue, and Rugby Avenue), along railroad rights of ways, parks, and the neighborhood defined by Slauson Avenue, Randolph Street, Santa Fe Avenue, and Alameda Street.

Program 13 (Homeless Services and Housing) contains provisions to reduce barriers to developing housing for people experiencing homelessness, including emergency shelters and transitional and supportive housing. Program 13 would concentrate outreach efforts in areas identified above.

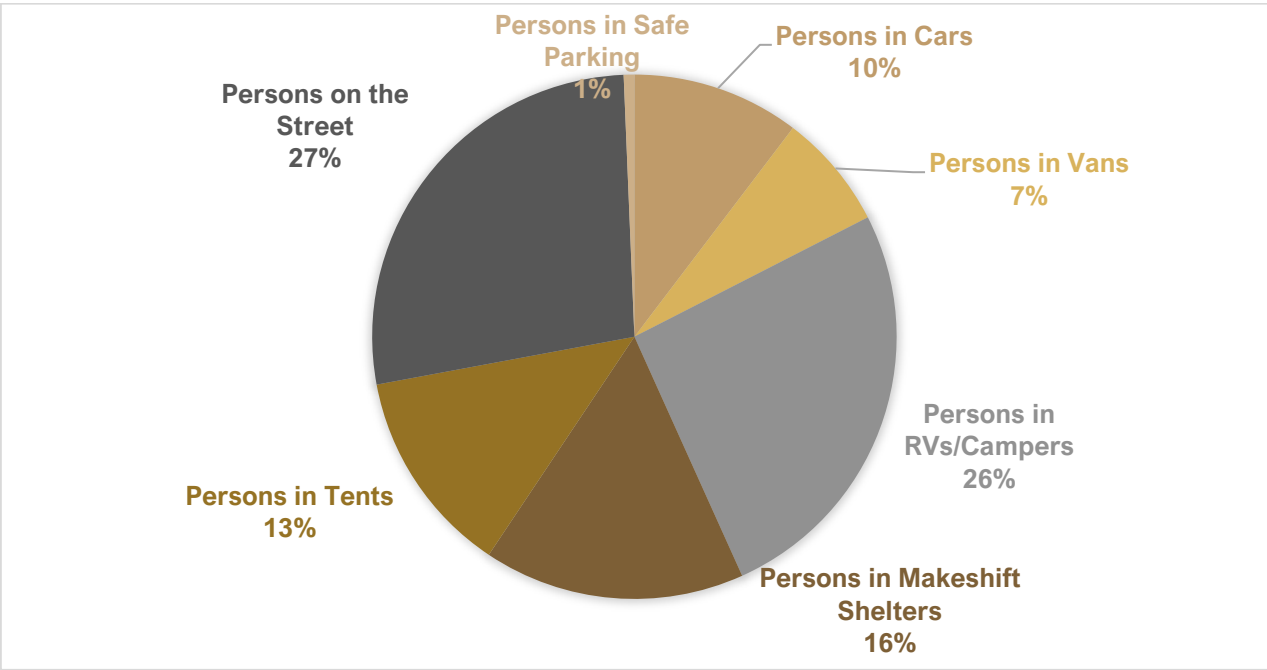
[6] Los Angeles Homeless Services Authority, 2020 and 2022 Homeless Count by Community/City. https://www.lahsa.org/data?id=45-2020-homeless-count-by-community-city

Figure II-1
Homeless County by Subpopulation, Service Planning Area 7, 2022



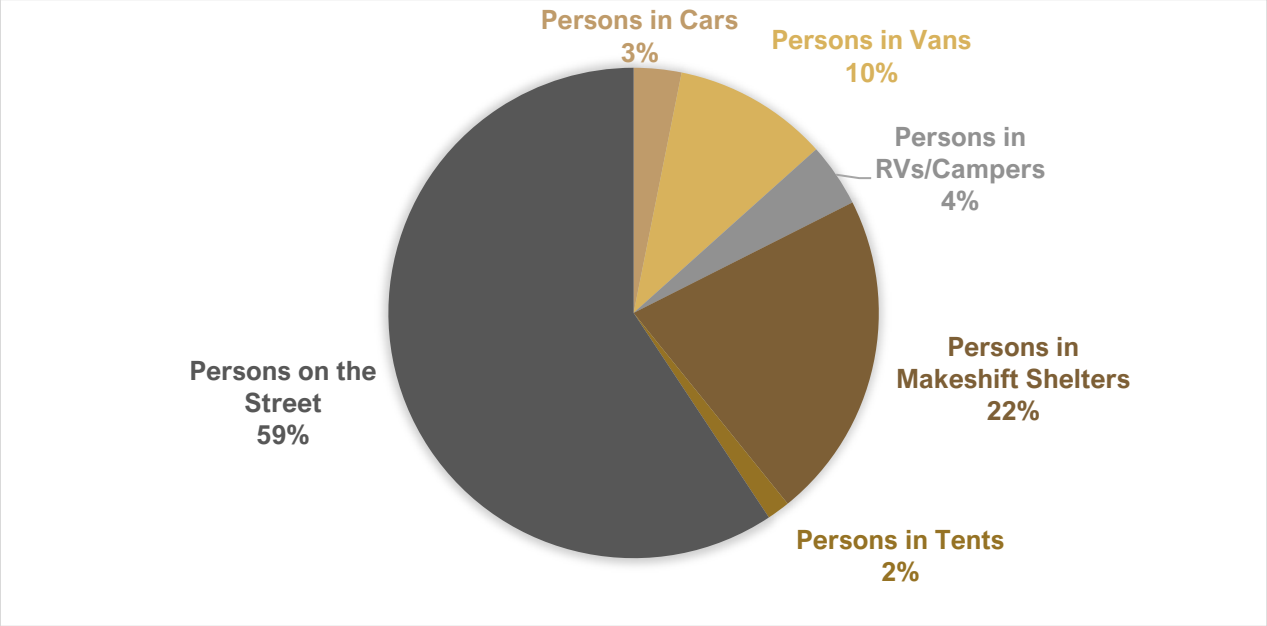
Source: Los Angeles Homeless Services Authority, 2022 Point-In-Time Count, 2022. https://www.lahsa.org/data?id=54-homeless-count-by-city-community and https://www.lahsa.org/data?id=51-homeless-count-by-service-planning-area-2015-2022

Figure II-2
Characteristics of Homelessness, Los Angeles County, 2022



Source: Los Angeles Homeless Services Authority, 2022 Point-In-Time Count, 2022. https://www.lahsa.org/data?id=54-homeless-count-by-city-community and https://www.lahsa.org/data?id=51-homeless-count-by-service-planning-area-2015-2022

Figure II-3
Characteristics of Homelessness, Los Angeles County, 2022



Source: Los Angeles Homeless Services Authority, 2022 Point-In-Time Count, 2022. https://www.lahsa.org/data?id=54-homeless-count-by-city-community and https://www.lahsa.org/data?id=51-homeless-count-by-service-planning-area-2015-2022

Resources Available

Homelessness has generally increased over time throughout California, but crisis housing resources established or improved during the COVID-19 pandemic were successful at temporarily housing many people formerly experiencing homelessness. However, many of those programs were temporary in nature, and increased local and regional resources are still needed.

There are currently no homeless shelters in the City of Huntington Park, but there is one permanent housing facility serving the City's homeless population. Mosaic Gardens at Huntington Park has a total of 24 beds. Tiki Gardens is a transitional housing project with 35 units for homeless persons.

The City of Huntington Park does not administer a homeless prevention program; however, two local homeless providers, the Southeast Churches Service Center (partially funded with CDBG funds) and the Salvation Army Southeast Communities, both provide a referral service and transportation to the nearby Salvation Army Bell Shelter in the City of Bell. The Bell Shelter assesses the individual needs of homeless persons including case management, supportive and transitional housing, individual or group counseling, a drug and alcohol program, job search assistance, homeless veteran's reintegration, adult education, and a mobile medical clinic.

The Los Angeles County Development Authority (LACDA) offers several programs and is involved in County initiatives designed to assist homeless individuals, families, and veterans in securing stable housing.

The City of Huntington Park Police Department (HPPD) is a member of the Southeast Regional Mental Evaluation Team (SERMET), a successful mental health and homeless outreach partnership with the Los Angeles County Department of Mental Health. SERMET facilitates police officers and mental health clinicians to work together to provide support and resources to the mentally ill and homeless population in the community. Resources include outreach, referral services to other

institutions, and assistance with housing. Homeless individuals or families and those at risk of homelessness had the opportunity to get connected to supportive services, treatments, public resources, and support groups through the Salvation Army.

The City participates in SPA 7 of the Continuum of Care for Los Angeles City and County, and coordinates with the LAHSA, local communities, and various service agencies to provide a continuum of services and facilities for the homeless and persons at risk of becoming homeless.

The City's 2022-2023 Annual Action Plan for the use of CDBG and HOME funds designates the following funds to homeless services:

1. $83,418 in CDGB funds to the Inner City Vision Program, which provides case management, referral, and/or supportive services to the City's homeless residents
2. In 2021-2022, the City provided emergency food $83,418 to the Salvation Army Service Program, which provides laundry services and hygiene kits to Huntington Park's homeless residents, those at risk of becoming homeless, and lower-income households

The Los Angeles County Development Authority (LACDA) is the local public agency providing Housing Choice Vouchers in Huntington Park.

Homelessness has increased over time in Huntington Park and Los Angeles County, indicating the resources available are not meeting the demand for those resources. The City will evaluate its emergency shelter and transitional housing standards and revise them to be compliant with state law (Program 7, Zoning Code Updates) and seek and prioritize funding for homeless services (Program 13, Affirmatively Furthering Fair Housing and Increasing Access to Opportunity). For further discussion on emergency shelters and transitional housing, refer to Section IV, Housing Constraints.

Extremely Low-Income Households

Household income is a primary challenge affecting housing needs in a community, particularly for extremely low-income households, defined as earning 30 percent of the area median income or less. Approximately 35 percent of total households in Huntington Park were within the extremely low-income (ELI) category, and 42 percent of renter households are extremely low-income, compared to 14 percent of owner-occupied households (Table II-25).

Table II-25
Extremely Low-Income Households
Huntington Park

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	297	100	33.7%
Black, non-Hispanic	100	25	25.0%
Asian and other, non-Hispanic	161	109	67.7%
Hispanic	14,205	4,960	34.9%
TOTAL	14,763	5,194	35.2%
Renter-occupied	10,990	4,650	42.3%
Owner-occupied	3,770	535	14.2%
TOTAL	14,760	5,185	35.1%

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Extremely low-income households are more likely to experience housing problems. As described in more detail in *Disproportionate Housing Needs* in *Assessment of Fair Housing*, "housing problems" means cost burden and severe cost burden, overcrowding, and substandard housing conditions.[7] In Huntington Park, 91 percent of extremely low-income households have at least one housing problem, compared to under 30 percent of households earning more than the median income, and 70 percent of total households. Cost burden describes the extent to which a household pays more than 30 percent of its income on rent. Ninety percent of extremely low-income households are cost burdened, compared to two percent of households earning above the median income and 55 percent of all households.[8]

As discussed further in *Displacement* in *Assessment of Fair Housing*, extremely low-income households may be at particular risk of displacement. These households may also need assistance with housing subsidies, utility allowances, and other living expense subsidies, as well as supportive services.

Over time, there has not been significant changes in the correlation between a household's status as extremely low-income and their likelihood of experiencing disproportionate housing needs. ACS 5-Year Estimates for 2010-2014 showed similar rates of extremely low-income households as a share of the total city population, and similar rates of experiencing housing problems.

The city will promote financial assistance for extremely low-income housing by supporting the Housing Choice Voucher program and encouraging ADU owners to participate in the program as landlords (Program 2, Accessory Dwelling Units and Missing Middle Housing) and publicize the program to city residents (Program 12, Fair Housing).

[7] *See* 80 FR 42271, p. 42354 (2015).
[8] HUD CHAS Data, 2014-2018 ACS. https://www.huduser.gov/portal/datasets/cp.html

The share of the City's RHNA that must meet the needs of extremely low-income households is estimated to be 132 (*Extremely Low-Income Housing Need*), well below the estimated more than 14,000 extremely low-income households already living in the city.

Given the ratio of extremely low-income renter households to owner households, there is a significant need for additional rental housing affordable to extremely low-income households. The City's homeless population is also likely to be extremely low income. Transitional and supportive housing and alternative housing such as single-room occupancy developments are all housing that can help meet the needs of extremely low-income households in Huntington Park. Through Program 13, Affirmatively Furthering Fair Housing, the City will facilitate the development of alternative housing types mentioned above, and update the City's density bonus ordinance to provide greater incentives for projects that provide units for extremely low-income households.

Resources Available

The City has facilitated the development of eight residential developments, and the acquisition/rehabilitation of six projects with long-term affordability covenants on all or some of the units. There are 67 units in the Huntington Plaza Apartments project restricted for extremely low-income households, well below the number of extremely low-income households in the city.

The Los Angeles County Development Authority (LACDA) serves as the public housing authority for the City of Huntington Park. LACDA operates the Housing Choice Voucher (HCV, formerly Section 8) Program in Huntington Park and manages some public housing projects in Huntington Park. The HCV program offers tenant-based assistance funded by the U.S. Department of Housing and Urban Development (HUD). Participants find their own rental housing in the open market and pay a portion of their income towards rent. The Housing Choice Voucher subsidizes the balance of the monthly rent through direct payments to the property owner.

LACDA also maintains and manages public and affordable housing located throughout Los Angeles County, although there are no LACDA properties in Huntington Park.[9]

Assisted Housing at Risk of Conversion

California housing element law requires all jurisdictions to study all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. Assisted housing at risk of conversion are those housing projects with affordability restrictions that are scheduled to expire within ten years of October 2021 (the beginning of the Housing Element planning period).

Affordable projects in Huntington Park are financed through a variety of funding sources, including Low-Income Housing Tax Credits and HOME funds, which require long-term affordability controls. There is one project, Concord Huntington Park, with a total of 162 assisted housing units at risk of conversion before October 2031, as shown in Table II-26 below. The city will monitor and coordinate with owners of at-risk projects to identify resources and ensure property noticing under Program 5, Monitoring and Preserving Affordable Housing. Program 5 contains a number of measures to direct City resources to preservation of at-risk units, including rental assistance, partnering with non-profit

[9] Los Angeles County Development Authority, Locate Housing. https://www.lacda.org/public-housing/shared-info/locate-housing

organizations to acquire at-risk properties, providing rehabilitation assistance, providing lump-sum payments to purchase and extend affordability contracts.

Table II-26
Summary of At-Risk Units

PROJECT NAME	ADDRESS	NUMBER AND TYPE OF UNITS	TYPE OF SUBSIDY	ELDERLY UNITS	CURRENT OWNER	EARLIEST DATE OF EXPIRATION	OPTIONS FOR RENEWAL	AT-RISK
Middleton Place	6614 Middleton St	20	LIHTC (19); HOME (11)	20	OldTimers Housing Development Corp	1/1/2073		
6822 Malabar St	6822 Malabar St	10	HOME	10	OldTimers Housing Development Corp	7/1/2063		
Casa Rita	6508 Rita Ave	103	LIHTC (102)	0	John Stewart Co.	1/1/2035		
Casa Bonita Senior Apartments	6512 Rugby Ave	80	HOME (79)	80	Western Community Housing, Inc	1/1/2033		
Huntington Plaza Apartments	6330 Rugby Ave	182	LIHTC (182), HOME (91)	0	USA Properties Fund, Inc	4/1/2068		
6308 Bissell St	6308 Bissell St	7	HOME (6)	0	OldTimers Housing Development Corp	4/1/2062		
6340 Bissell Street Apartments Project	6340 Bissell St	4	HOME	0	OldTimers Housing Development Corp	4/1/2061		
Acquisition/ Rehab 6342-6344 Bissell St	6342 Bissell St	4	HOME	0	OldTimers Housing Development Corp	4/1/2062		
Concord Huntington Park	6900 Seville Ave	162	LIHTC (160), HUD insured (162), Project-Based Vouchers (155)	0	Huntington Concord Partners LP	2029	Acquisition/Rehabilitation, Rental Subsidies	162
Tiki Apartments	7306 Santa Fe Ave	36	LIHTC (35)	0	7301 Santa Fe Avenue LP aka John Stewart Co.	1/1/2071		

PROJECT NAME	ADDRESS	NUMBER AND TYPE OF UNITS	TYPE OF SUBSIDY	ELDERLY UNITS	CURRENT OWNER	EARLIEST DATE OF EXPIRATION	OPTIONS FOR RENEWAL	AT-RISK
Mosaic Gardens at Huntington Park	6337 Middleton St	24	LIHTC (23), HOME (11), Project-Based Vouchers (15)	0	Linc Housing Corp	1/1/2068		
TOTAL		632		0				162

Source: City of Huntington Park, 2022

Resources Available

Funding Sources to Preserve At-Risk Units

The following state and federal programs provide financing for assisted housing units. The City currently has no source of local or redevelopment funds.

Community Development Block Grant Program

The Community Development Block Grant (CDBG) Program provides annual grants on a formula basis to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The City's Economic Development Department administers the City's annual CDBG entitlement grant, which totaled $1,112,249 in 2022. According to the City's 2022 Draft Annual Action Plan, $2,224,498 is expected to be available for the remainder of the Consolidated Plan period (2020 through 2024), based on the same funding level for future years. No CDBG funding is currently allocated for preservation, and through Program 5, Monitoring and Preserving Affordable Housing, the City will pursue additional funding and in its next Action Plan, allocate CDBG funds for preservation prior to 2029 when the affordability agreement for Concord Huntington Park is anticipated to expire.

HOME Investment Partnerships Program

The HOME Investment Partnerships Program (HOME) is a HUD program that assists cities, counties, and non-profit community housing development organizations (CHDOs) to create and retain affordable housing for lower-income renters or owners. HOME funds are available as loans for housing rehabilitation, new construction, and acquisition and rehabilitation of single- and multi-family projects and as grants for tenant-based rental assistance. The City Economic Development Department administers the City's annual HOME entitlement grant, which totaled $640,934 in 2021. The 2022 Annual Action Plan estimates $1,281,868 for the remainder of the Consolidated Plan period (2020 through 2024), based on the same funding level for future years. The City also received an additional $2.2 million in HOME funds authorized by the American Rescue Plan. No HOME funds are currently allocated for preservation, and through Program 5, the City will pursue additional funding and, in its next Action Plan, allocate HOME funds for preservation prior to 2029.

Housing Choice Voucher Program

The HUD-funded Housing Choice Voucher (formerly Section 8) program provides tenant-based rental assistance, Under HUD regulations, housing authorities may use up to 20 percent of its vouchers to units in an existing project if the owner agrees to rehabilitate the units or set aside a portion of the units. The Los Angeles County Development Authority (LACDA) administers the project-based voucher program for Huntington Park. Through Program 5, the City will advocate for projects in Huntington Park with at-risk units to be awarded project-based vouchers.

Low-Income Housing Tax Credit (LIHTC)

The Low-Income Housing Tax Credit (LIHTC) program awards tax credits to developers of affordable housing projects, which can then be sold to investors to fund the project development. The California Tax Credit Allocation Committee (TCAC) develops scoring methodology and makes awards. LIHTC-funded projects in Huntington Park are listed in Table II-26, above.

California Housing Finance Agency (CalHFA)

CalHFA uses approved private lenders and purchases loans that meet CalHFA standards to support very low, low, and moderate income assisted units. CalHFA partners with jurisdictions, developers, and other organizations to provide a variety of resources including loan assistance programs for homebuyers and renters aimed at increasing housing opportunities for low- and moderate-income residents.

Qualified Entities

Public agencies, nonprofit and for-profit organizations are integral to preservation efforts. Table II-27 is a list of organizations operating in Los Angeles County which have requested inclusion in HCD's Qualified Entities list, and which have demonstrated the capacity to manage affordable housing properties.

Table II-27
Qualified Entities

ORGANIZATION	ADDRESS	CITY	STATE	TYPE OF ORGANIZATION
West Hollywood Community Housing Corp.	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	Local, regional, public agency
City of Pomona Housing Authority	505 South Garey Ave	Pomona	CA	Local, regional, national nonprofit org.
Hollywood Community Housing Corp.	1726 N. Whitley Ave	Hollywood	CA	Local, regional, national nonprofit org.
Hope - Net	760 S. Westmoreland Ave	Los Angeles	CA	Local, regional, national nonprofit org.
Skid Row Housing Trust	1317 E. 7th St	Los Angeles	CA	Local, regional, national nonprofit org.
The Long Beach Housing Development Co.	333 W. Ocean Blvd., 2nd Flr	Long Beach	CA	Local, regional, national nonprofit org.
Housing Authority of the City of Los Angeles	2500 Wilshire Blvd, PHA	Los Angeles	CA	Local, regional, national public agency

ORGANIZATION	ADDRESS	CITY	STATE	TYPE OF ORGANIZATION
Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	Local, regional, national public agency
FAME Corporation	1968 W. Adams Blvd.	Los Angeles	CA	Local, regional, national nonprofit org.
American Family Housing	15161 Jackson St.	Midway City	CA	Local, regional, national nonprofit org.
The Long Beach Housing Development Co.	836 Avalon Ave	Lafayette	CA	Local, regional, national public agency
PICO Union Housing Corporation	1038 Venice Blvd.	Los Angeles	CA	Local, regional, national nonprofit org.
Korean Youth & Community Center, Inc. (KYCC)	680 S. Wilton Place	Los Angeles	CA	Local, regional, national nonprofit org.
Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	Local, regional, national public agency
Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	Local, regional, national public agency
Abode Communities	701 E. Third St., Ste. 400	Los Angeles	CA	Local, regional, national public agency
Southern California Presbyterian Homes	516 Burchett St	Glendale	CA	Local, regional, national public agency
The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	Local, regional, national public agency
LTSC Community Development Corporation	231 East Third Street, Ste. G 106	Los Angeles	CA	Local, regional, national nonprofit org.
Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	Local, regional, national nonprofit org.
Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	CA	
A Community of Friends	9 Cushing, Ste. 200	Irvine	CA	
Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	CA	Local, regional, national nonprofit org.
Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	CA	
Los Angeles Housing & Community Invest Dept	1200 W.7th Street, 9th Floor	Los Angeles	CA	
Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	
Home and Community	2425 Riverside Place	Los Angeles	CA	
Hart Community Homes	2807 E. Lincoln Ave	Anaheim	CA	
Keller & Company	4309 Argos Drive	San Diego	CA	
Poker Flats LLC	1726 Webster	Los Angeles	CA	
Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	

ORGANIZATION	ADDRESS	CITY	STATE	TYPE OF ORGANIZATION
Clifford Beers Housing, Inc.	1200 Wilshire Blvd. Ste. 205	Los Angeles	CA	
CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	
ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	
Abbey Road Inc.	15305 Rayen Street	North Hills	CA	
Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	Local, regional, national nonprofit org.
Community Development Commission	700 W. Main Street	Los Angeles	CA	Local, regional, national public agency
Los Angeles County Development Authority	700 W. Main Street	Alhambra	CA	Local, regional, national public agency
Santa Fe Art Colony Tenants Association	2415 S. Sante Fe Avenue, Unit 2	Los Angeles	CA	Tenants' Association
San Gabriel Valley Habitat for Humanity, Inc.	400 S Irwindale Ave	Azusa	CA	Local, regional, national nonprofit org.
New Economics for Women	303 South Loma Drive	Los Angeles	CA	Local, regional, national nonprofit org.
L + M Fund Management LLC	1865 Palmer Ave	Westchester	NY	Profit-motivated individual or organization
Alliance Property Group Inc	1730 E Holly Ave #327	El Segundo	CA	Profit-motivated individual or organization
NewStart Housing Corporation	3355 E. Gage Ave.	Huntington Park	CA	

Source: City of Huntington Park, 2022 and California Department of Housing and Community Development, Preserving Existing Affordable Housing, list of qualified entities, 2022. https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml

Cost Comparison

The estimated cost to preserve at-risk units is difficult to fully calculate due to the various options, affordability, potential density bonus entitlement costs, and developer and land profits costs. In general, providing additional incentives/subsidies to extend the affordability covenant would require the least funding over the long run, whereas the construction of new units would be the costliest option.

The following analysis demonstrates the cost to the City to preserve these at-risk units. Acquisition and/or rehabilitation is the most cost-effective, feasible method of preservation for most at-risk units.

New Construction

Preserving existing affordable units is the surest way to ensure existing affordable homes remain affordable—building new affordable housing is a slow and expensive process. According to the

University of Riverside School of Business,[10] the estimated cost to build new housing in Huntington Park is $712,156 per unit, which includes the estimated construction costs, development impact fees, and land and building costs (Table II-28). Therefore, the estimated total cost to replace all 162 at-risk units would be over $115 million.

Table II-28
Estimated New Construction Costs (Huntington Park)

ESTIMATE CONSTRUCTION COST PER UNIT*	ESTIMATED IMPACT FEE PER UNIT	ESTIMATED LAND AND BUILDING COSTS PER UNIT	ESTIMATED GROSS BUILDING COSTS PER UNIT
$579,133	$30,000	$103,023	$712,156

*Construction per unit estimate based on UCR, School of Business, Economy White Paper Series, February 2020

Acquisition/Rehabilitation

The majority of the assisted housing units at risk of conversion in Huntington Park are nonprofit owned, which makes preservation more likely given sufficient appropriate resources.

If an at-risk property consists of 100 percent deed-restricted affordable units, transferring ownership of an at-risk project to a non-profit housing provider is one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low-income restrictions can be secured, and the project would become potentially eligible for a greater range of governmental subsidies.

California law (Affordable Housing Preservation Law, Government Code Sections 65863.10-13) requires owners of certain deed-restricted properties to follow a specified procedure prior to the expiration of those affordability requirements. The law requires that rental housing with expiring federal and/or state subsidies and/or affordability protections be offered for sale first to qualified preservation purchasers at market-rate value.

If only a portion of a property has deed-restricted units, it is more difficult to preserve the affordable units by acquisition. In those cases, rehabilitation funds (CDBG, HOME, PBVs, or LIHTC) may be used to rehabilitate and preserve affordability for a portion of the project's units.

Rental Subsidies

Similar to Housing Choice Vouchers, the City could provide rent subsidies to tenants of at-risk units through a variety of potential funding sources. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable to a lower income household. According to HUD, FMR for a 1-bedroom unit is $1,517.

State, local, or other funding sources can also be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the voucher program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenants' household income (including a utility allowance) up to the fair market value of the apartment. The per-unit subsidy is based on the difference between fair market rents and the annual

[10] UCR, School of Business, *Economy White Paper Series*: https://ucreconomicforecast.org/wp-content/uploads/2020/03/UCR_CEFD_Multifamily_Housing_White-Paper_3_2020.pdf

amount affordable to a low-income household. Given the unit sizes and affordability of the at-risk developments, the total annual subsidy to maintain the 391 at-risk units is estimated at over $1.8 million, as shown in Table II-29 below.

Table II-29
Rent Subsidies Required to Preserve At-Risk Rental Units

UNIT SIZE/HOUSEHOLD SIZE	NUMBER OF UNITS	FAIR MARKET RENT[1]	HOUSEHOLD ANNUAL INCOME[2]	AFFORDABLE HOUSING COST[3]	MONTHLY PER UNIT SUBSIDY[4]	TOTAL MONTHLY SUBSIDY	TOTAL ANNUAL SUBSIDY
1-bedroom/2-person household	391	$1,517	$45,050	$1,113	$404	$157,964	$1,895,568

1. Fair Market Rent (FMR) is determined by HUD. These calculations use the 2020 HUD FMR for the Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area.
2. FY 2021 Income Limits Summary for the Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area.
3. The affordable housing cost is calculated based on 30% of the AMI, minus utilities for rentals.
4. The monthly subsidy covers the gap between the FMR and the affordable housing cost.
5. Rents are restricted to 50% AMI in these buildings, which puts residents in the Very Low Income Category, set by the California Department of Housing and Community Development (HCD).

Future Growth Needs

Overview of the Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is a key requirement for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 6th Housing Element cycle extending from July 2021 to October 2029. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The RHNA for the 6th cycle was adopted by the Southern California Association of Governments (SCAG) in March 2021. The need for housing is determined by the forecasted growth in households as well as existing need due to overcrowding and overpayment. Each new household created by a child moving out of a parent's home or by a family moving to a community creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units lost due to demolition, natural disaster, or conversion to non-housing uses. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community. More information about the RHNA process may be found on SCAG's website at https://scag.ca.gov/rhna.

2021-2029 Huntington Park Growth Needs

The total housing growth need for the City of Huntington Park during the 2021-2029 planning period is 1,605 units. This total is distributed by income category as shown in Table II-30.

Table II-30
2021-2029 Regional Housing Growth Needs
Huntington Park

VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
264*	196	243	902	1,605

*Per state law, half of the very low units are assumed to be in the extremely low category

Source: SCAG 3/4/2021

The City's inventory of land to accommodate its share of the RHNA is discussed in Section III, Resources and Opportunities.

Extremely Low-Income Housing Need

The RHNA does not project the need for extremely low-income units, but pursuant to Housing Element law (Government Code Section 65583(a)), the City must project its extremely low-income housing needs using one of two methodologies census data to determine the number of extremely low-income households in the city, or assume 50 percent of the very low-income households qualify as extremely low income, and therefore assume 50 percent of the City's very low-income RHNA to be extremely low income.

In this analysis, the projected housing needs for extremely low-income households are estimated at 50 percent of the very low-income RHNA. The City's very low-income allocation is 264 units. Therefore, the City's extremely low-income housing need is 132 units.

Assessment of Fair Housing (AFH)

Introduction

To adequately meet the housing needs of all segments of the community, the Housing Plan must promote housing opportunities for all people.

Pursuant to Government Code Section 65583, cities and counties are required to take deliberate action to relieve patterns of segregation and foster inclusive communities. Housing Elements are now required to include the following:

- **Fair Housing Enforcement and Outreach**: The Housing Element must describe the City's fair housing enforcement and outreach capacity, which must include meaningful, frequent, and ongoing public participation with stakeholders.
- **Integration and Segregation:** The Housing Element must describe patterns of integration and segregation across multiple demographic characteristics, both locally in the city and regionally.
- **Disparities in Access to Opportunity:** Using state opportunity mapping tools, the Housing Element must analyze the areas of the city with the disparities in access to opportunity, including education, economic, and environmental outcomes. The Housing Element must compare access to opportunity within the city and compared to the region.
- **Disproportionate Housing Needs:** The Housing Element must analyze the extent to which different population groups experience disproportionate housing needs.

- **Analysis of Sites Inventory:** Local jurisdictions must evaluate and address how particular sites available for housing development will meet the needs of households at all income levels. The Housing Element must analyze and conclude whether the identified sites improve or exacerbate conditions for fair housing.
- **Identification of Contributing Factors:** Based on findings from the previous steps, Housing Elements must identify, evaluate, and prioritize the contributing factors related to fair housing issues.
- **Priorities, Goals, and Actions:** Local jurisdictions must adopt fair housing goals and actions that are significant, meaningful, and sufficient to overcome identified patterns of segregation and affirmatively further fair housing. The Housing Element should include metrics and milestones for evaluating progress and fair housing results.

The assessment of fair housing practices examines existing conditions and demographic patterns, concentrated areas of poverty within the city, concentrated areas of low- and median-income housing, and areas of low and high opportunity to identify segregated living patterns and replace them with integrated and balanced living patterns.

The purpose of this analysis is to provide a basis for policies and programs that will replace segregated living patterns with truly integrated and balanced living patterns to transform racially and ethnically concentrated areas of poverty into areas of opportunity. Community amenities and access to opportunities are inherently spatial in nature and are not always readily accessible or attainable due to the different types of social, cultural, and economic barriers in our society. Ensuring that sites for housing, particularly lower-income units, are in high resource areas rather than concentrated in areas of high segregation and poverty requires jurisdictions to plan for housing with regards to the accessibility of various opportunities including jobs, transportation, good education, and health services.

Fair Housing Enforcement and Outreach Capacity

Enforcement

Fair housing complaints can be used as an indicator to identify characteristics of households experiencing discrimination in housing. Pursuant to the California Fair Employment and Housing Act Government Code Section 12921 (a), the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code."

Fair housing issues include, but are not limited to:

- Housing design that makes a dwelling unit inaccessible to an individual with a disability;
- Discrimination against an individual based on race, national origin, familial status, disability, religion, sex, or other characteristics when renting or selling a housing unit; and
- Disproportionate housing needs, including cost burden, overcrowding, substandard housing, and risk of displacement.

The City refers discrimination complaints to the Fair Housing Foundation (FHF) to conduct outreach related to fair housing.

Table II-31
Fair Housing Foundation Complaints

TYPE OF COMPLAINT	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Mental/Physical Disability	3	3	1	-	1	2
Race/Ethnicity	-	-	-	-	-	-
Familial/Marital Status	-	-	-	2	1	-
Female-Headed Households	16	15	7	15	8	24
Gender/Sexual Orientation	-	-	-	-	-	1
FHF Resolved	55	46	62	61	31	33
Total Unduplicated	320	312	248	240	194	189

Source: Fair Housing Subrecipient Quarterly Performance Reports (SQPR)

According to the data, around 20 percent of complaints received are resolved by FHF by the time the report is sent out. Generally, most complaints received were in regard to rent increases, habitability, and notices. Most of the fair housing-related complaints were of mental/physical disabilities at an average of two or three complaints per year and an average of 14 of the complaints are from female-headed households.

Outreach

FHF reaches the Huntington Park community in a variety of ways to provide services regardless of language or mobility. FHF hosts fair housing workshops in person and virtually, in English, Spanish, and Vietnamese. Workshops are targeted to tenants, landlords, property managers, property owners, attorneys, and realtors. In-person events are held in different cities on a weekly basis.

Every year, the FHF provides updated literature to the city and participates in presentations on an as-needed basis. On request, FHF staff will give presentations to community groups about their services and conduct staff trainings.

FHF holds “walk-in” clinics (in-person and virtually) that allow tenants and landlords to meet with a Housing Counselor one-on-one to discuss fair housing issue and ask questions. Services are provided in all languages.[11]

Integration and Segregation

Race, Ethnicity, and Poverty

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. Low-income and communities of color disproportionately experience issues related to overcrowding, housing problems, and access to economic opportunity due to exclusionary governmental policies, biased mortgage lending practices and other tactics that promote segregation and spatial inequities.

[11] Fair Housing Foundation. https://fhfca.org/

According to HCD, race is a known contributor to unfair housing practices.[12] The existence of concentrations of minorities living in one location may be an indicator that some minority groups in Huntington Park do not have as many housing choices as nonminority residents. Huntington Park is predominantly Hispanic/Latino (97 percent and unchanged since 2010).

The city has become more concentrated since 2010; in 2018, the population of all census tracts in the city was over 80 percent non-white (Figure II-4). In 2010, that level of concentration was limited to two tracts in the northwestern part of the city, with the majority of the city in the range of 41 to 60 percent non-white, and one census tract near Salt Lake Park in the 21 to 41 percent range. Census tracts in Vernon, to the north, are in the less than 41 to 60 percent non-white category, while all other surrounding communities are similarly concentrated.

The city's diversity index has not changed from 2010 to 2018. There are high-diversity Census block groups in the western part of the city, and lower-diversity block groups scattered throughout the central and southern portion of the city.

Residents who are linguistically isolated may face additional challenges with becoming integrated. They may face potential barriers to employment and adequate housing, which may dictate where they may choose or be able to settle and locate. More than 40 percent of the population in California speak a language other than English at home.[13] The CalEnviroScreen linguistic isolation indicator measures the percentage of households in each census tract in which no one over 14 speaks English well. The Huntington Park Environmental Justice Technical Report (2022) analyzed the rate of linguistic isolation by census tract, finding that all census tracts in the city have a high rate of linguistic isolation, above the 75th percentile. Many tracts scored above the 90th percentile. There is no notable geographic trend in linguistic isolation. The primary language spoken besides English throughout the City is Spanish, but there are areas where a significant portion of the population speaks Chinese and Tagalog. The city's population is about 46 percent foreign-born, compared to about 26 percent statewide.[14]

Regional Context

According to the California Fair Housing Task Force's 2021 opportunity maps, areas in the Los Angeles region with high segregation and poverty are most prominent in the neighborhoods surrounding Downtown Los Angeles, South Central Los Angeles, and East Los Angeles. Areas of high segregation and poverty are also present within the San Fernando Valley region near the neighborhoods of Panorama City, Arleta, and North Hills. In North Los Angeles County, high segregation and poverty areas are present within the cities of Palmdale and Lancaster (Figure II-5).

Race and ethnicity characteristics mirror segregation and poverty trends. Hispanic populations are most concentrated in and around South Los Angeles, to the north of Los Angeles near San Fernando, and in central Orange County near the City of Santa Ana. Asian populations are most concentrated just east of Downtown Los Angeles and in East Los Angeles, near Alhambra and Monterey Park. The largest concentration of black populations can be found in South Los Angeles and unincorporated areas nearby, such as Athens-Westmont and View Park/Windsor Hills. White populations tend to have highest concentrations near the coast and along the Interstate 210 Corridor south of the San Gabriel Mountains. (See Figure II-5, Figure II-7, and Figure II-9.)

[12] HCD, AFFH Guidance, p 5. 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf#page=23
[13] ACS 2020 ACS 5-Year Estimates, Table S1601 Language Spoken At Home
[14] 2020 ACS 5-Year Estimates, Table DP02 Selected Social Characteristics

Figure II-4
Racial Demographics (2018), Huntington Park

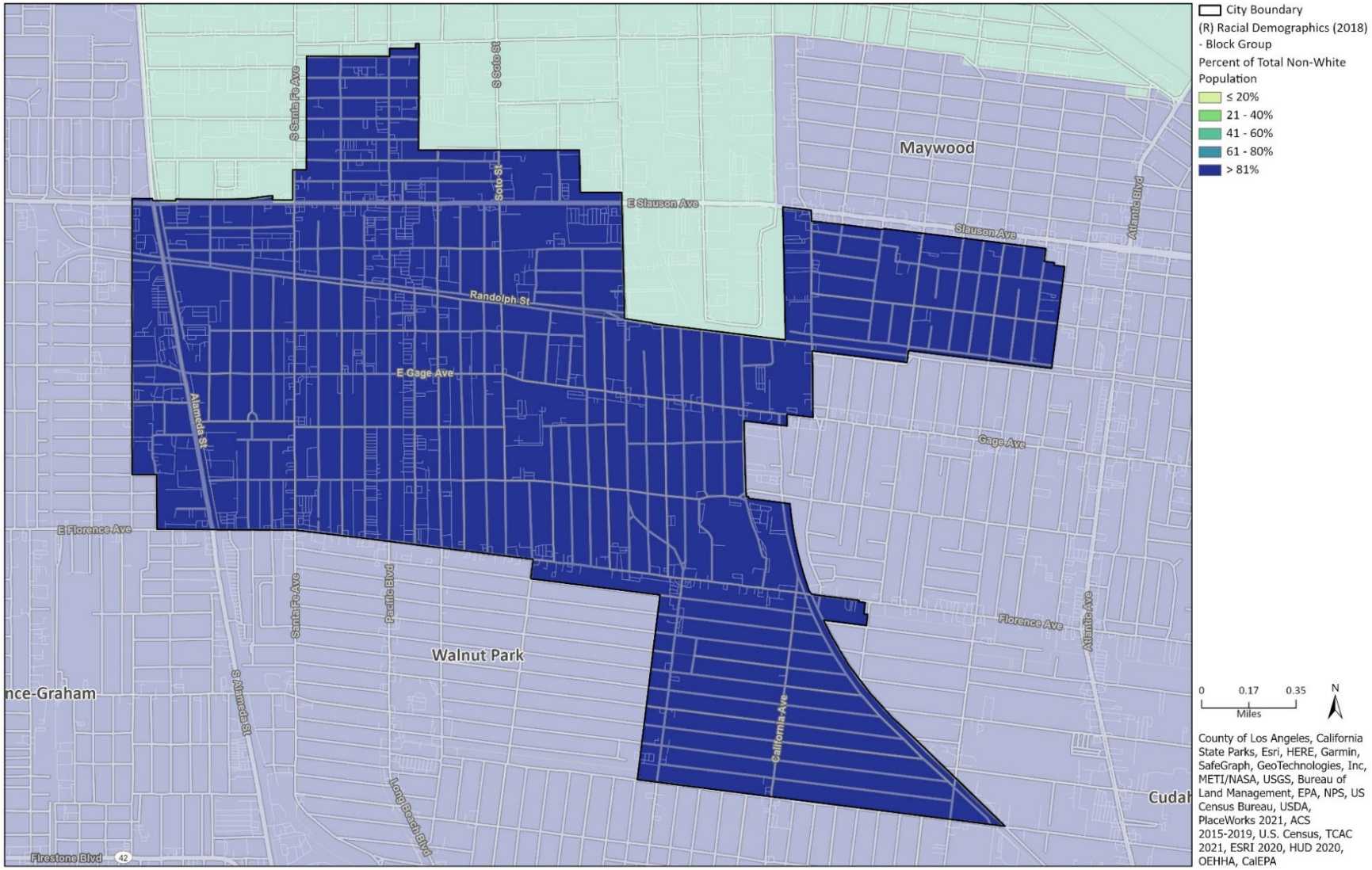


Figure II-5
Racial Demographics (2018), Los Angeles Region

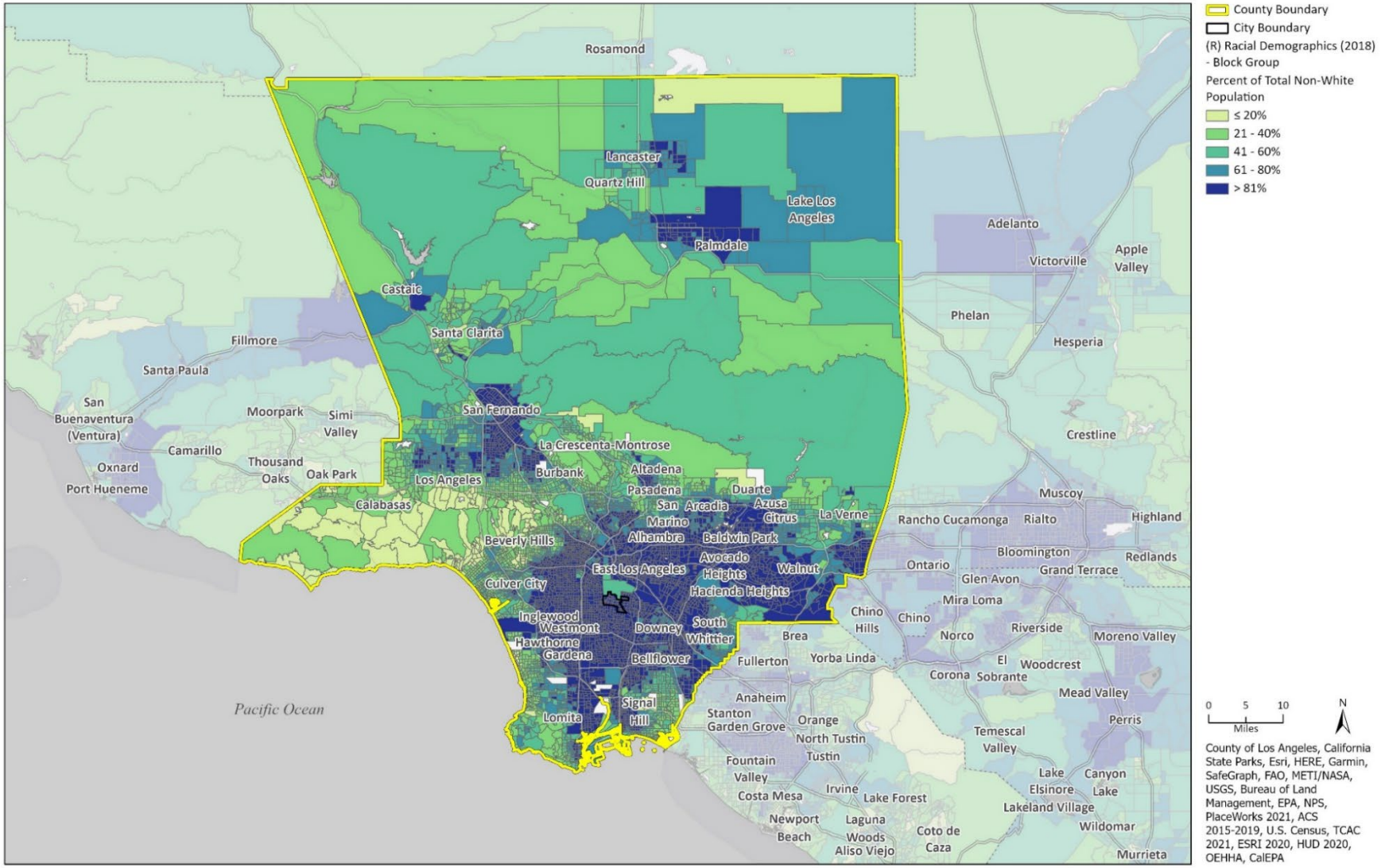


Figure II-6
Predominant Population – Hispanic Majority, Huntington Park

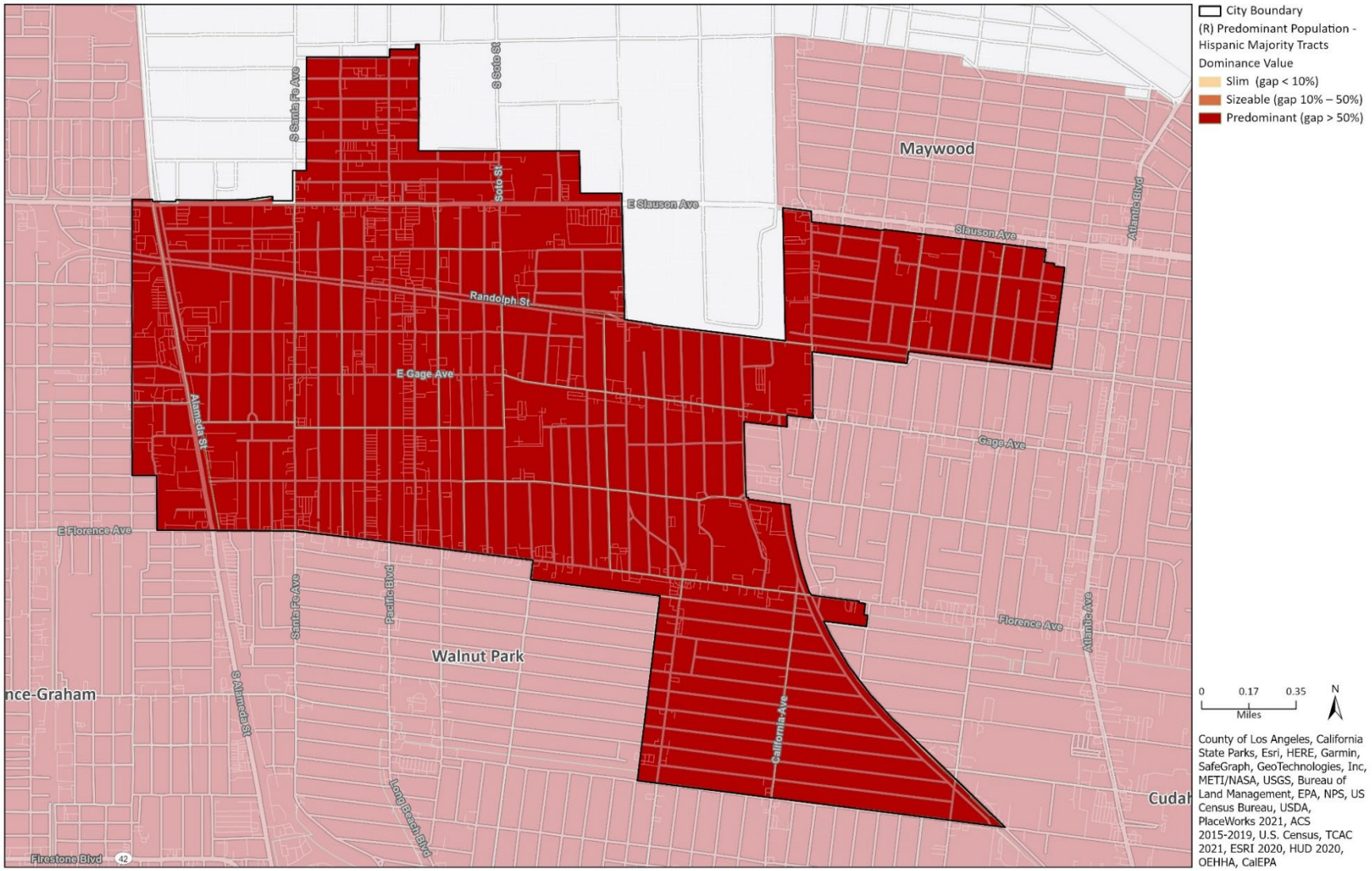


Figure II-7
Predominant Population – Hispanic Majority, Los Angeles Region

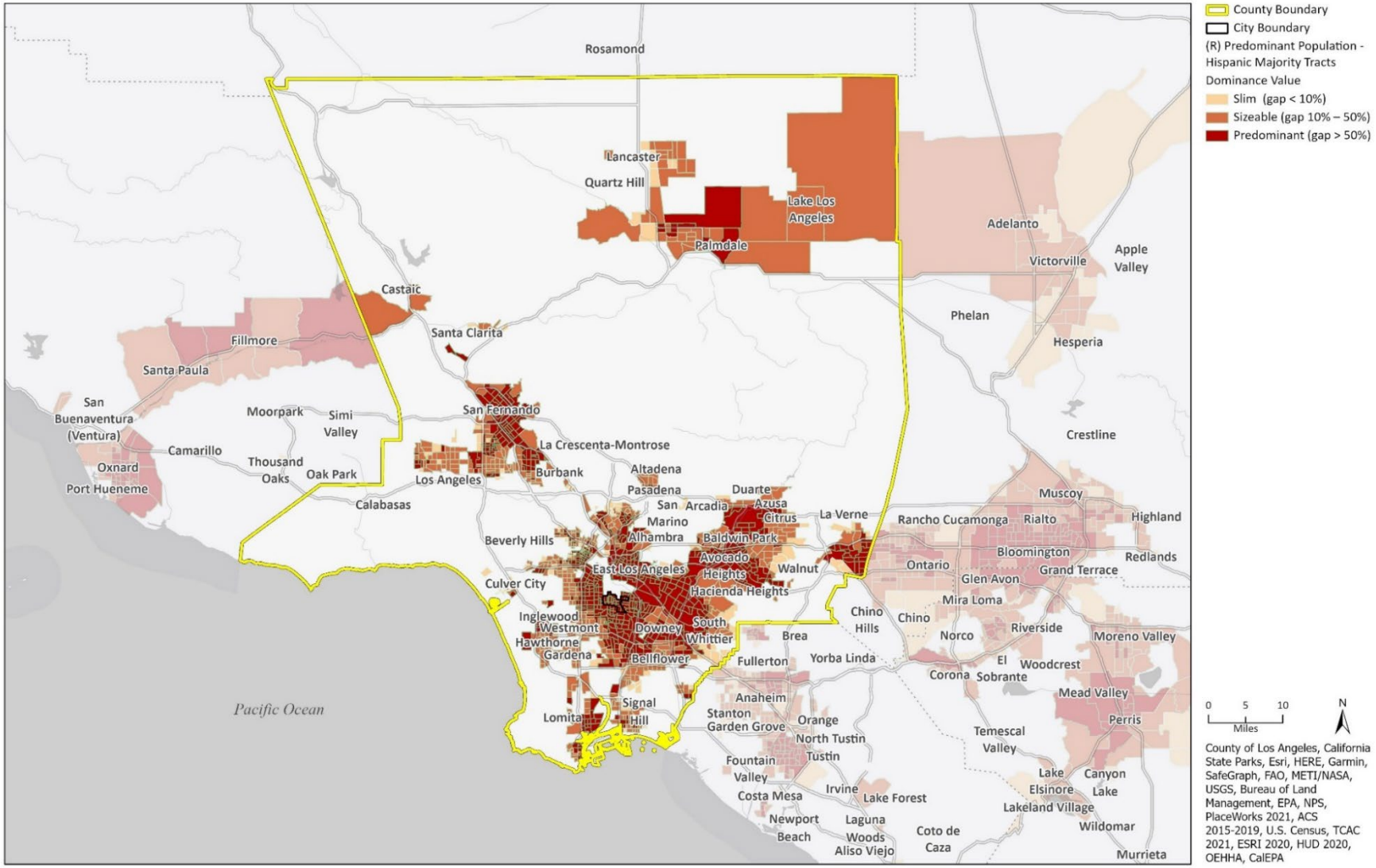


Figure II-8
Diversity Index (2018), Huntington Park

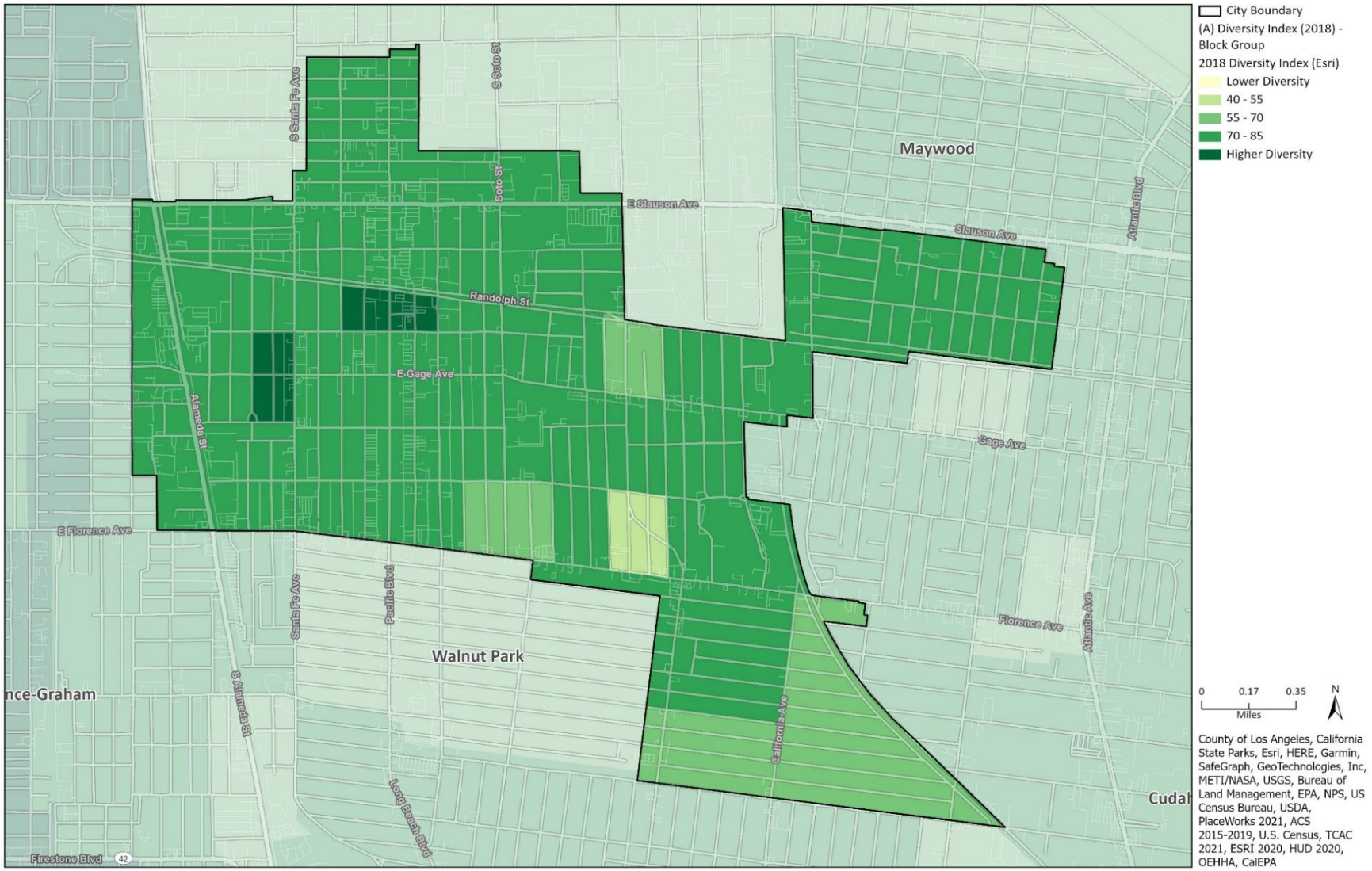
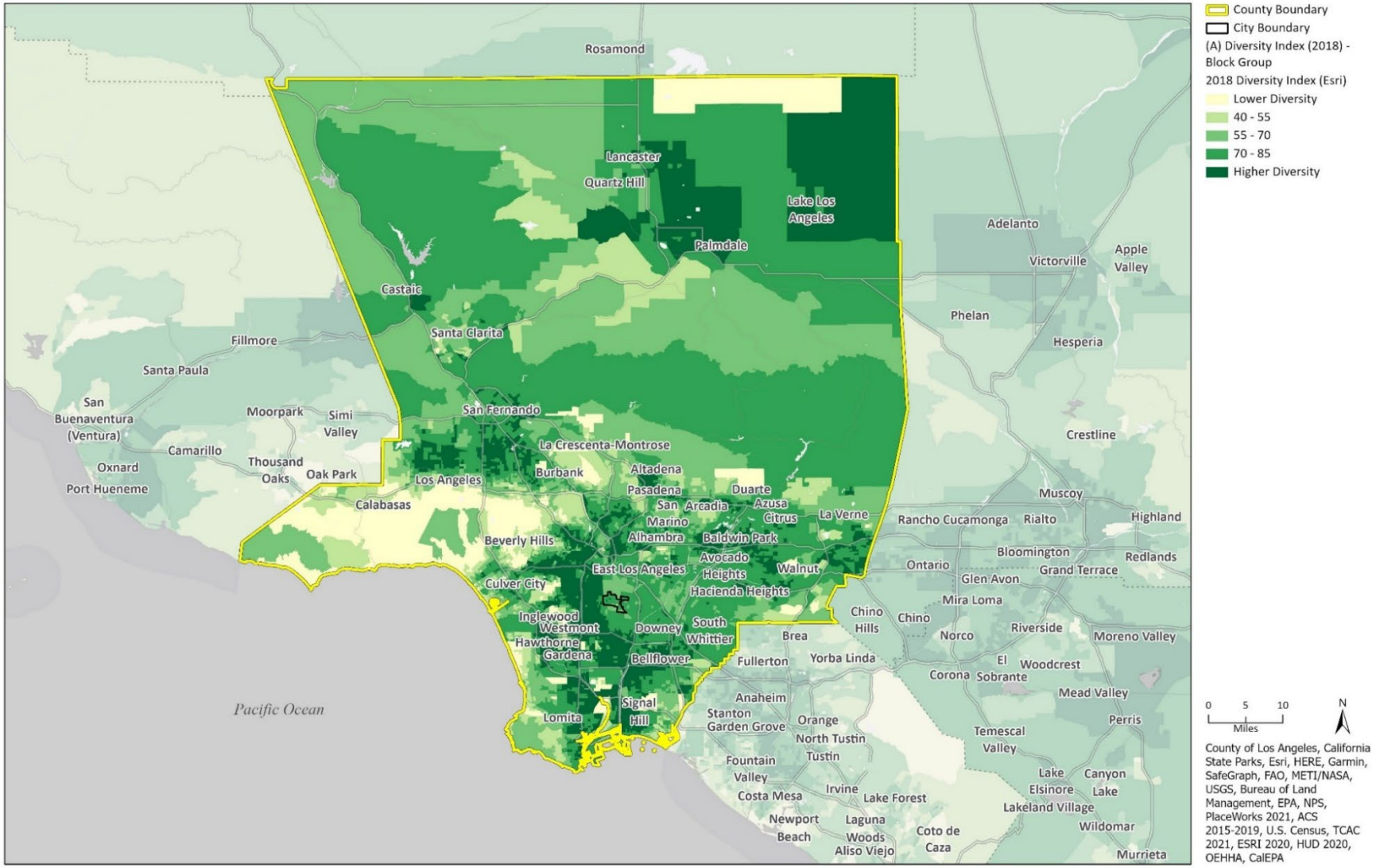


Figure II-9
Diversity Index (2018) Los Angeles Region



Disability

The US Census Bureau defines disability as one of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care of oneself. Disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. The living arrangement of persons with disabilities depends on the severity of the disabilities and the available resources. Many persons live at home in an independent arrangement or with other family members. To maintain independent living, persons living with disabilities may need assistance.

Affordability, design, location, and discrimination significantly limit the supply of housing available to households of persons with disabilities. Housing opportunities for disabled persons are impeded by practices in both the private and public sectors. For instance, "denied reasonable modification/accommodation" is often cited as an alleged act in housing discrimination complaints. Additionally, apartment rental ads often state "no pets allowed," although disabled persons may have service or companion animals. In the public sector, housing opportunities can be impeded because a community has not adopted a reasonable accommodation procedure, or if adopted, has not made the procedure widely known in the community.

As discussed in Housing for Special Needs Populations, in Huntington Park, the most prevalent types of disabilities are ambulatory difficulty, independent living difficulty, and cognitive difficulty. The most prevalent type of disability for residents age 65 and older is an ambulatory disability. The percentage of Huntington Park's residents living with a disability (about 19 percent) has remained stable from 2015 to 2020.[15]

There is a concentration of residents with disabilities located in the northwestern portion of the city, in and around the Downtown Specific Plan area. (Figure II-10). HUD Fair Housing Enforcement Office (FHEO) data shows that the majority (65 to 85 percent) of fair housing cases in Huntington Park involve a disability bias (Figure II-12). Huntington Park's Fair Housing Foundation quarterly reports from 2014-2021 indicate that the city averages approximately one to three disability complaints per year.

Due to the concentration of persons with a disability in the DTSP area, and the large number of housing inventory sites in that area, Program 11 (Density Bonus and Other Affordable Housing Incentives) will amend the City's density bonus program to provide incentives for including universal design elements into new housing projects.

Regional Context

Approximately 10 percent of the Los Angeles County population lives with one or more disabilities (2015-2019 ACS estimates). Of this total population living with one or more disabilities, 6.6 percent is age 18 or younger, 44.9 percent are between the ages of 18 and 64, and 46.4 percent are 65 and older, showing that adults and senior citizens are more likely than younger residents to live with disabilities. Figure II-11 shows the percent of population living with disabilities for each census tract in the Los Angeles County region. Census tracts south of Los Angeles around Huntington Park are a mixture of 10 to 20 percent of the population living with a disability.

[15] ACS 2015 & 2020 ACS 5-Year Estimates, Table S1810 Disability Characteristics.

Similar to Huntington Park, FHEO data shows that the majority (65 to 85 percent) of fair housing cases in Los Angeles County involve a disability bias (Figure II-12).

Figure II-10
Population with a Disability By Census Tract (2014), Huntington Park

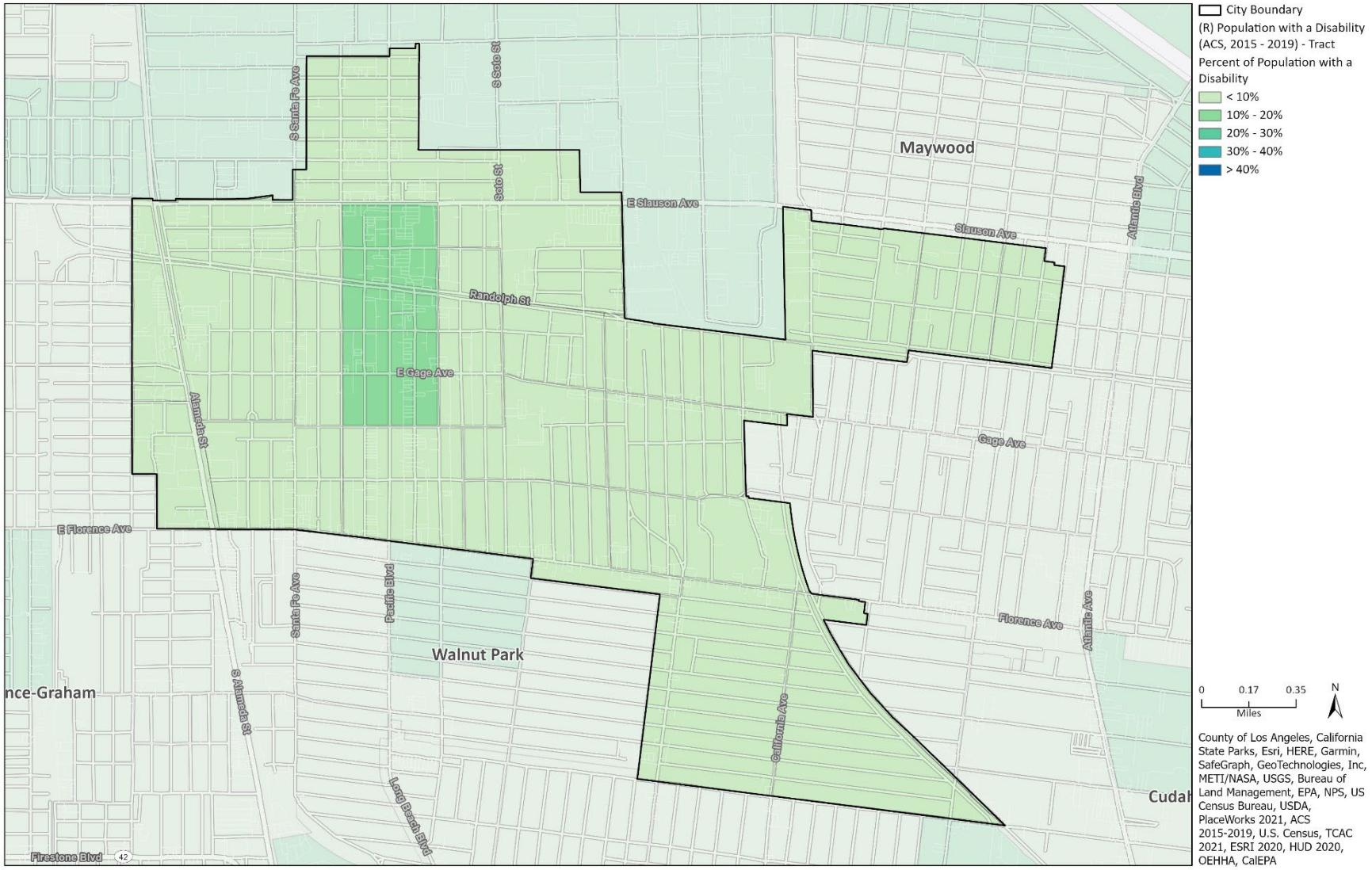


Figure II-11
Population with a Disability by Census Tract (2019), Los Angeles Region

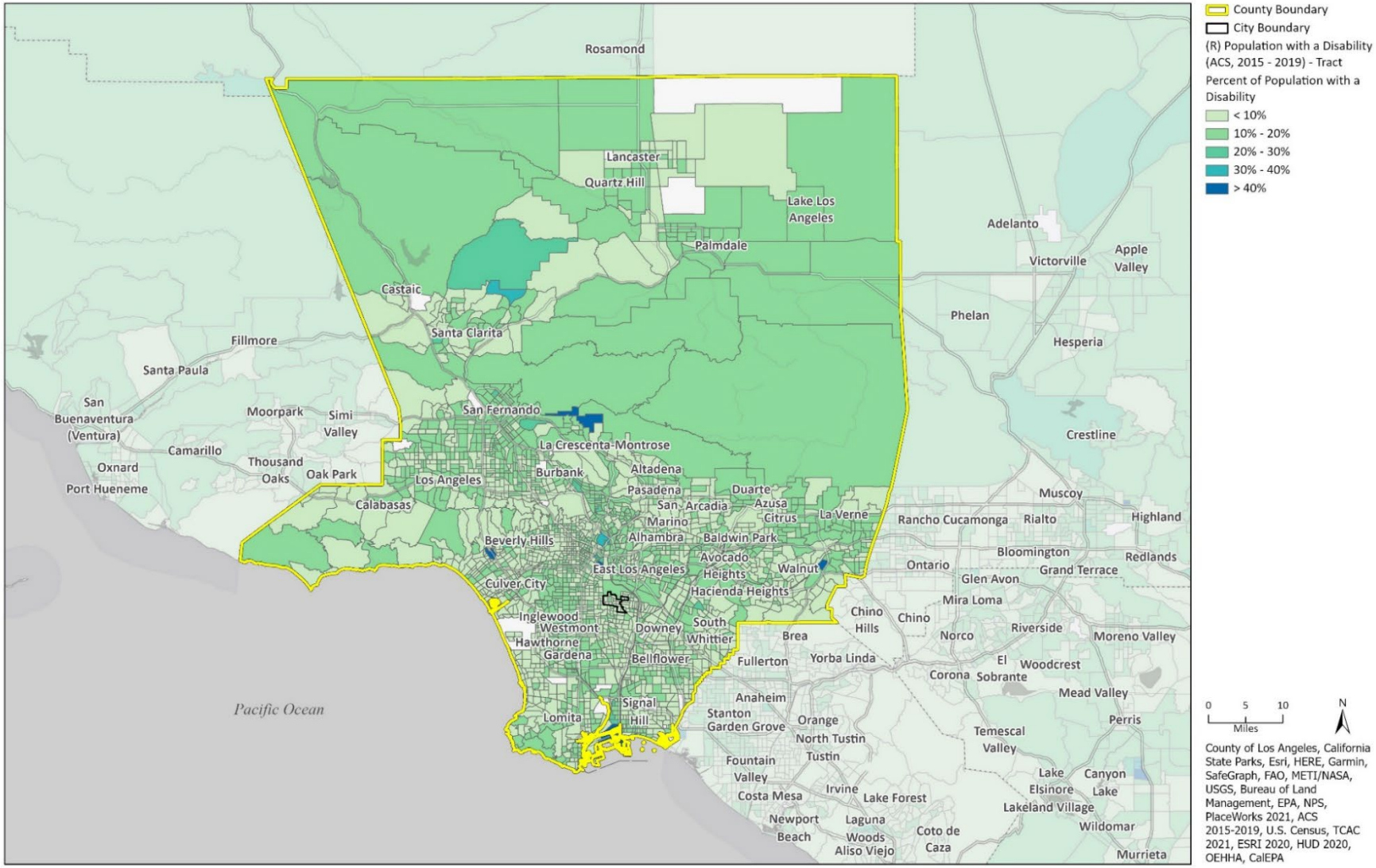


Figure II-12
FHEO Cases – Disability Bias (2020), Huntington Park

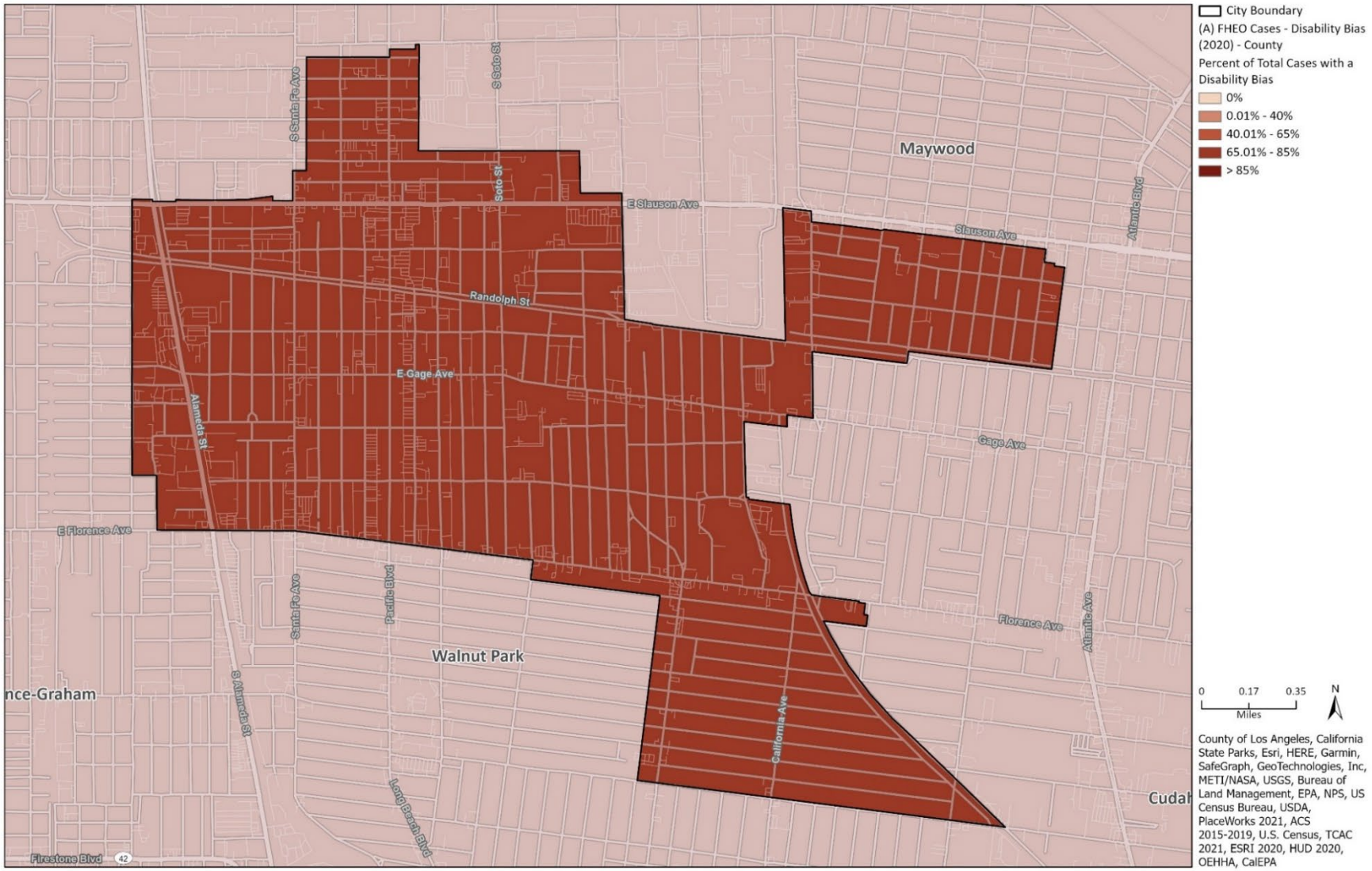
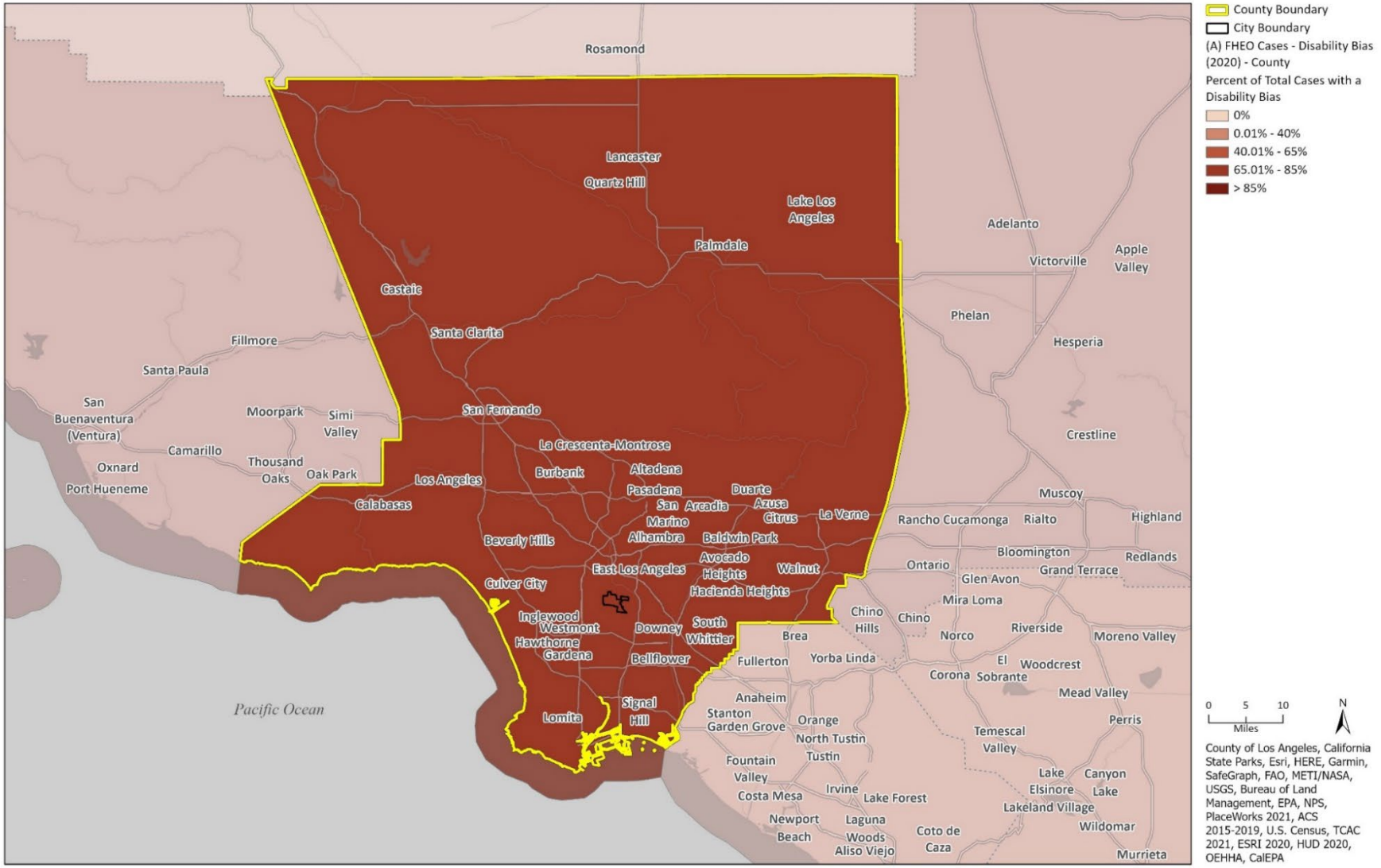


Figure II-13
FHEO Cases – Disability Bias (2020), Los Angeles Region



Familial Status

The Fair Housing Act (FHA)[16] bans discrimination based on certain protected classes, including "familial status." Familial status refers to the presence of children under the age of 18, regardless of whether the child is biologically related to the head of household, and the marital status of the head of households. All families with children are protected by the FHA against familial status discrimination, including same-sex couples with children and single-parent households. HUD provides examples of familial discrimination as (a) refusing to rent to families with children; (b) evicting families once a child joins the family through, e.g., birth, adoption, custody; (c) requiring families with children to live on specific floors or in specific buildings or areas; (d) imposing overly restrictive rules about children's use of the common areas (e.g., pools, hallways, open spaces); and I advertising that prohibits children.[17] Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. HUD data shows that familial status discrimination ranks third in discrimination of protected classes, behind discrimination due to disability and race.[18]

Single-parent households are protected by Government Code Section 65583(a)(7). Because they are likely to live on one income only, single-parent households can have limited options for affordable, decent, and safe housing. As a result, single parents are among the groups most at-risk of experiencing poverty.

Large families can also experience housing discrimination as property owners impose occupancy limitations that can preclude large families with children.

As discussed in more detail in Housing for Special Needs Populations, in Huntington Park, about 24 percent of all households are female headed. Of those, about 13 percent are female-headed and with children, and two percent are female-headed and with children under six. The percentage of total households that are female headed has not changed significantly since 2015 (increase of four percent).[19]

Populations in the northeastern portion of the city adjacent to Vernon and Bell are 60 to 80 percent married couples with children (Figure II-14). The remainder of the city is 40 to 60 percent married couples with children.

In Huntington Park, female-headed households are concentrated in the central part of the city, the downtown area (Figure II-16). These areas have between 40 to 60 percent of children living in female-headed households. The remainder of the city has between 20 to 40 percent of children living in female-headed households.

[16] 42 U.S. Code sections 3601, *et seq*., the Fair Housing Act.
[17] Department of Housing and Urban Development, Fair Housing Enforcement Office, "Discrimination Against Families with Children." https://www.hud.gov/program_offices/fair_housing_equal_opp/discrimination_against_families_children#_Who_Is_Protected?
[18] U.S. Department of Housing and Urban Development. "Annual Report on Fair Housing FY 2017."
[19] U.S. Census Bureau, [19] 2020 & 2015 ACS 5-Year Estimates, Table B11001, Household Type (Including Living Alone).

Throughout the city, 20 to 40 percent of adults are living with a spouse, and less than 20 percent of the population over 18 is living alone.[20]

The city's demographics show that there is a need for family housing more than housing ideal for single-person households. Through Program 7 (Zoning Code Updates), the City will update its zoning code to provide incentives for new housing projects to include family housing and services.

Regional Context

The SCAG region has a lower share of households that are female headed than Huntington Park. About 14 percent of households in the SCAG region are female headed, and about seven percent are female headed and with children, also lower than Huntington Park. (Special Housing Needs)

The percentage of total households that are female headed in Los Angeles County has not changed significantly since 2015, though in contrast to Huntington Park's four percent increase, it has decreased by four percent.[21]

In Los Angeles County, about 60 percent of owner-occupied households are married couple families while 23 percent are categorized as non-family households. Additionally, 12 percent owner-occupied households are headed by a female householder while six percent are headed by a male householder.

In contrast, non-family households constitute 42 percent of renter-occupied households and 33 percent are categorized as married-couple families. More single-parent renter households are female headed (17 percent) than male headed (eight percent).

There are greater percentages of children in married-couple households in relatively less urbanized communities of the county. For example, highly urbanized neighborhoods within and surrounding the City of Los Angeles have lower percentages of children in married-couple households as compared to cities located near the coastal region and the county periphery. Furthermore, areas with higher percentages of children in married-couple households are generally located in areas with relatively higher TCAC opportunity scores. (See Figure II-15 and Figure II-16.)

While less than 20 percent of adults live alone in most of the county, areas surrounding the cities of Los Angeles, West Hollywood, Santa Monica, and Pasadena are estimated to have higher percentages of adults living alone. (See Figure II-18, and Figure II-19.)

[20] Add reference—AFFH viewer

[21] U.S. Census Bureau, [21] 2020 & 2015 ACS 5-Year Estimates, Table B11001, Household Type (Including Living Alone).

Figure II-14
Percent of Children in Married-Couple Households (2019), Huntington Park

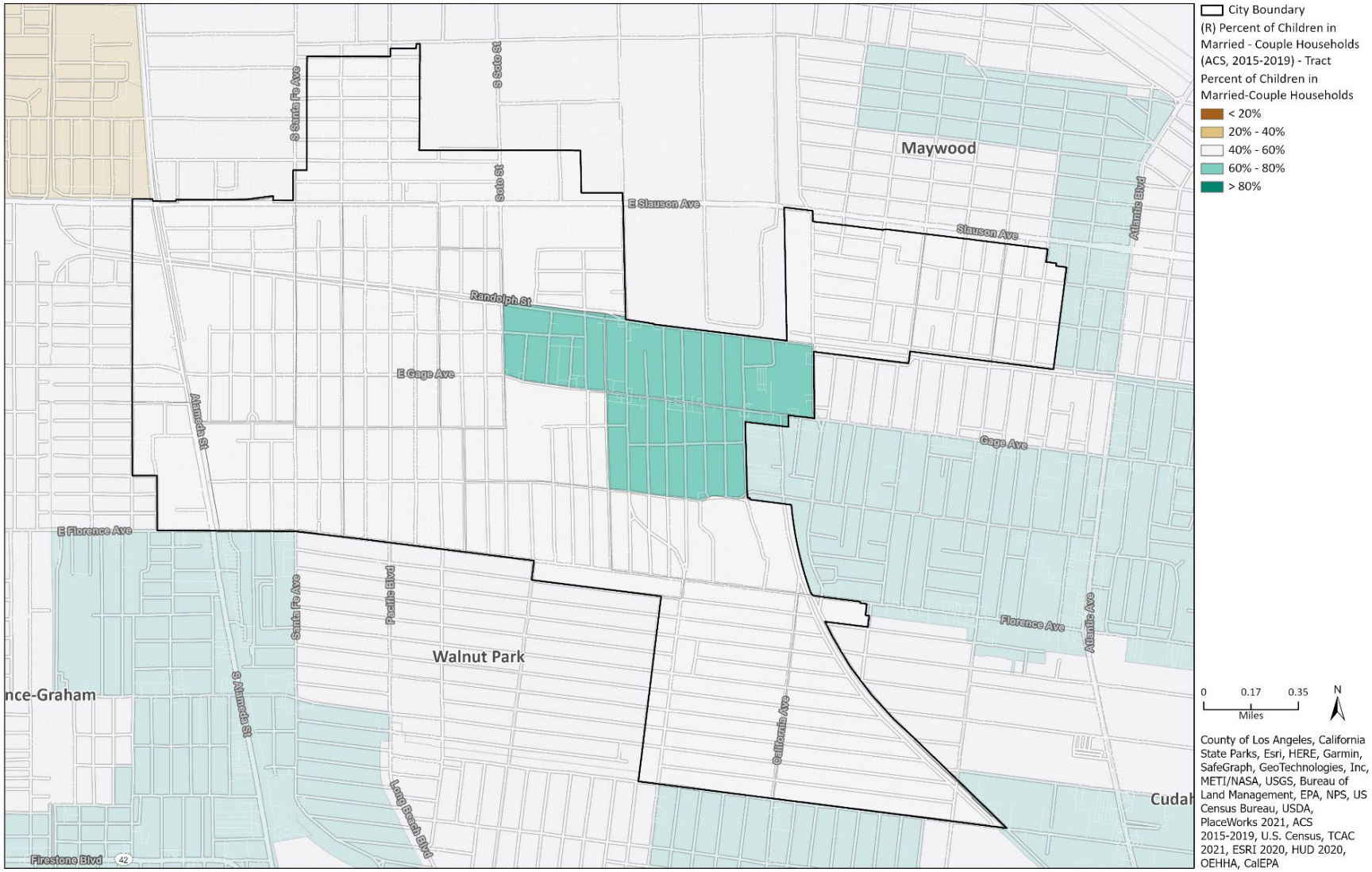


Figure II-15
Percent of Children in Married-Couple Households (2019), Los Angeles Region

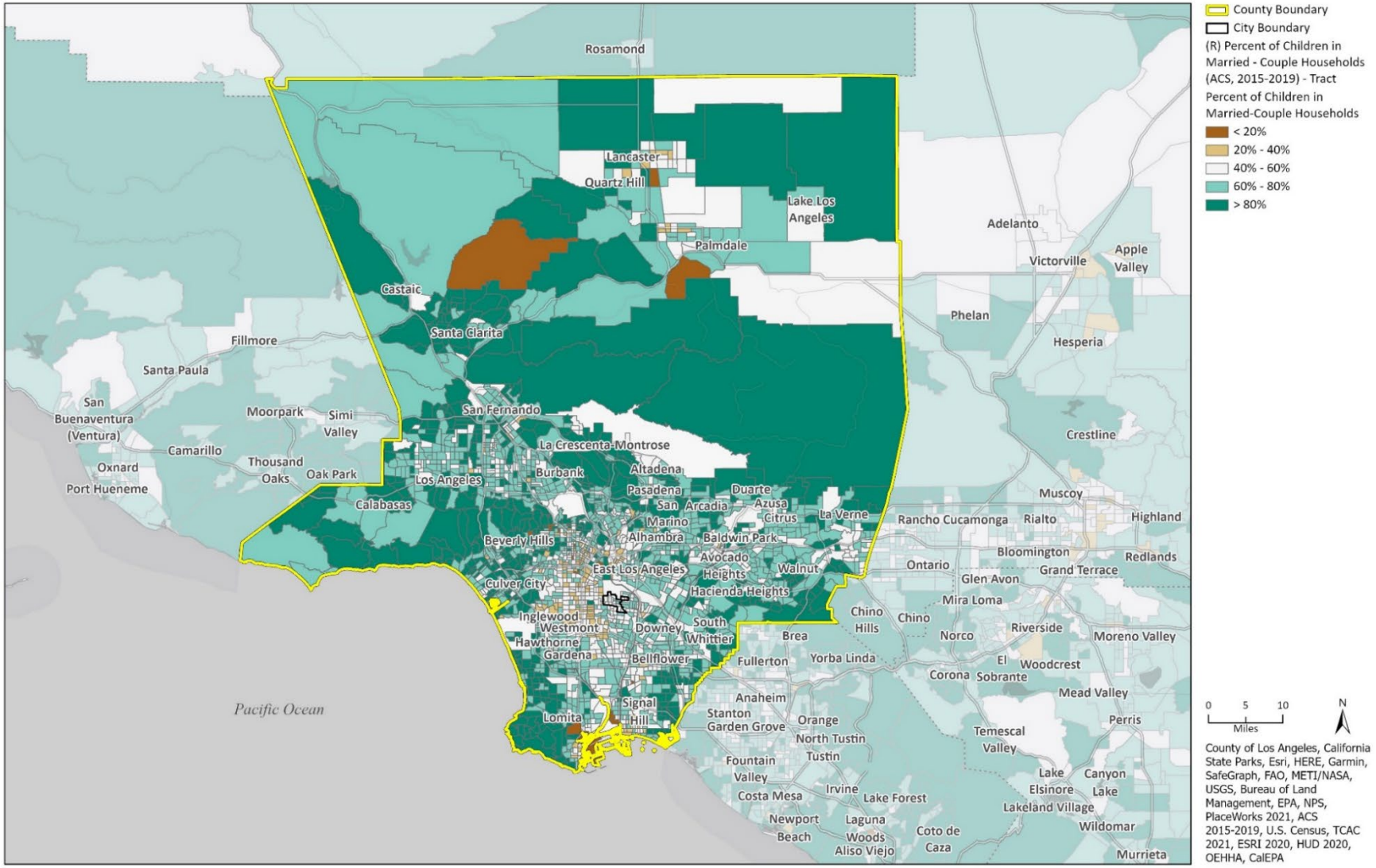


Figure II-16
Percent of Children in Female Householder, No Spouse/Partner Present Households (2019), Los Angeles Region

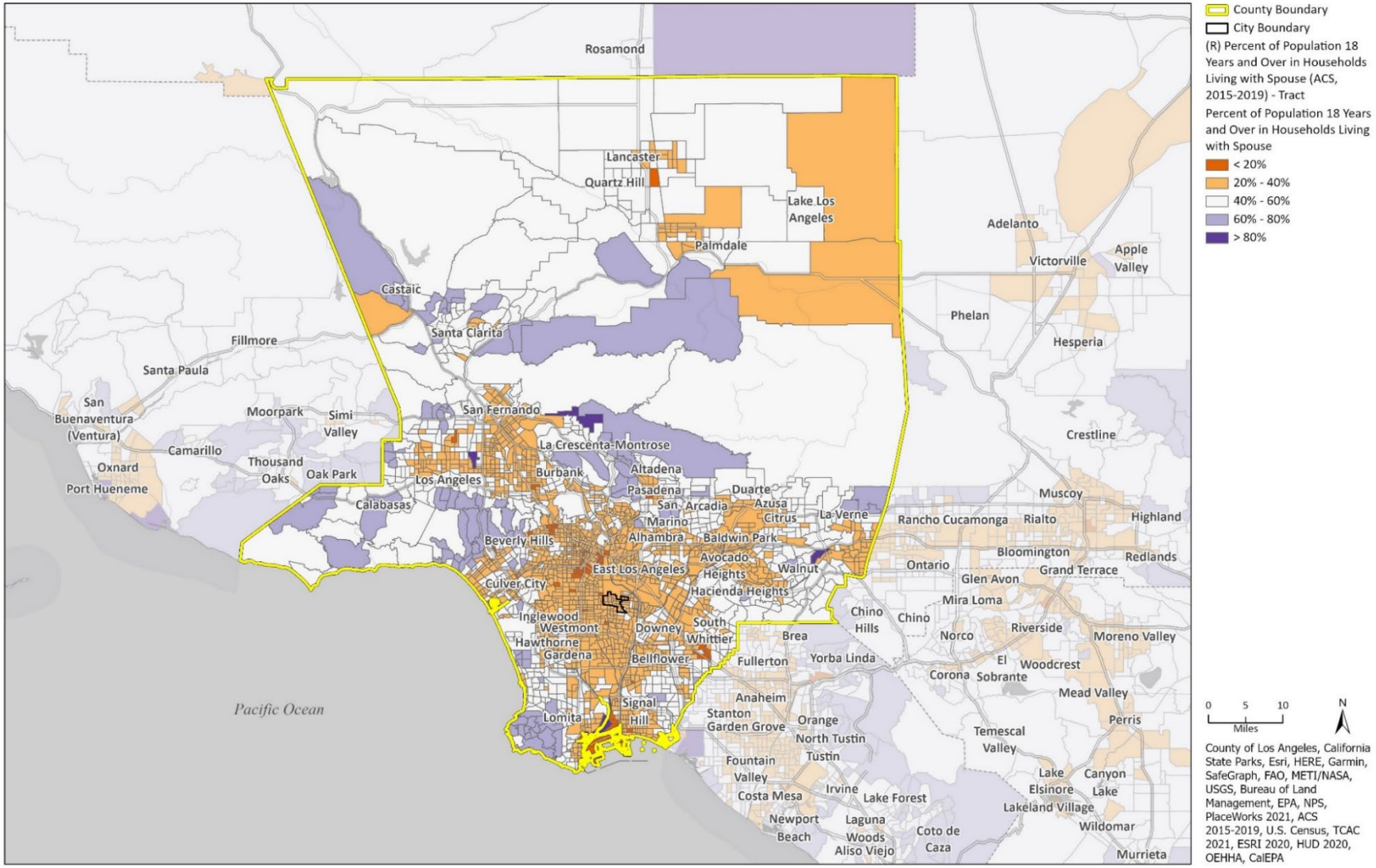


Figure II-17
Percent of Adults Living with Spouse/Partner (2019), Huntington Park

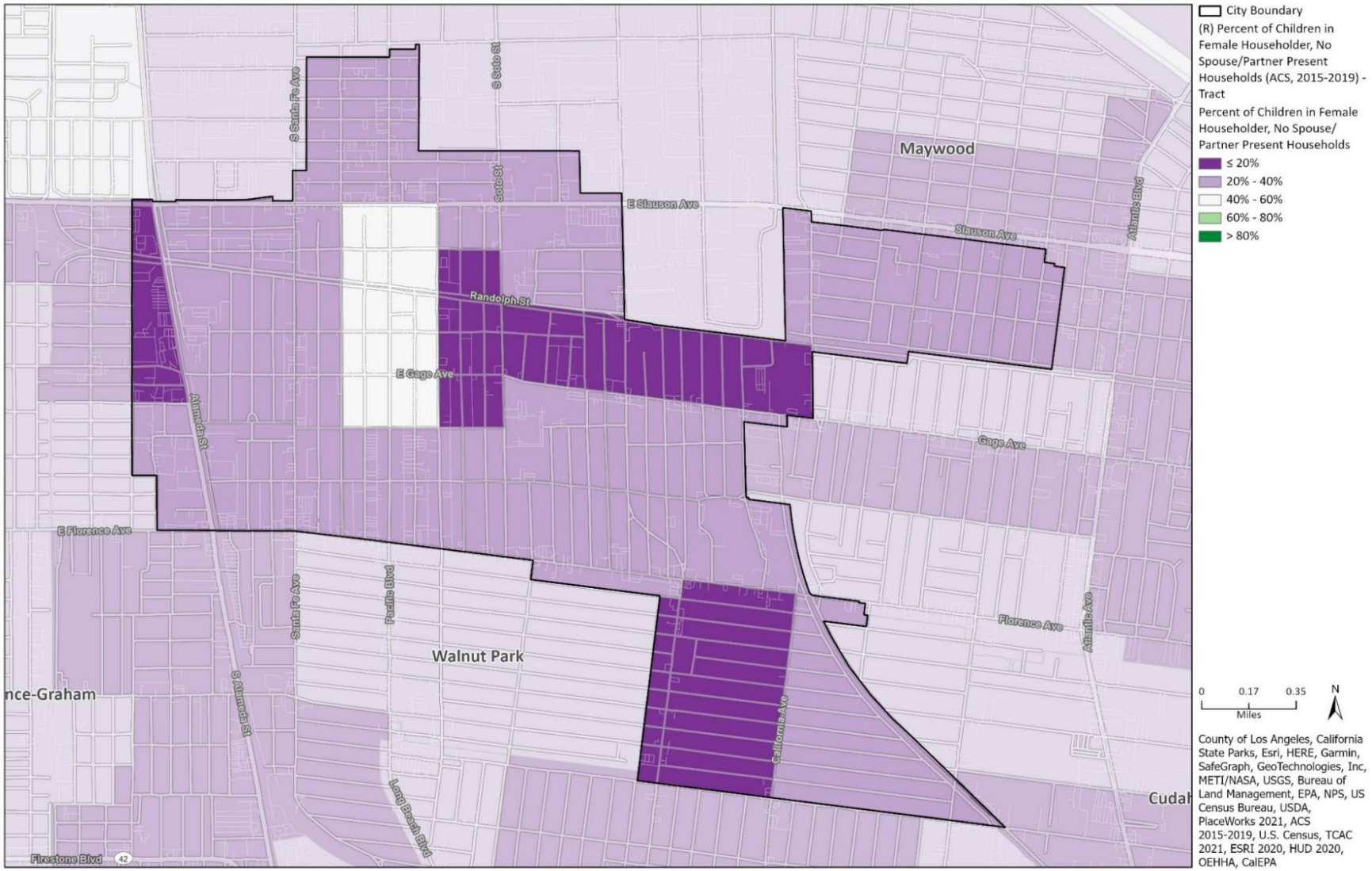


Figure II-18
Percent of Adult Population Living Alone (2019), Los Angeles Region

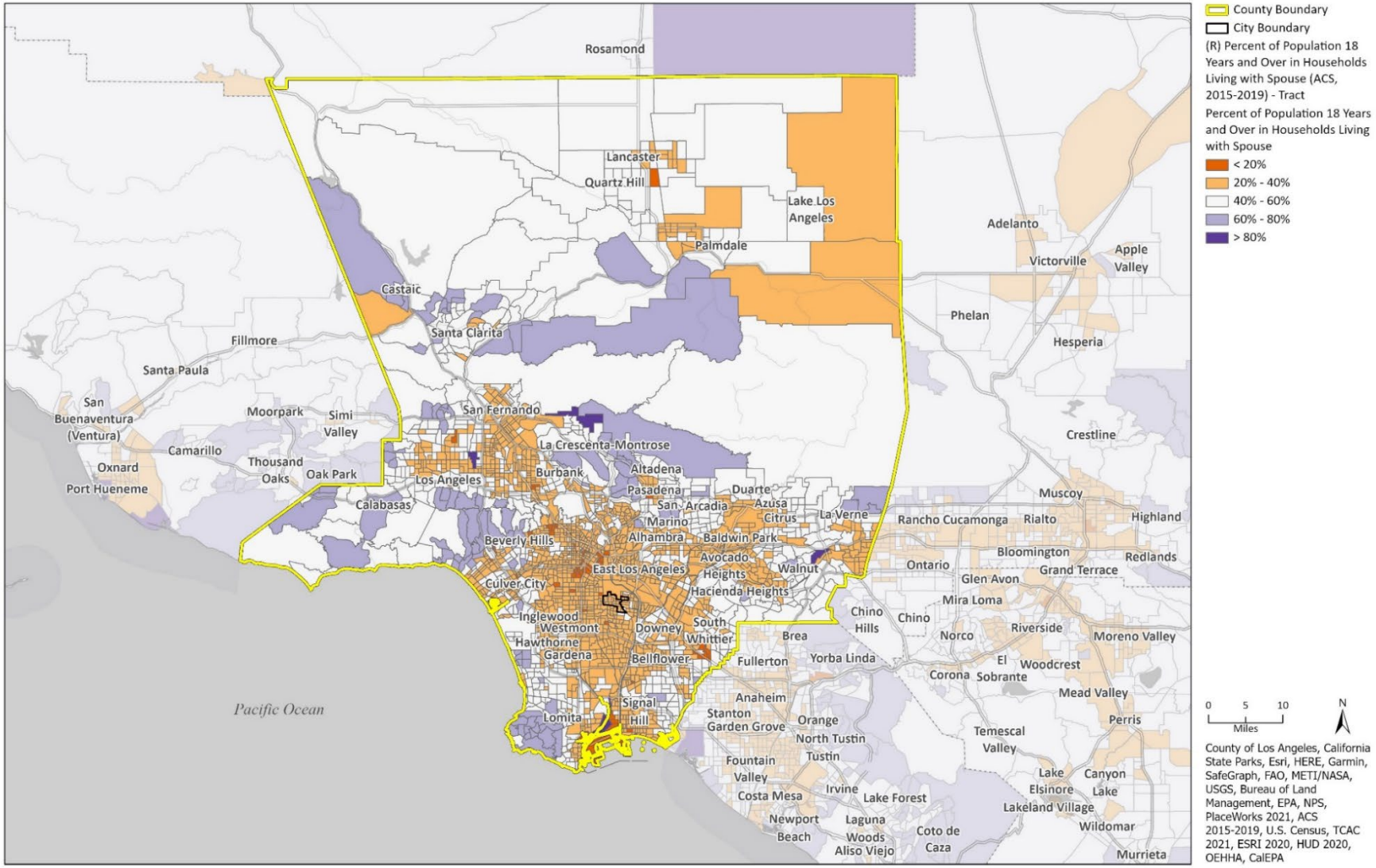
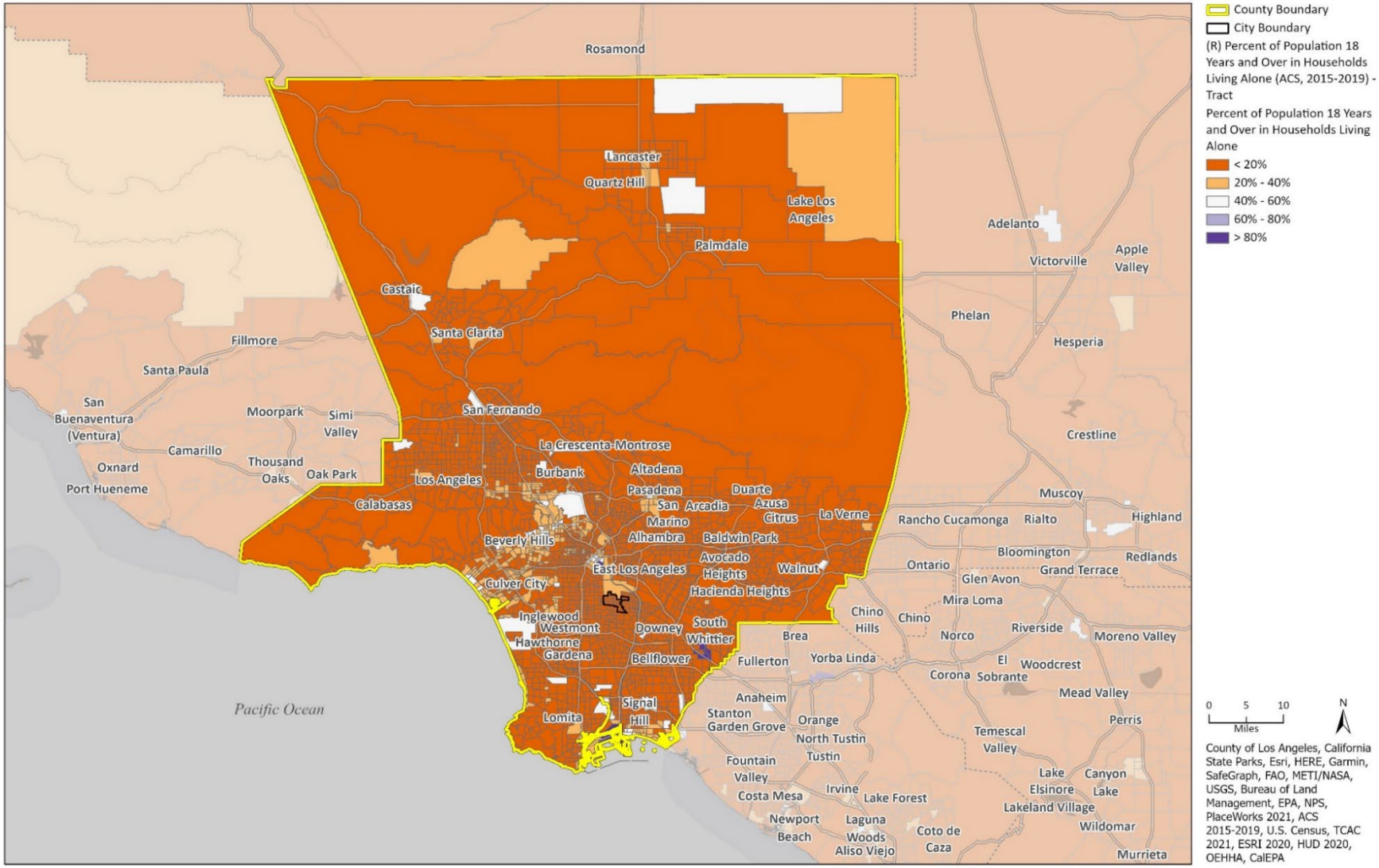


Figure II-19
Percent of Population 18 Years and Older in Households Living Alone (2019), Los Angeles Region



Income

Identifying lower-income geographies and individuals is essential to overcoming patterns of segregation. Household income is directly connected to the ability to afford housing. Higher incomes households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases.

There are several metrics used to identify concentrated areas of lower-income households. HUD defines a low- or moderate-income (LMI) area as a census tract or block group where over 51 percent of the population is LMI (which HUD defines as earning up to 80 percent of the area median income).

The percentage of households in a given area living below poverty thresholds can also indicate a concentration of lower-income households. In Huntington Park (Figure II-20), the majority of the census tracts are in the range of 10 to 30 percent, with census tracts where 30 to 40 percent of the population live in poverty located in the northeasterly area of the city adjacent to the downtown area and the southern portion of the city bordered by portions of unincorporated areas of Los Angeles County. The percentage of households living below the poverty level has decreased slightly from 2015 (29.6 percent) to 2020 (21.6 percent).[22]

Figure II-22 shows the median income in Huntington Park. Areas with median income of $30,000 or less are located in central portions of the Downtown Specific Plan. The lower median income in that area could be due to the amount of senior and affordable housing.

Regional Context

The median income in Los Angeles County varies widely across jurisdictions (Figure II-23). Figure II-21 displays large concentrations of low- and moderate-income populations in and around the City of Los Angeles and scattered throughout cities in the San Fernando and San Gabriel Valley regions. The largest concentration of low- to moderate-income groups is in the downtown and south-central neighborhoods of Los Angeles. It is estimated that between 75 and 100 percent of residents in these areas are low to moderate income. Regionally, coastal cities such as Rancho Palos Verdes and Malibu have far fewer lower-income residents (less than 25 percent), except for the cities of Long Beach, Malibu, and Santa Monica, where a greater percentage of lower-income populations are present.

In those areas where the low- and moderate-income population is a small percentage of the overall population, median annual household income also tends to be greater than $100,000. In areas with higher lower-income populations, median income is less than $40,000.

The percentage of the population living below the poverty level in Los Angeles County is 14.2 percent in 2020, lower than in Huntington Park. Similar to Huntington Park, that figure has decreased slightly since 2015, when 18.2 percent of the population was below the poverty level.[23]

[22] U.S. Census Bureau, 2015 and 2020 ACS 5-Year Estimates, Table S1701, Poverty Status in the Past 12 Months.
[23] [23] U.S. Census Bureau, 2015 and 2020 ACS 5-Year Estimates, Table S1701, Poverty Status in the Past 12 Months.

Figure II-20
Poverty Status By Census Tract (2019), Huntington Park

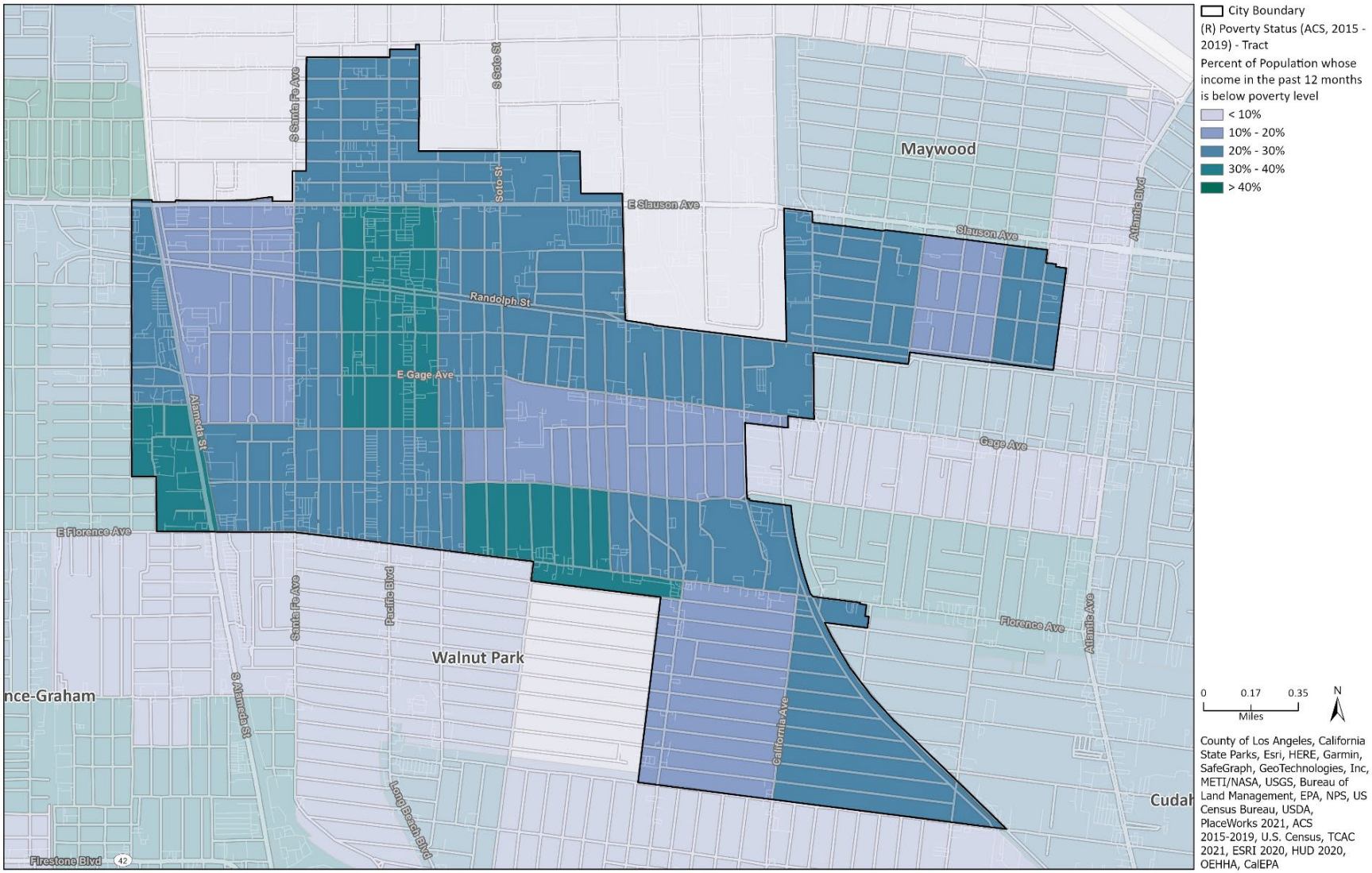


Figure II-21
Low to Moderate Income Population, Los Angeles County

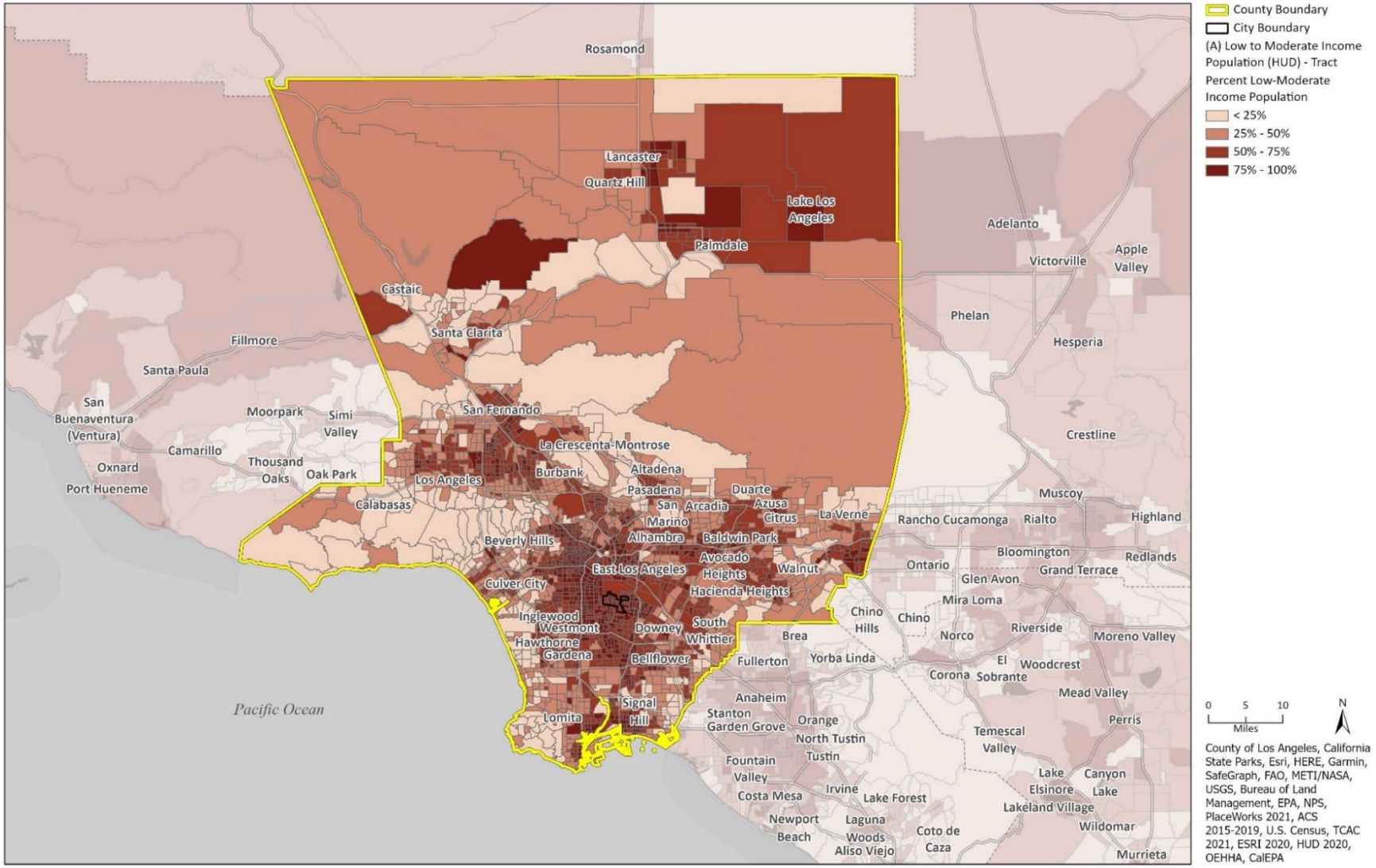


Figure II-22
Median Income (2019), Huntington Park

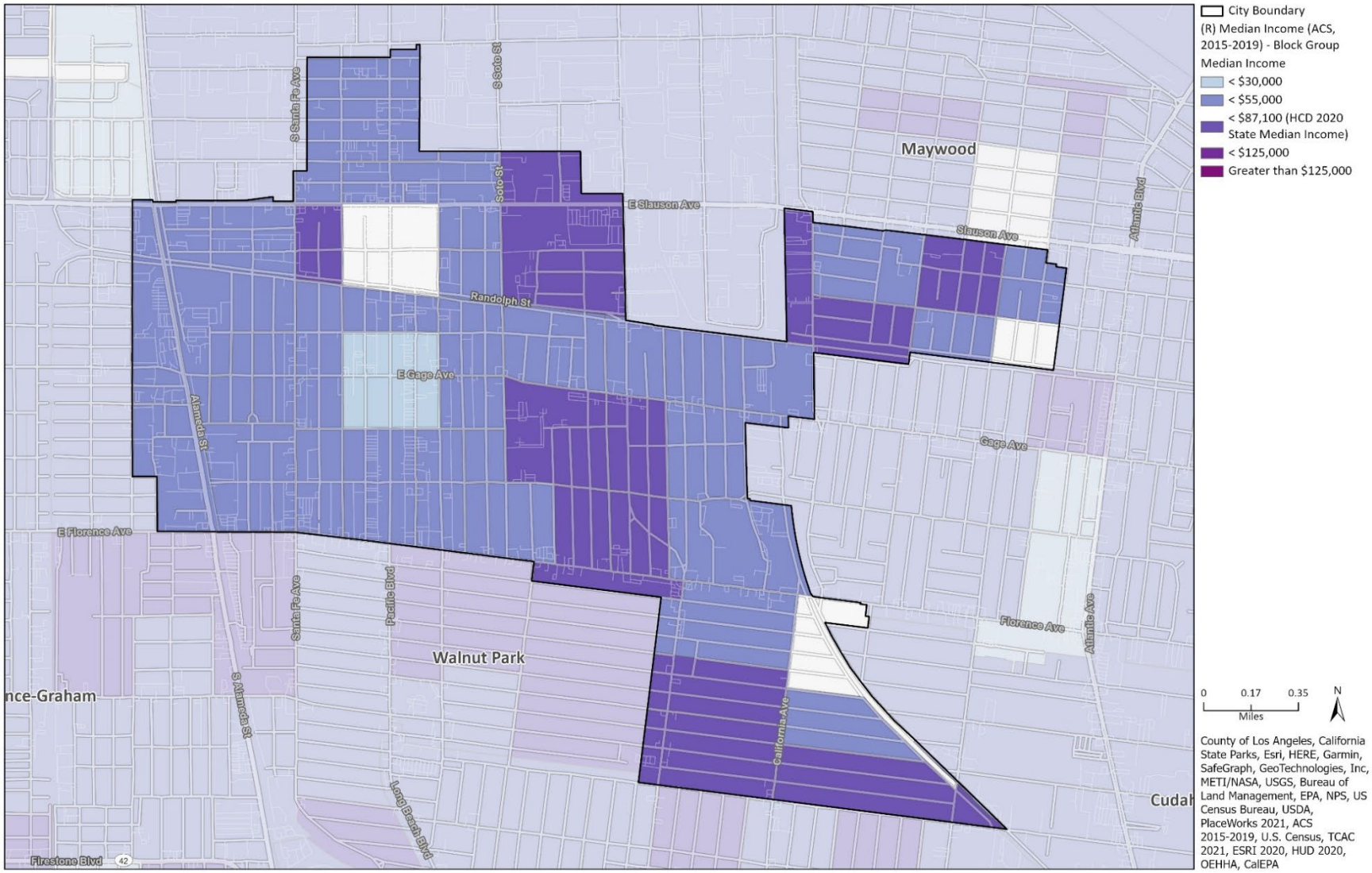
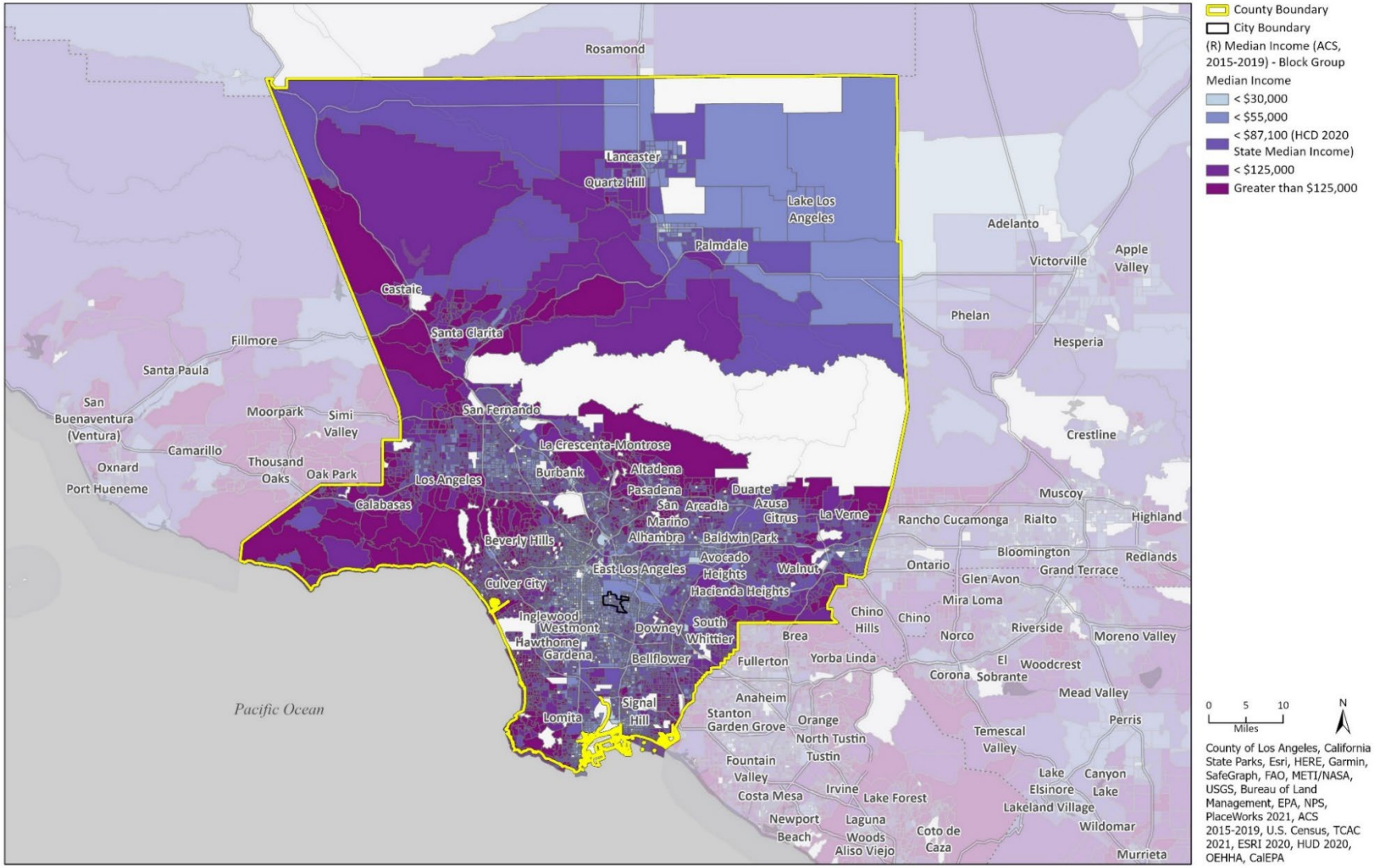


Figure II-23
Median Income (2019), Los Angeles Region



Racially and Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) are neighborhoods in which there are both racial concentrations and high poverty rates. HUD's definition of R/ECAP is:

- A census tract that has a non-white population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, as well as a poverty rate of 40 percent or more; OR
- A census tract that has a non-white population of 50 percent or more (majority-minority) and the poverty rate is three times the average tract poverty rate for the county, whichever is lower.

A southwestern portion of the city meets HUD's definition of a R/ECAP (Figure II-24). This portion of the city is on the border of unincorporated Los Angeles County and borders E. Florence Avenue to the south, S. Alameda Street to the east, Zoe Avenue to the north, and Stafford Avenue to the east. Like the rest of the city, this area is predominantly Hispanic/Latino.

Regional Context

Countywide, poverty and segregation may work to exasperate existing impediments such as concentrations of lower- and moderate-income populations, lending discrimination, and overcrowded conditions. Figure II-25 shows areas of high segregation and concentrated poverty throughout Los Angeles County. The most prominent RECAP areas are in the south-central region of the City of Los Angeles. According to the Urban Displacement Project, these RECAP areas contain Neighborhood Segregation tracts that are predominantly Black-Latinx, Mostly Latinx, and 3 Group Mix (Black-Latinx-White). RECAP areas are also present in the cities of Long Beach, Huntington Park, Bell, Bell Gardens, Compton, Palmdale, Lancaster, and Pomona. A large portion of these RECAP areas predominantly Hispanic/Latino. A smaller portion of these areas have a sizeable gap for predominant Hispanic/Latino Majority. Only a few isolated tracts of African American Majority and Asian Majority occur in Long Beach, Compton, and the south-central region of the City of Los Angeles. In addition, most of these tracts also contain LMI concentrations, specifically in the Los Angeles, Compton, and Long Beach (Figure II-25).

Most neighboring communities also contain R/ECAPs, including Bell, the City of Los Angeles, South Gate, Lynwood, Westmont, and Willowbrook.

Racially/Ethnically Concentrated Areas of High Segregation and Poverty

Some neighborhoods may not meet the definition of a R/ECAP, but nevertheless are areas of high segregation and poverty. In Huntington Park, these are the central areas in the downtown area and the southern portion of the city along E. Florence Avenue, which borders portions of unincorporated areas of Los Angeles County (Figure II-26).

Regional Context

Regionally, much of Los Angeles to the west of Huntington Park is an area of high segregation and poverty, as well as portions of Bell, Bell Gardens, and Cudahy (Figure II-26 and Figure II-27).

Figure II-24
Racially or Ethnically Concentrated Areas of Poverty (2009-2013), Huntington Park



Figure II-25
Racially or Ethnically Concentrated Areas of Poverty (2009-2013), Los Angeles Region

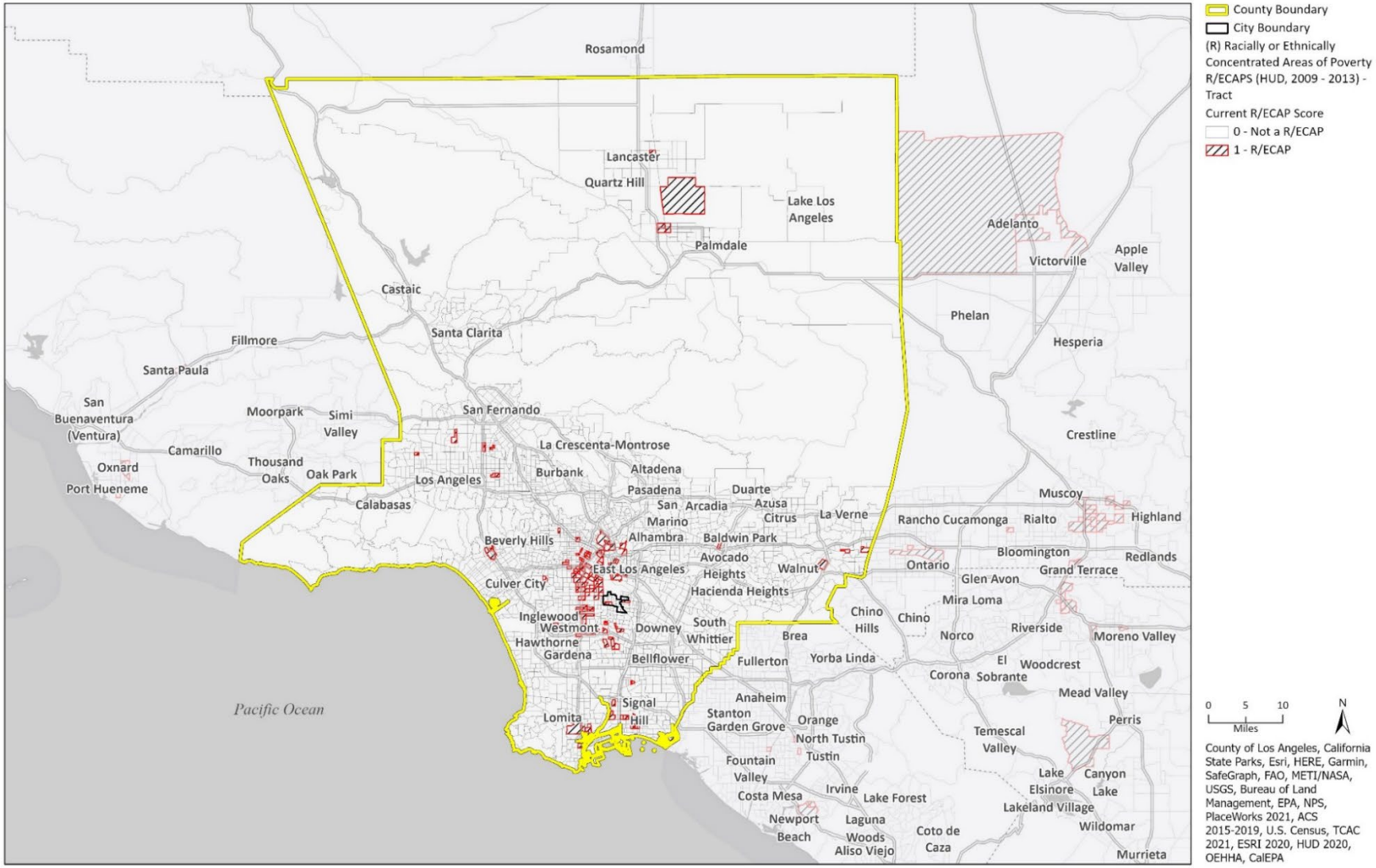


Figure II-26
TCAC Area of High Segregation and Poverty (2021), Huntington Park

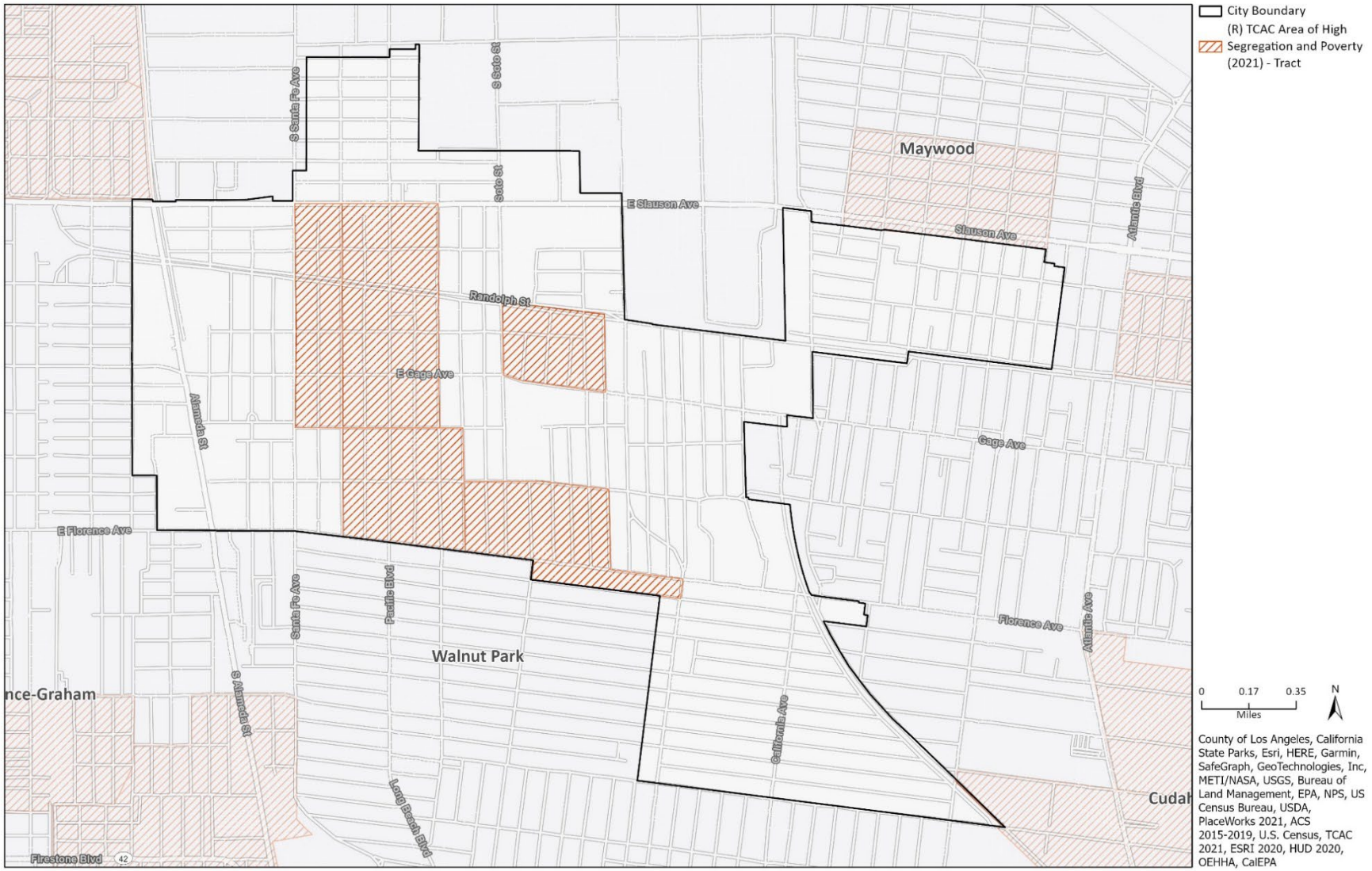
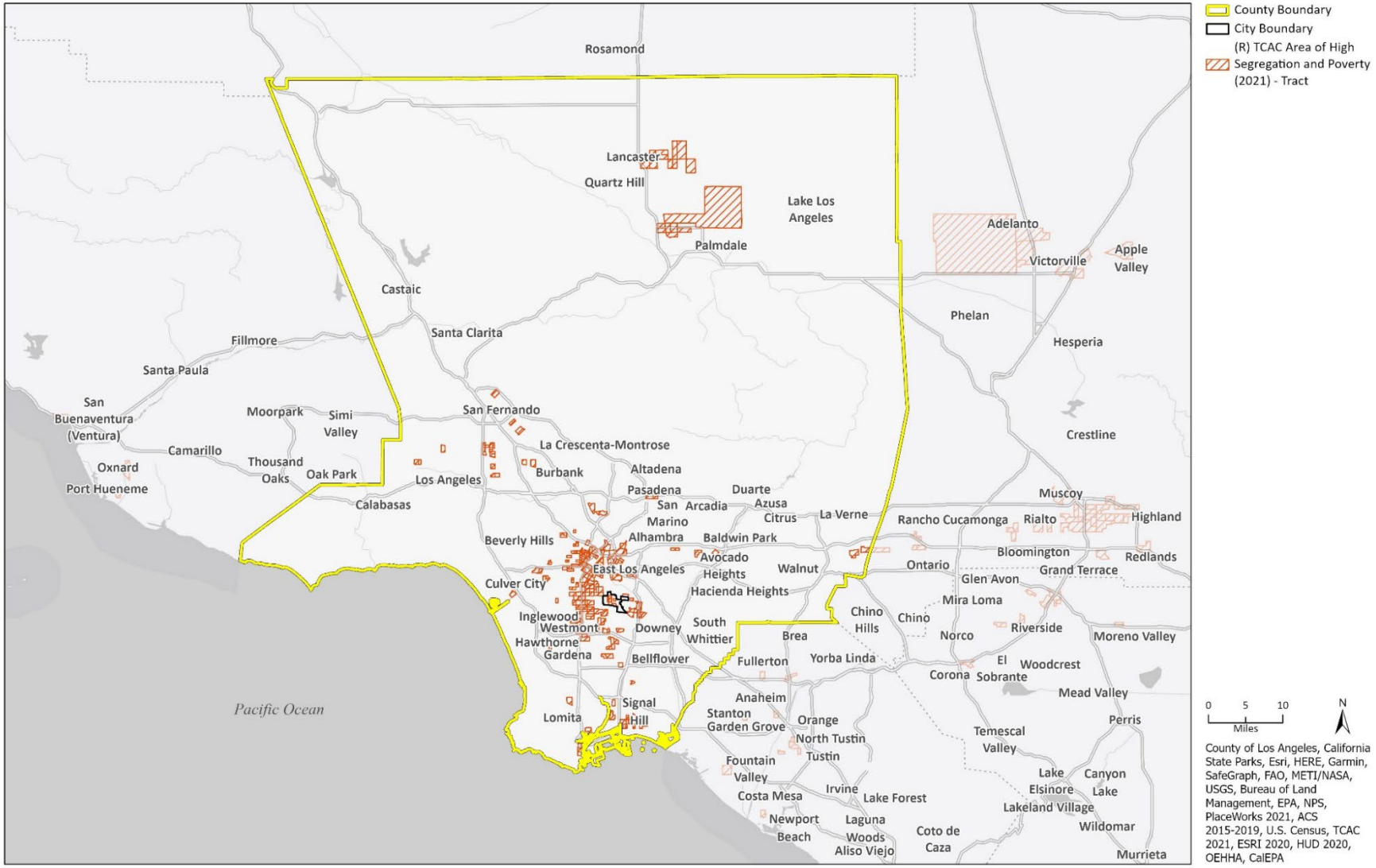


Figure II-27
TCAC Areas of High Segregation and Poverty (2021), Los Angeles Region



Concentrated Areas of Affluence

While RECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. HCD defines an RCAA as a census tract in which 80 percent or more of the population is white and has a median income of at least $125,000.[24] There are no RCAAs in Huntington Park.

Regional Context

Many coastal cities, including Malibu, Santa Monica, Redondo Beach, and Rancho Palos Verdes, reflect a white majority (Figure II-23). Areas of white majority that correspond to areas that have low concentration of low- and moderate-income populations include the Palos Verdes Peninsula, Hollywood Hills, Santa Monica Mountains, and La Cañada/Flintridge (Figure II-23). Pasadena ($83,068), South Pasadena ($104,308), and San Marino ($166,607) have higher median household incomes than Huntington Park ($46,738) and Los Angeles County ($71,358). Census data reflect white majorities within these census tracts.

Access to Opportunity

An area's access to opportunity is defined by HUD as its potential to support positive economic, educational, and health outcomes for low-income families, particularly in terms of long-term outcomes for children. The Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) analyzed poverty rates, school proficiency, unemployment rates, jobs proximity, transit metrics, and CalEnviroScreen 4.0 scores to assess access to opportunity throughout the City of Huntington Park. The 2021 TCAC/HCD Opportunity Maps are comprised of composite index scores, including education, economic, and environmental. The higher composite scores mean more access to resources that offer residents a better chance at economic advancement, positive educational outcomes, and better physical and mental health.

The majority of the city is categorized as low resource (Figure II-28); these areas are concentrated around the borders of the city, which neighbor the City of Vernon and the City of Bell. There are also areas of high segregation and poverty in the central regions of the city (discussed further in *Racially and Ethnically Concentrated Areas of Poverty*, above).

Educational Score

Educational outcome scores are based on the following indicators:

- Math proficiency (the percentage of 4th graders who meet or exceed math proficiency standards)
- Reading proficiency (the percentage of 4th graders who meet or exceed literacy standards)
- High school graduation rates (the percentage of high school cohort that graduated on time)
- Student poverty rate (the percent of students not receiving free or reduced-price lunch)

Most of the city has low educational outcome scores (less than 0.5 on a scale of 1). Areas with a higher outcome score are south of the downtown area (Figure II-30).

[24] https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

Regional Context

Surrounding communities have similar educational outcome scores. Much of Walnut Park, in unincorporated Los Angeles County, adjacent to the area of higher educational outcome score in Huntington Park, has a similarly high score. Vernon and the City of Los Angeles to the north and west, Bell to the east, and South Gate and Cudahy to the south have low scores (lower than 0.5 with many areas lower than 0.25). See Figure II-29 for regional scores.

Economic Score

The educational outcome scoring methodology is based on the following indicators:

- Poverty (the percent of the population with income above 200 percent of the federal poverty line)
- Adult education (the percent of adults with a bachelor's degree or above)
- Employment (the percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces)
- Job proximity (the number of jobs filled by workers with less than a bachelor's degree that fall within a given radius (determined by the typical commute distance of low-wage workers in each region)
- Median home value (value of owner-occupied units)

The majority of Huntington Park has low economic scores. A small concentration of Census tracts located in the northern portion of the city received a high Economic Opportunity Score (0.5 to 0.75). These Census tracts contain portions of downtown and Huntington Park High School and are adjacent to Vernon and that city's manufacturing and warehousing job opportunities (Figure II-32).

Neighboring communities have similarly low economic scores, with isolated census tracts in Cudahy, Southgate, Vernon, and Los Angeles scoring higher (Figure II-33).

Environmental Score

The environmental outcome score is based on the CalEnviroScreen Environmental Effect Indicator Tool, which measures the extent to which toxic compounds and hazardous sites are present in a community. The northern part of the city, adjacent to Vernon and the city of Los Angeles, has the lowest scores (less than 0.25). The central parts of the city, south and east of downtown, have the highest scores (0.75 to 1). The remainder of the city has scores in the range of 0.25 to 0.75 (Figure II-34). CalEnviroScreen exposure indicators for Huntington Park are discussed in more detail in the Environmental Justice Technical Report.

Regional Context

Surrounding communities have a mix of scores. The majority of Walnut Park, adjacent to the high scoring areas of Huntington Park, has similarly high scores, as does the central part of South Gate. In all communities, areas near freeways, rail lines, and heavy industry all score less than 0.25 (Figure II-37).

Local Context

The CalEnviroScreen data identified the highest scores north of the city, which borders the City of Vernon. The City of Vernon is exclusively industrial with a population estimate of 110 residents

according to the 2019 United States Census. The air pollution disperses to surrounding areas, causing an impact on air quality in Huntington Park. However, according to the Environmental Score, the DTSP is .50 – 1, which concludes a more positive environmental outcome within the DTSP. The skewed data may be due to the residential nature of Walnut Park to the south of Huntington Park and the available resources surrounding the area.

Due to the nature of the surrounding cities, the development sites may pose environmental issues which should be captured within the CEQA analyses for any "project." Mitigation measures to provide more trees to encapsulate particulate matter from industrial properties and other solutions would have to be included on a project-to-project basis. In addition, any identification of contaminated sites, groundwater contamination, and hazardous waste would have to be reviewed and potentially mitigated through a thorough CEQA analysis of each site. Unless the project is administered through a Minor Development Permit (i.e., single-family, ADU, subject to SB 9), all projects will be subject to CEQA or require an Initial Study to review any potential contaminants.

Transportation

Huntington Park is served by two different transit providers: the city of Huntington Park and the Los Angeles County Metropolitan Transportation Authority (LA Metro). The city operates two local bus lines and a dial-a-ride service for Huntington Park residents through the HP Express local transit bus. These services provide cost efficient transportation needs for members of the community including those in protected classes.

LA Metro operates the regional bus lines that pass through the city across 11 bus lines and an extensive network of bus stops.

LA Metro operates the following bus lines in the city of Huntington Park:

- **60.** Pacific Street
- **102.** Florence Avenue
- **108/358.** Slauson Avenue
- 110. Gage
- 111/311. Florence
- **251.** Slauson, Pacific, Florence
- **254.** Gage, Santa Fe
- **611.** Florence
- **612.** Florence
- **751.** Slauson, Pacific
- **760.** Pacific

The City of Huntington Park transit service details are described below based on transit type:

- **Dial-A-Ride.** The city operates a budget-friendly taxicab service that offers door-to-door transportation for eligible Huntington Park residents.
- **HP Express.** HP Express operates Monday through Friday between 6:00 a.m. and 6:30 p.m. and Saturdays between 8:00 a.m. and 5:30 p.m.

The existing public transportation system in Huntington Park is intended to provide local and regional accessibility for those residents that cannot rely on automobile transportation. There are 43 existing HP Express bus stops across the city, with bus stop locations in a majority of city census tracts. The access to affordable mass transit systems is especially critical given the needs of the members of the protected classes and the low-income populace of the city. Furthermore, free ridership on the HP Express is offered to seniors (62+), persons with disabilities, Medicare cardholders, and children four years old and younger. Major transit stops are available along Pacific Avenue, going north and south. Slauson Avenue runs east and west, Gage Avenue runs east and west, and Holmes Avenue runs east and west. Huntington Park will also have the new West Santa Ana Branch Transit Corridor running north of Huntington Park with transit stops at Pacific/Randolph and Slauson/A Line (Blue).

Figure II-28
TCAC Opportunity Areas – Composite (2021)
Huntington Park

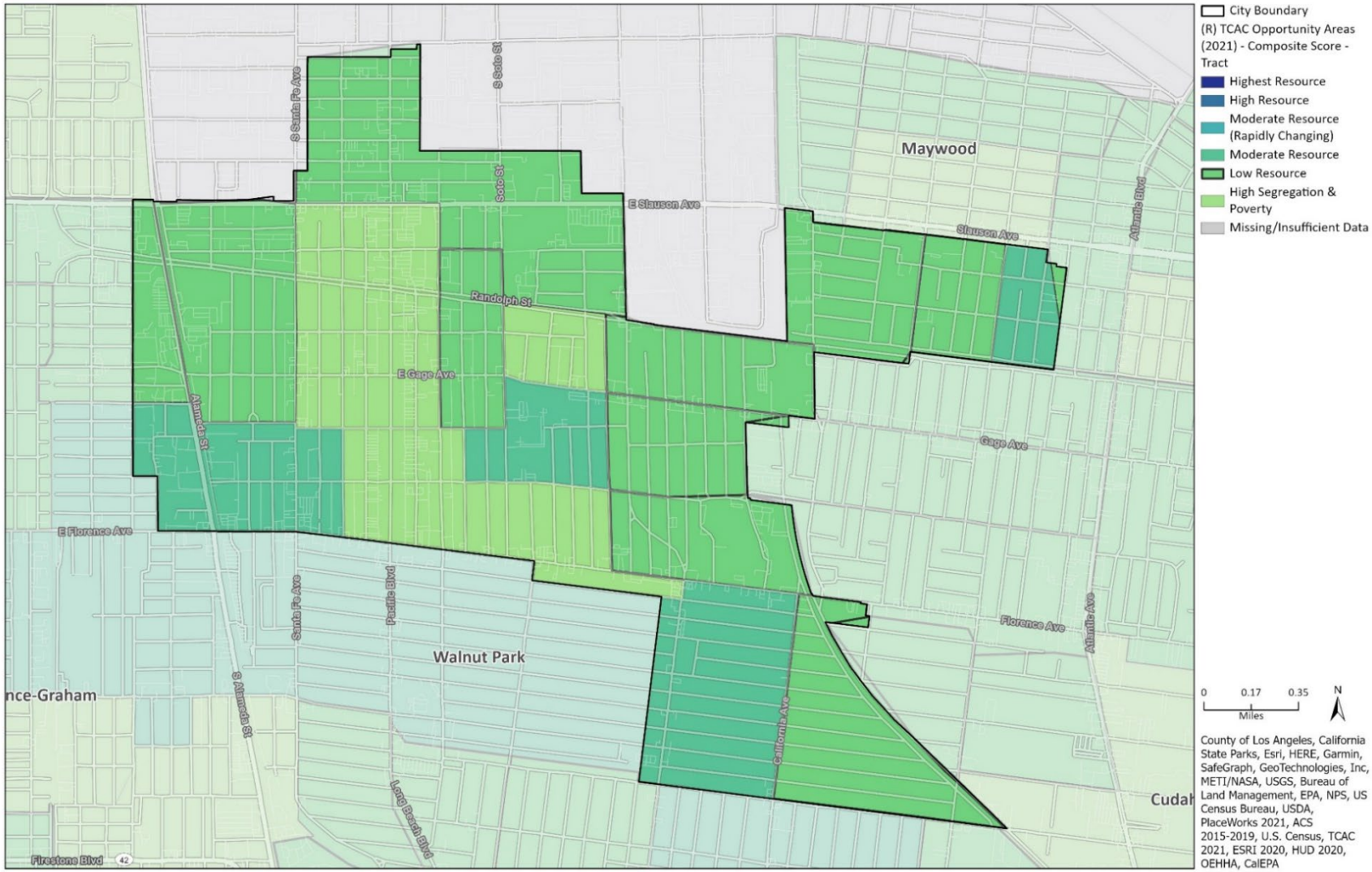


Figure II-29
TCAC Opportunity Areas – Composite (2021), Los Angeles Region

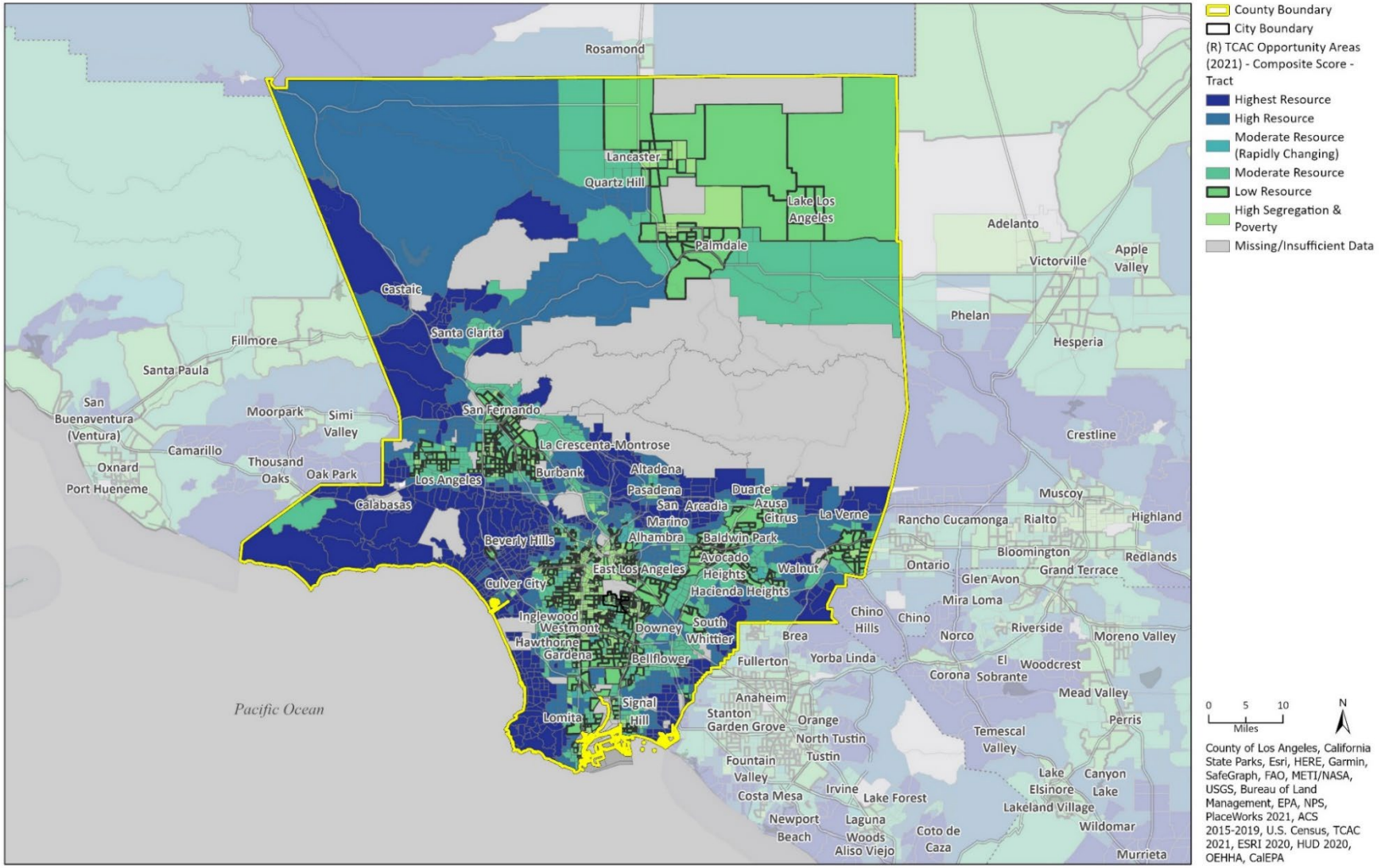


Figure II-30
TCAC Opportunity Areas – Educational Opportunity (2021), Huntington Park

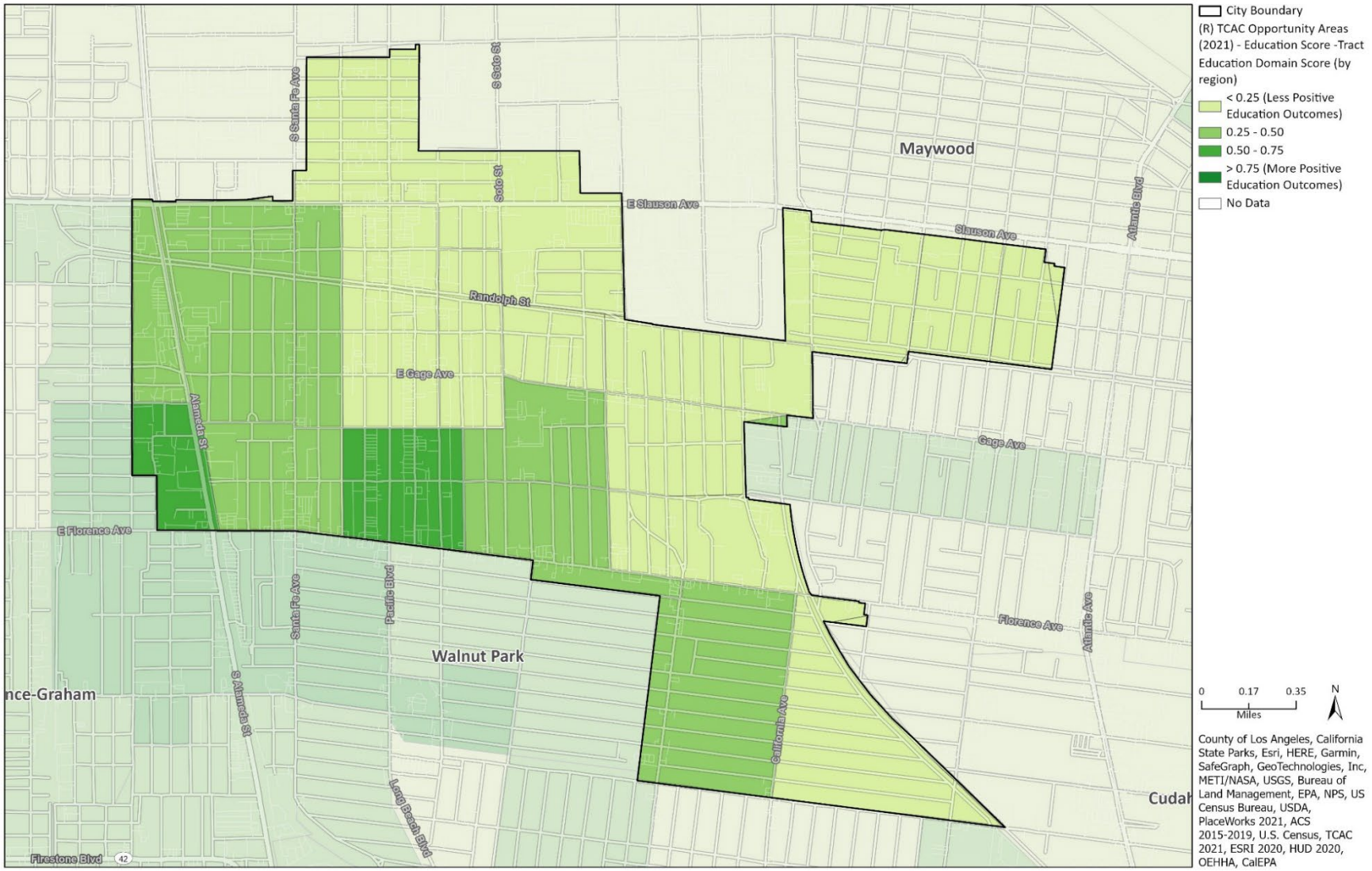


Figure II-31
TCAC Opportunity Areas – Educational Opportunity (2021), Los Angeles Region

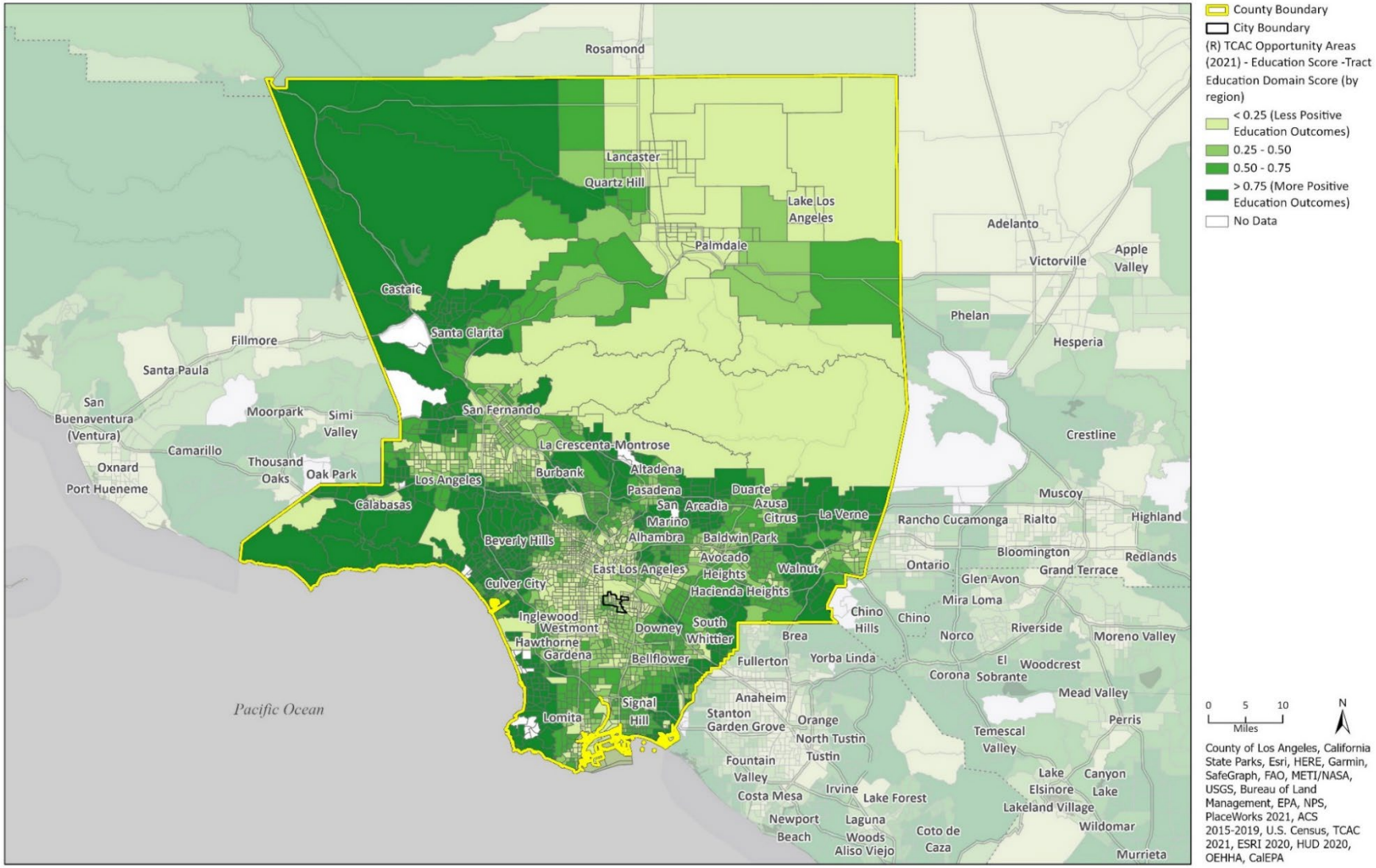


Figure II-32
TCAC Opportunity Areas – Economic Score (2021), Huntington Park

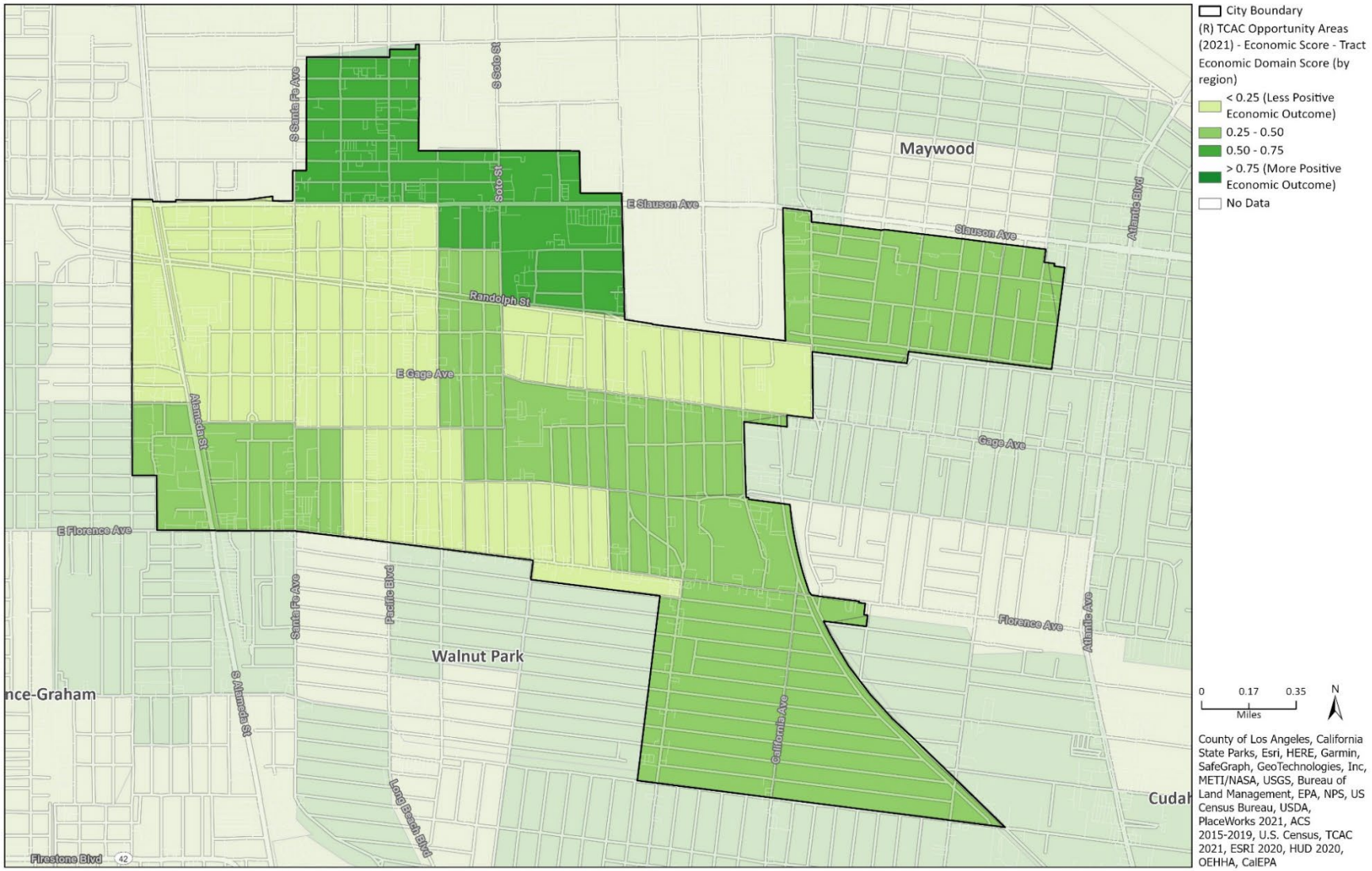


Figure II-33
TCAC Opportunity Areas – Economic Score (2021), Los Angeles Region

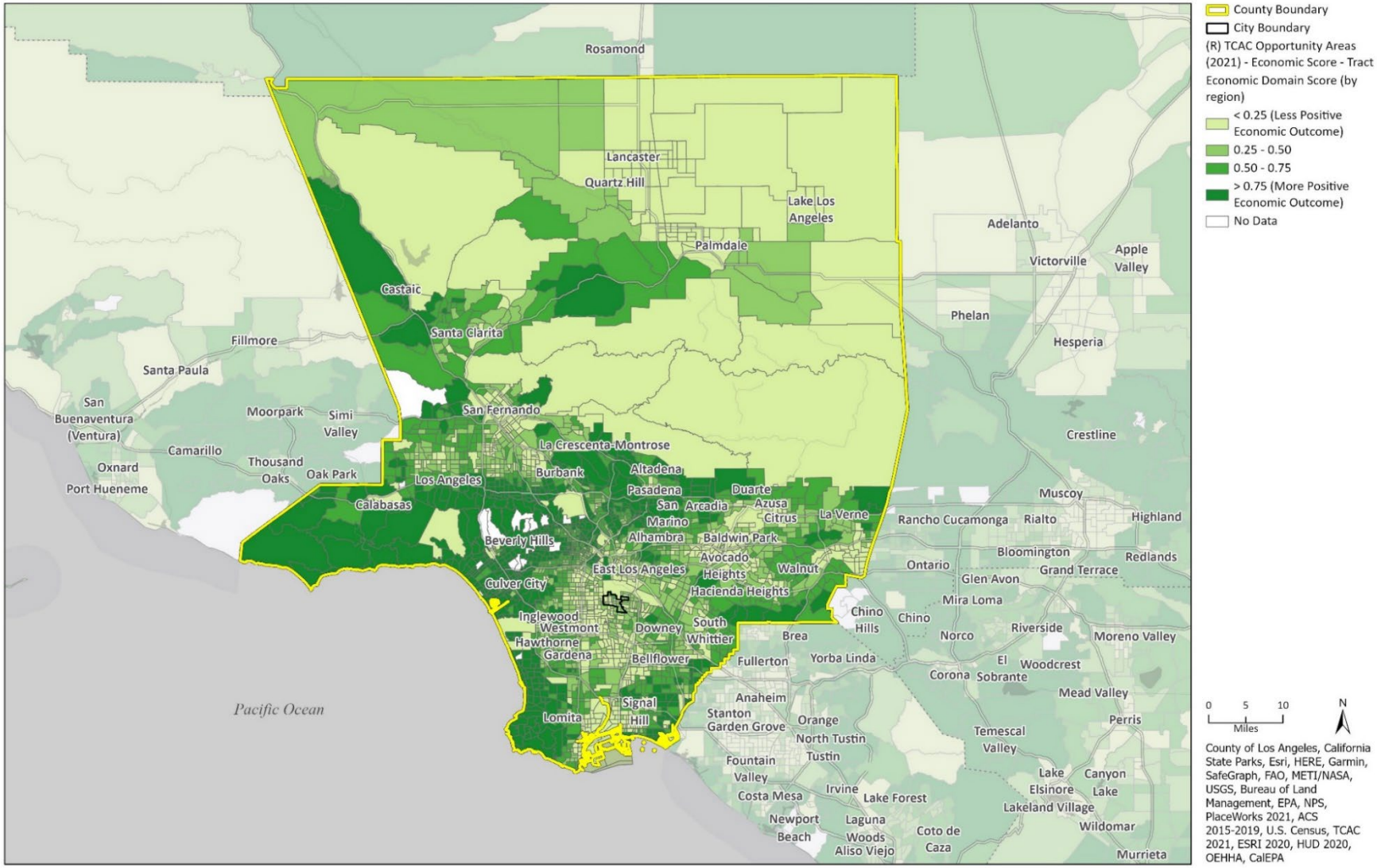


Figure II-34
TCAC Opportunity Areas – Environmental Score (2021), Huntington Park

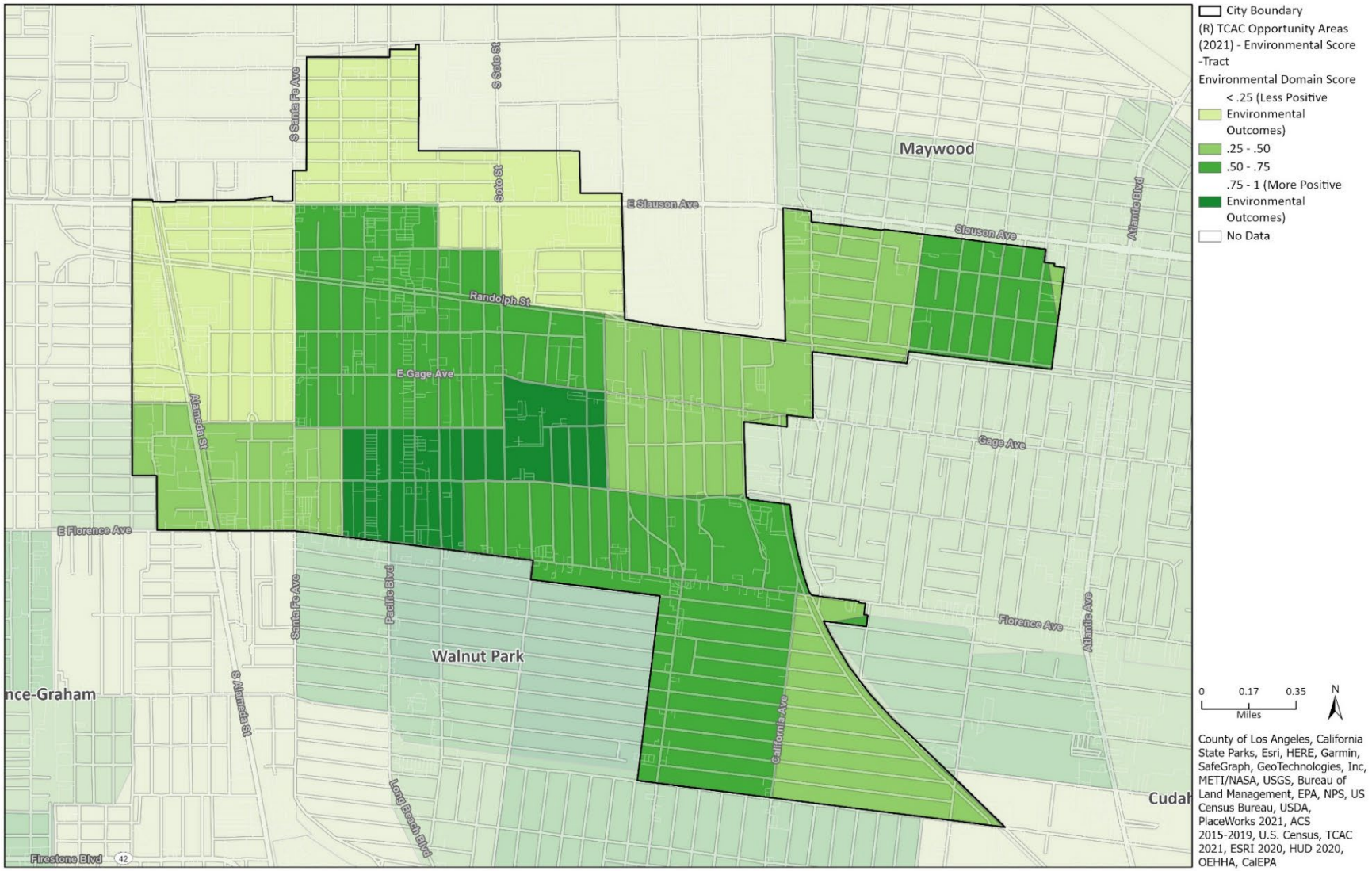


Figure II-35
TCAC Opportunity Areas – Environmental Score (2021), Los Angeles Region

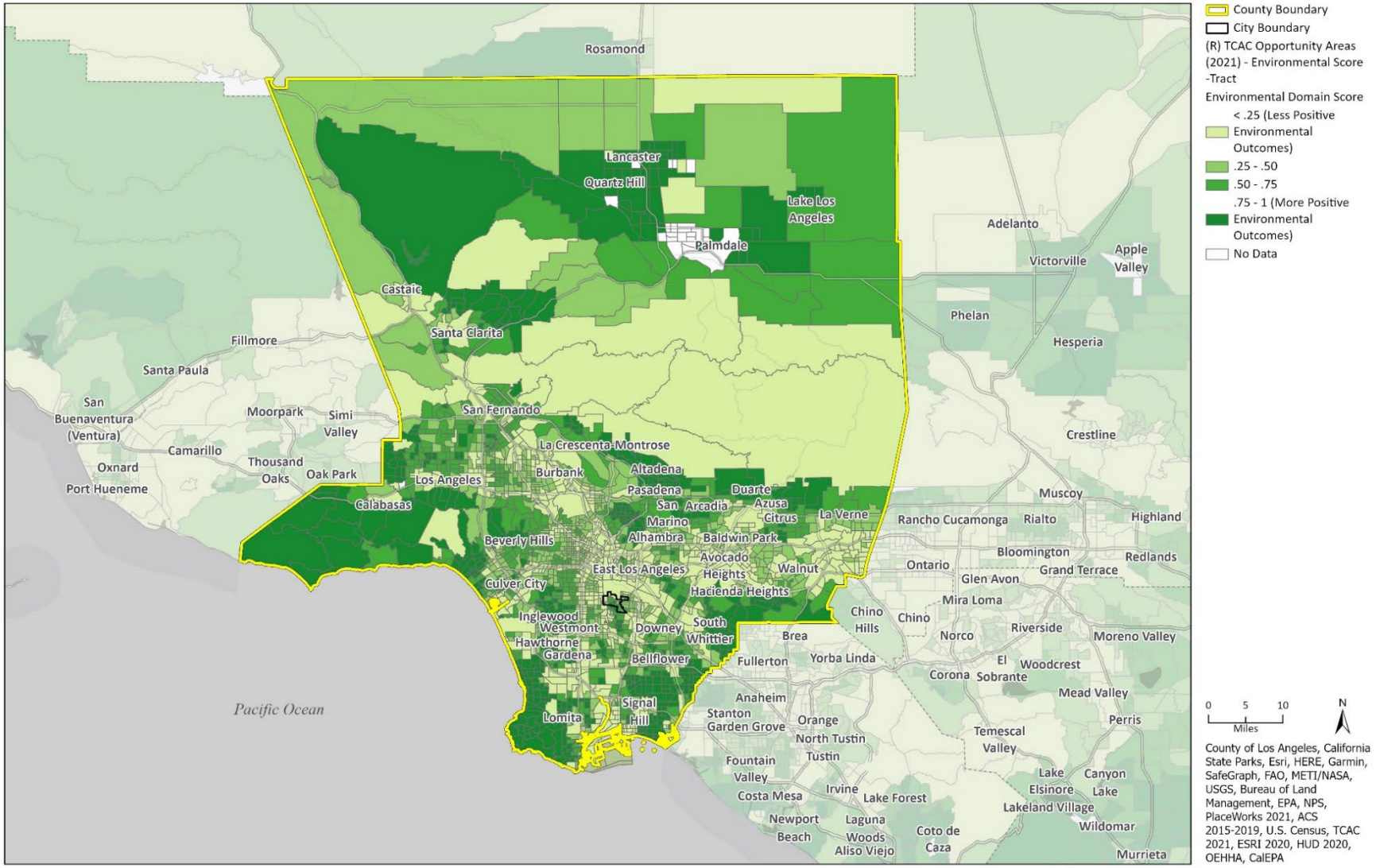


Figure II-36
CalEnviroScreen 4.0 (2021), Huntington Park

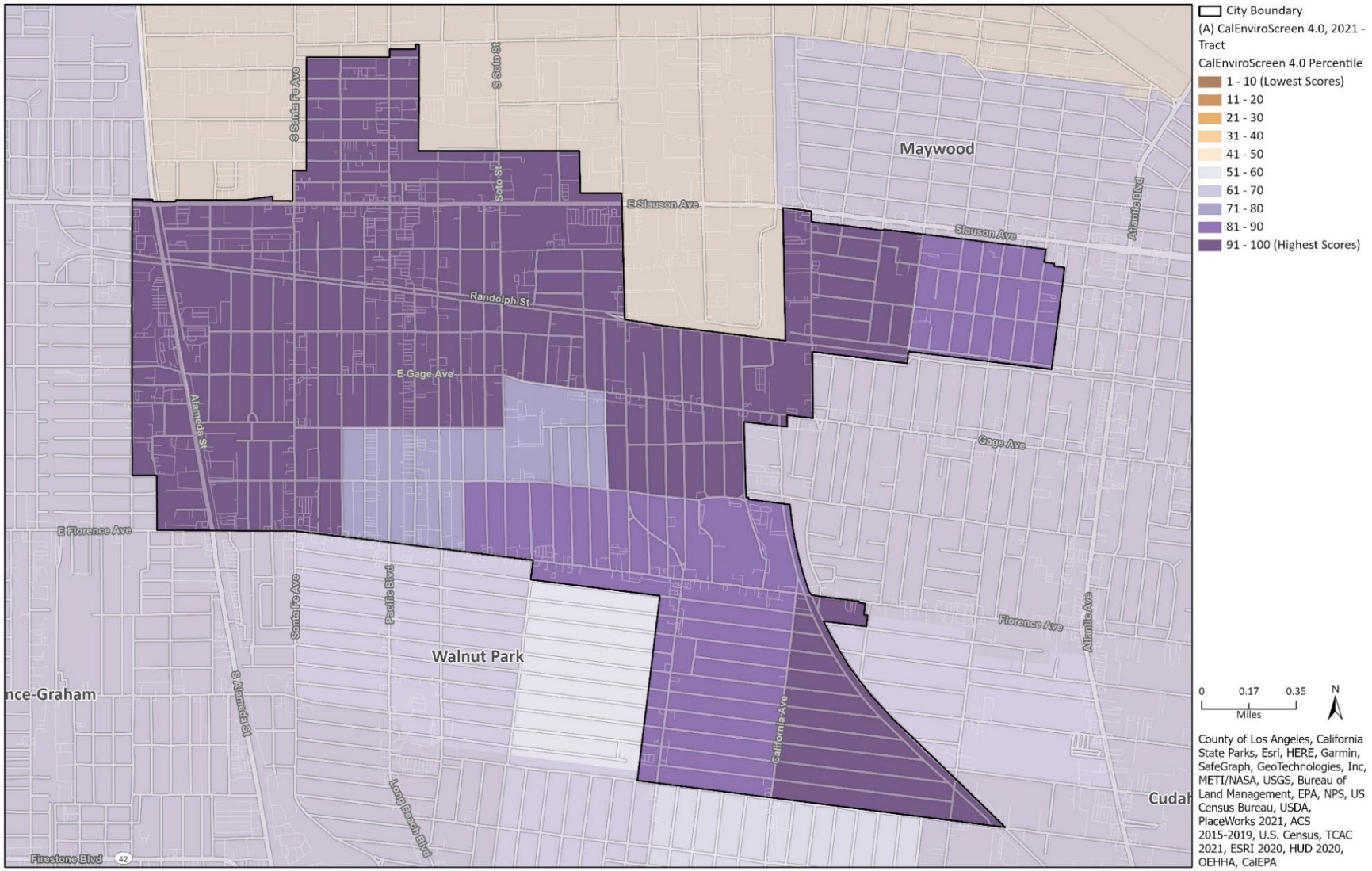
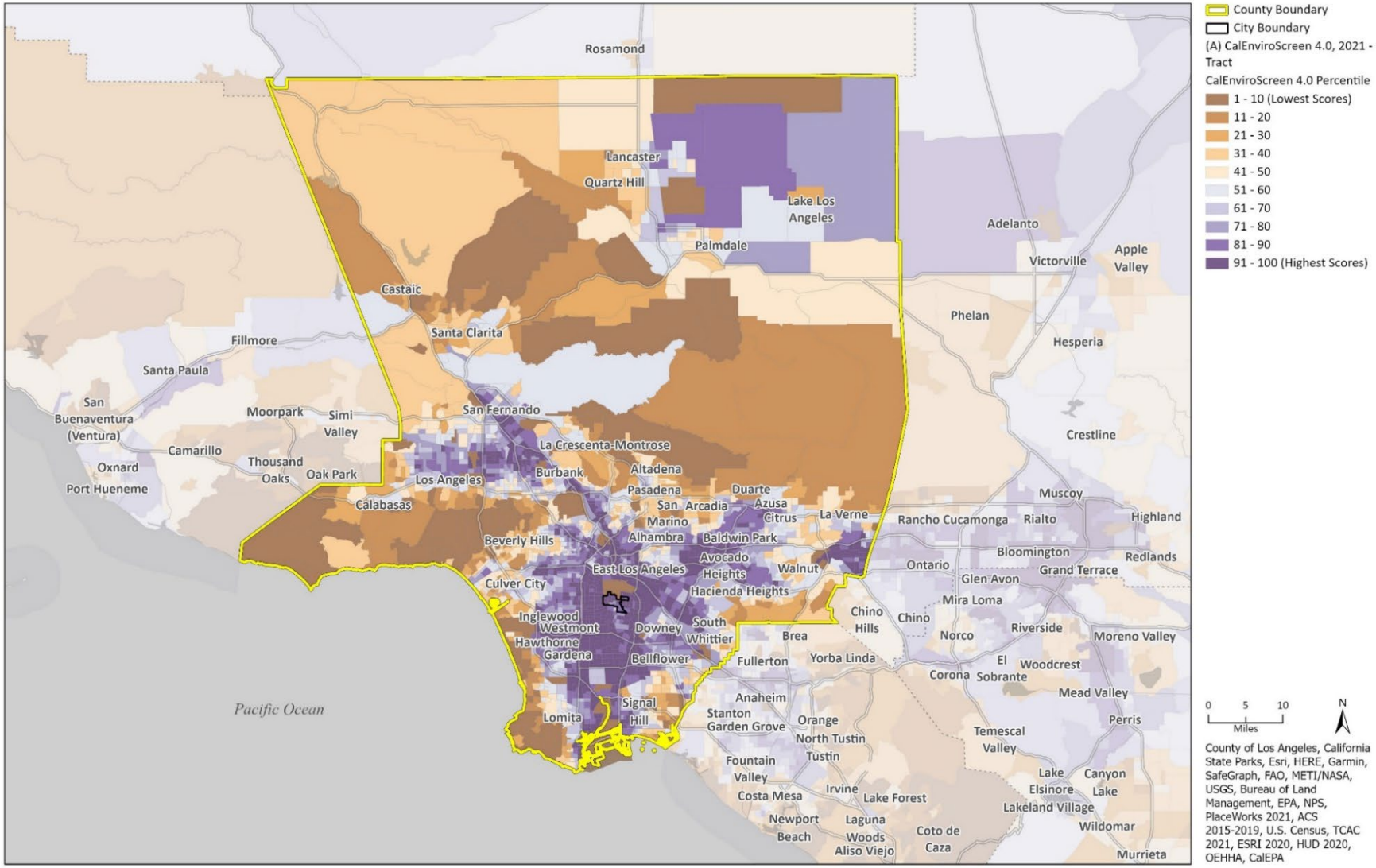


Figure II-37
CalEnviroScreen 4.0 (2021), Los Angeles Region



Disproportionate Housing Needs

According to HUD's 2015 Final Rule, "disproportionate housing needs" generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, and substandard housing conditions.[25] Collectively, these are referred to as "housing problems." Other disproportionate needs discussed in this analysis include homelessness and displacement.

Cost Burden

Low-income households and persons in protected classes disproportionately experience housing cost burden. Cost burden is defined by the Code of Federal Regulations as "[t]he extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data available from the U.S. Census Bureau."[26] Households spending a minimum of 30 percent of their total gross income on housing costs are considered cost burdened, whereas households spending over 50 percent on housing costs are considered severely cost burdened.[27]

- A greater share of renters than owners in Huntington Park spend more than 50 percent of their income on housing costs. Thirty percent of renters are cost burdened, and 31 percent are severely cost burdened. The share of owners who are cost burdened is less than renters at 24 percent, and 17 percent are severely cost burdened. [28]
- Cost burden has stayed relatively stable since 2017. (Table II-32)
- Cost-burdened renter households are dispersed throughout the City (Figure II-38), but cost-burdened owner-occupied households are more heavily concentrated in the downtown area (Figure II-40).
- The highest levels of cost burden are in the downtown area and southern part of the city, where at least 60 percent of renters are cost burdened (Figure II-38).

Table II-32
Cost-Burdened Households by Tenure, Huntington Park, 2015 and 2018

	OWNER (% OF TOTAL HOUSEHOLDS, 2015)	RENTER HOUSEHOLDS (% OF TOTAL HOUSEHOLDS, 2015)	OWNER HOUSEHOLDS (% OF TOTAL HOUSEHOLDS, 2018)	RENTER HOUSEHOLDS (% OF TOTAL HOUSEHOLDS, 2018)
Cost Burdened	24%	31%	24%	30%
Severely Cost Burdened	25%	34%	17%	31%

Source: HUD CHAS Data, Huntington Park city, 2014-2018 ACS and 2011-2015 ACS

[25] *See* 80 FR 42271, p. 42354 (2015).
[26] 24 C.F.R. § 91.5.
[27] HUD USER, Rental Burdens: Rethinking Affordability Measures. https://www.huduser.gov/portal/pdredge/pdr_edge_featd_article_092214.html
[28] HUD CHAS Data, Huntington Park city, California, 2014-2018 ACS

Regional Context

A smaller share of households in Los Angeles County are cost burdened, and the data follows a similar pattern between renters and owners. Among renters, 25 percent are cost burdened, and 29 percent are severely cost burdened. Among homeowners, 18 percent are cost burdened, and 16 percent are severely cost burdened. Cost burden among owner and renter households has also not changed significantly since 2015. About 25 percent of renters and 20 percent of owners were cost burdened in 2015.[29]

Neighborhoods in the south-central region of the City of Los Angeles contain concentrations of census tracts where at least 60 percent of renter households are cost burdened. In contrast, renter households located in coastal areas, where median incomes tend to be higher, generally experience less housing cost burden. (See Figure II-39 and Figure II-41.)

[29] HUD CHAS Data, Los Angeles County, California, 2014-2018 ACS and 2011-2015 ACS

Figure II-38
Overpayment by Renters (2019), Huntington Park

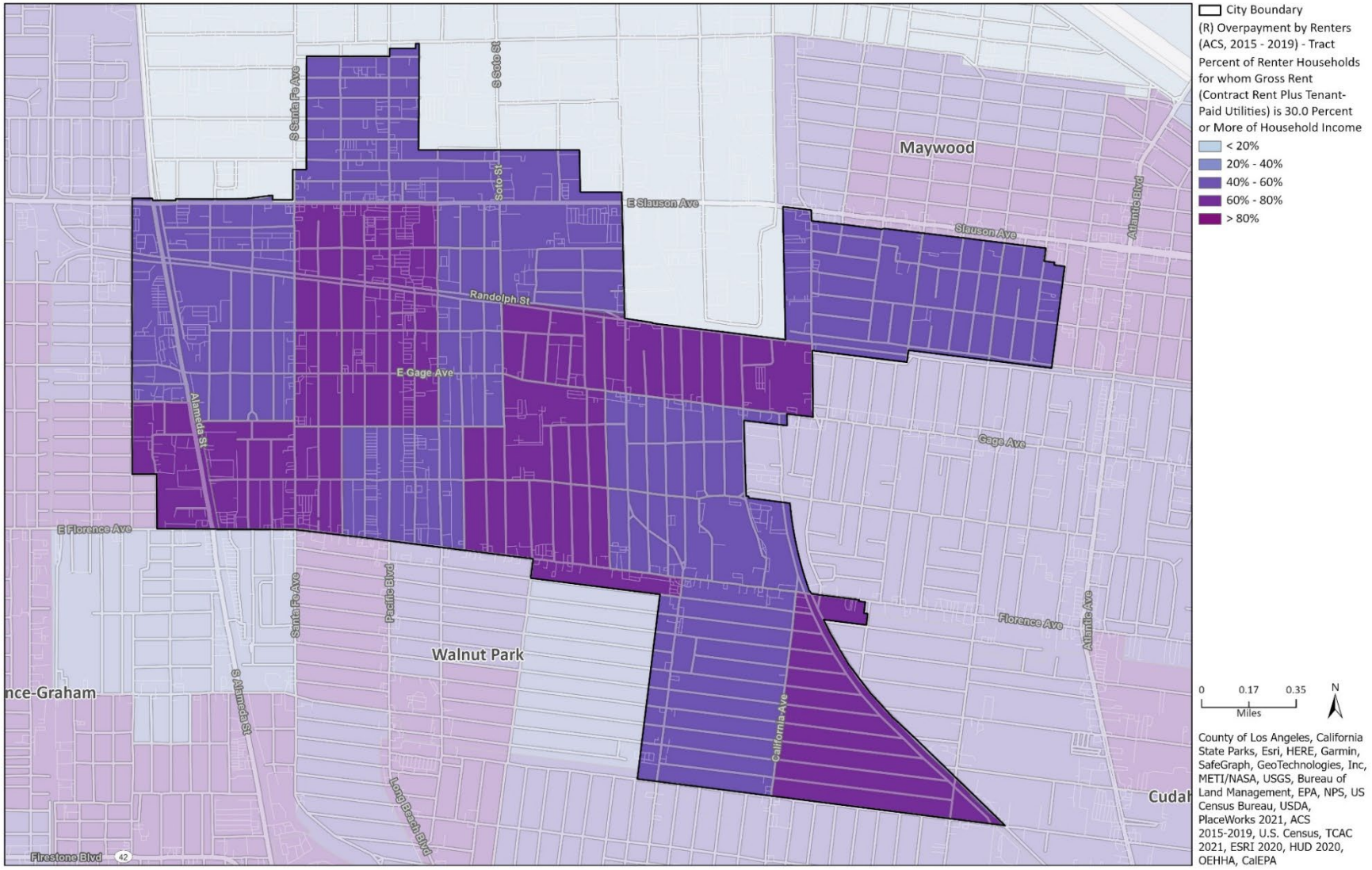


Figure II-39
Overpayment by Renters (2014), Los Angeles Region

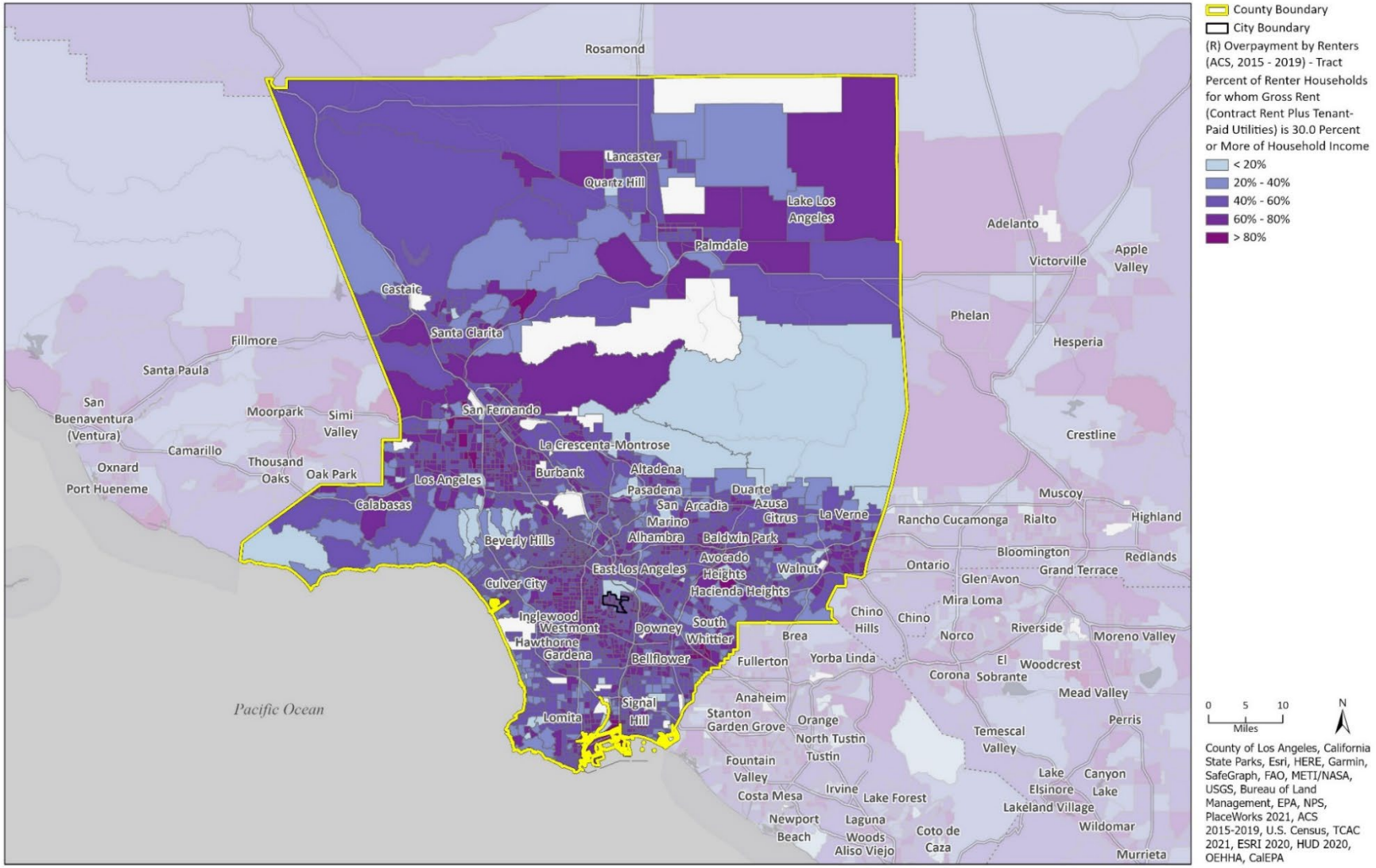


Figure II-40
Overpayment by Homeowners (2019), Huntington Park

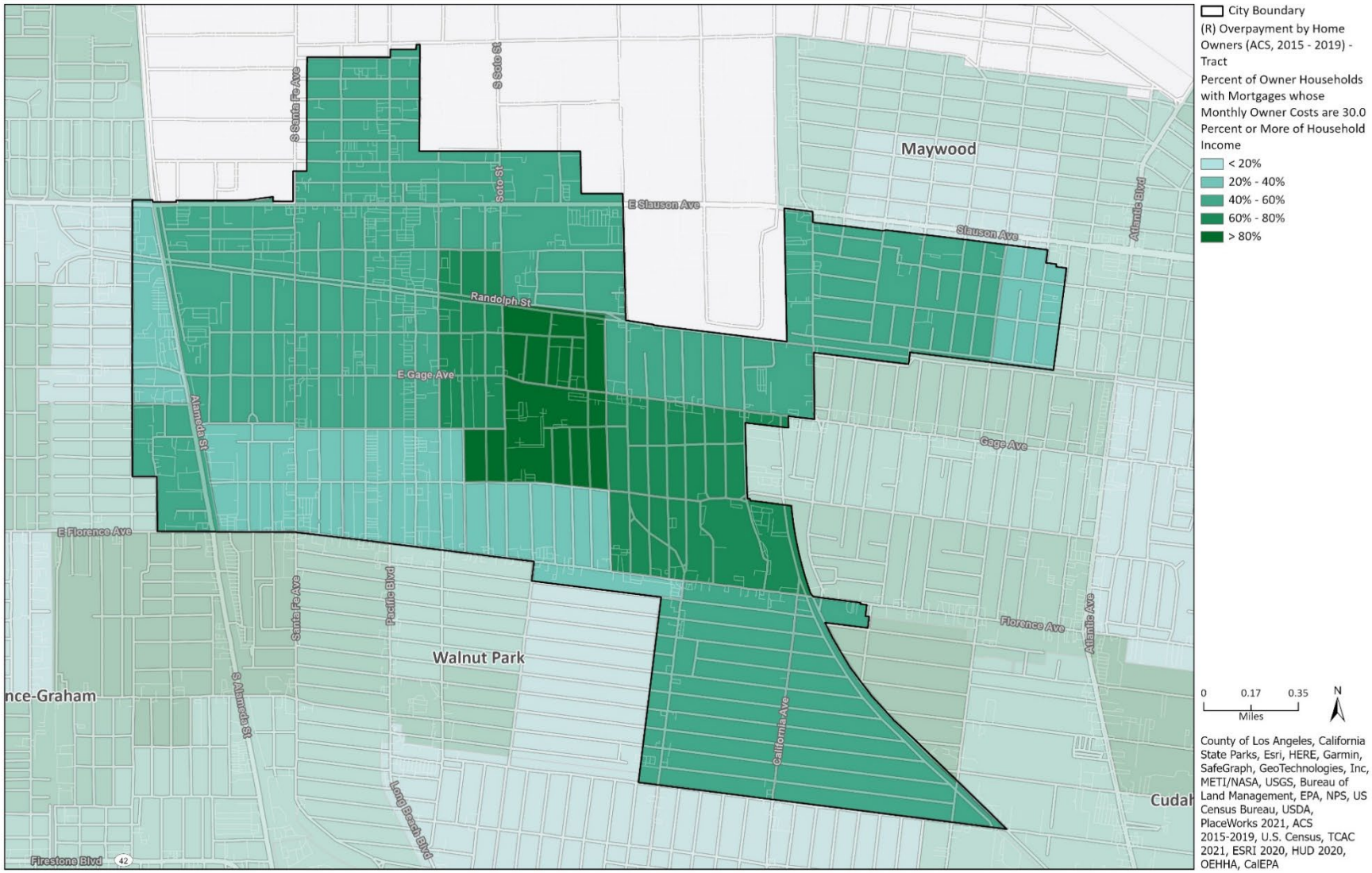
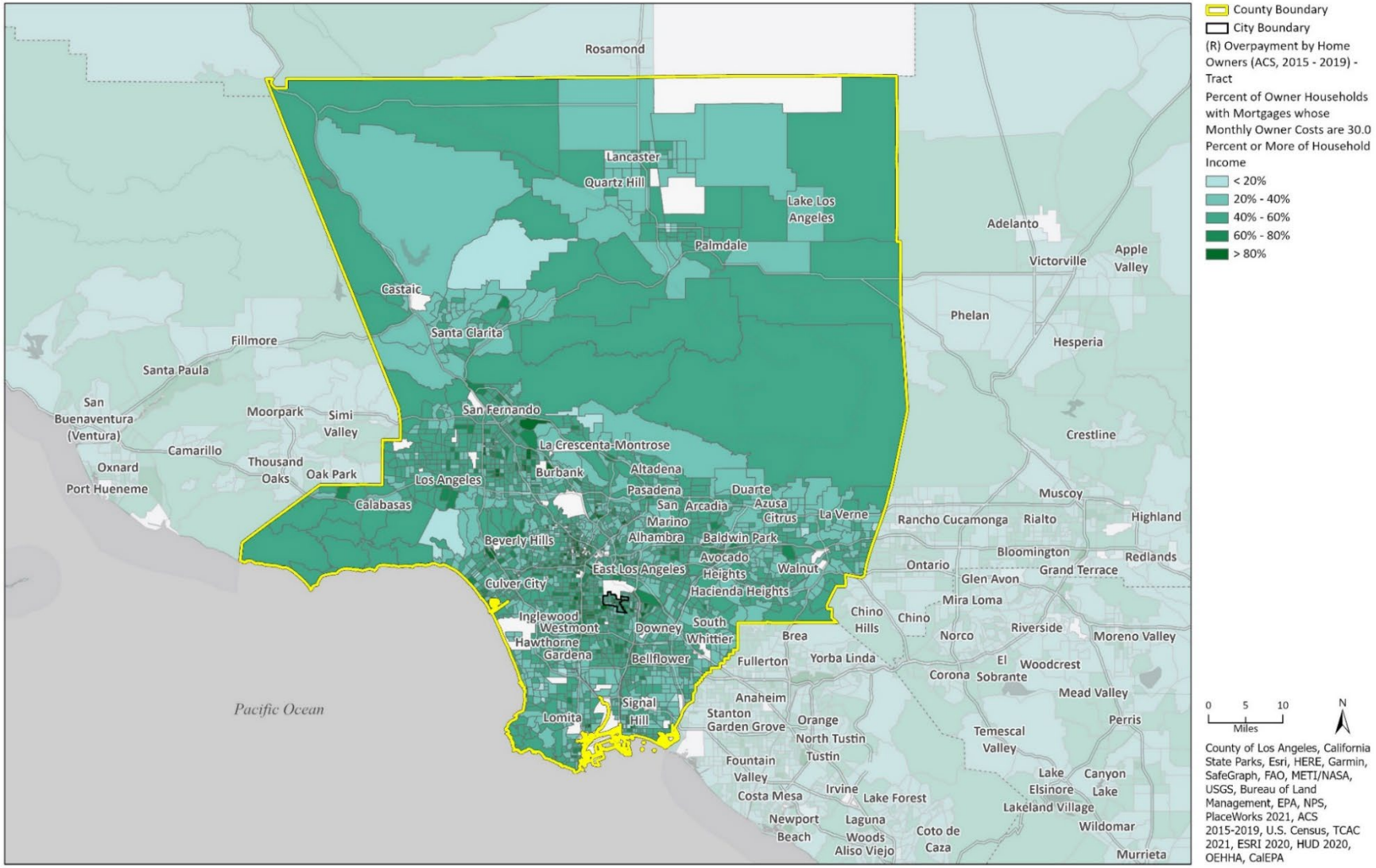


Figure II-41
Overpayment by Homeowners (2014), Los Angeles Region



Substandard Housing

Substandard housing is defined as a housing unit lacking complete plumbing or kitchen facilities.

As discussed in Housing Stock Characteristics, above, most of the housing stock in Huntington Park was built before 1980. According to 2015-2019 ACS estimates, about 78.5 percent of the housing units were built over 40 years ago. Approximately 81 percent of the owner-occupied housing stock in the County was constructed over 40 years ago, compared to 78 percent of renter-occupied units. A slightly higher proportion of renters occupy new housing than owners. For housing units constructed since 2010, 0.2 percent are owner-occupied while 0.7 percent are renter-occupied housing units. A small percentage of Huntington Park's occupied housing units lack complete kitchen (1.9 percent) or plumbing (0.8 percent) facilities, but those percentages have increased since 2015, and are slightly higher than Los Angeles County (Table II-33).

Table II-33
Substandard Units

CONDITION	NUMBER (HUNTINGTON PARK, 2020)	PERCENTAGE (HUNTINGTON PARK, 2020)	PERCENTAGE (HUNTINGTON PARK, 2015)	PERCENTAGE (LOS ANGELES COUNTY, 2015)	PERCENTAGE (LOS ANGELES COUNTY, 2020)
Lacking complete plumbing facilities	115	0.8%	0.7%	0.5%	0.5%
Lacking complete kitchen facilities	278	1.9%	1.1%	1.6%	1.6%

Source: Census Bureau, ACS 5-Year Estimates 2015 and 2020, Table S2504, Physical Housing Characteristics for Occupied Housing Units

All of the city's census tracts contain more than 50 percent of households experiencing any of the four severe housing problems, as shown in Figure II-42. Almost 70 percent (10,045 households) of all households in the city experience at least one of four housing problems (Table II 34).

Table II 34
Housing Problems by Tenure

	OWNER	RENTER	TOTAL
Household has at least 1 of 4 Housing Problems	2,105	7,940	10,045
Household has none of 4 Housing Problems OR cost burden not available, no other problems	1,875	2,695	4,570
Total	3,980	10,635	14,620

Source: HUD CHAS Data, Huntington Park city, 2015-2019 ACS

Regional Context

Regionally, there are a total of 3,559,790 housing units in Los Angeles County.[30] Approximately 74 percent of the housing units were built over 40 years ago. Approximately 76 percent of the owner-occupied housing stock in the County was constructed over 40 years ago, compared to 73 percent of renter-occupied units. These older units potentially require repairs and modernization improvements, and the need for rehabilitation is slightly higher among homeowners than renters. A slightly higher proportion of renters occupy new housing than owners. For housing units constructed since 2010, 1.6 percent are owner-occupied while 2.7 percent are renter-occupied housing units.

There has been no significant change in the percentage of substandard units in Los Angeles County since 2015 (Table II-33).

[30] ACS 5-year Estimates (2020), Los Angeles County. Table DP04, Selected Housing Characteristics. https://data.census.gov/cedsci/table?g=0400000US06_0500000US06037&tid=ACSDP5Y2019.DP04&hidePreview=true

Figure II-42
Percent of All Households with Any of the 4 Severe Housing Problems, Huntington Park

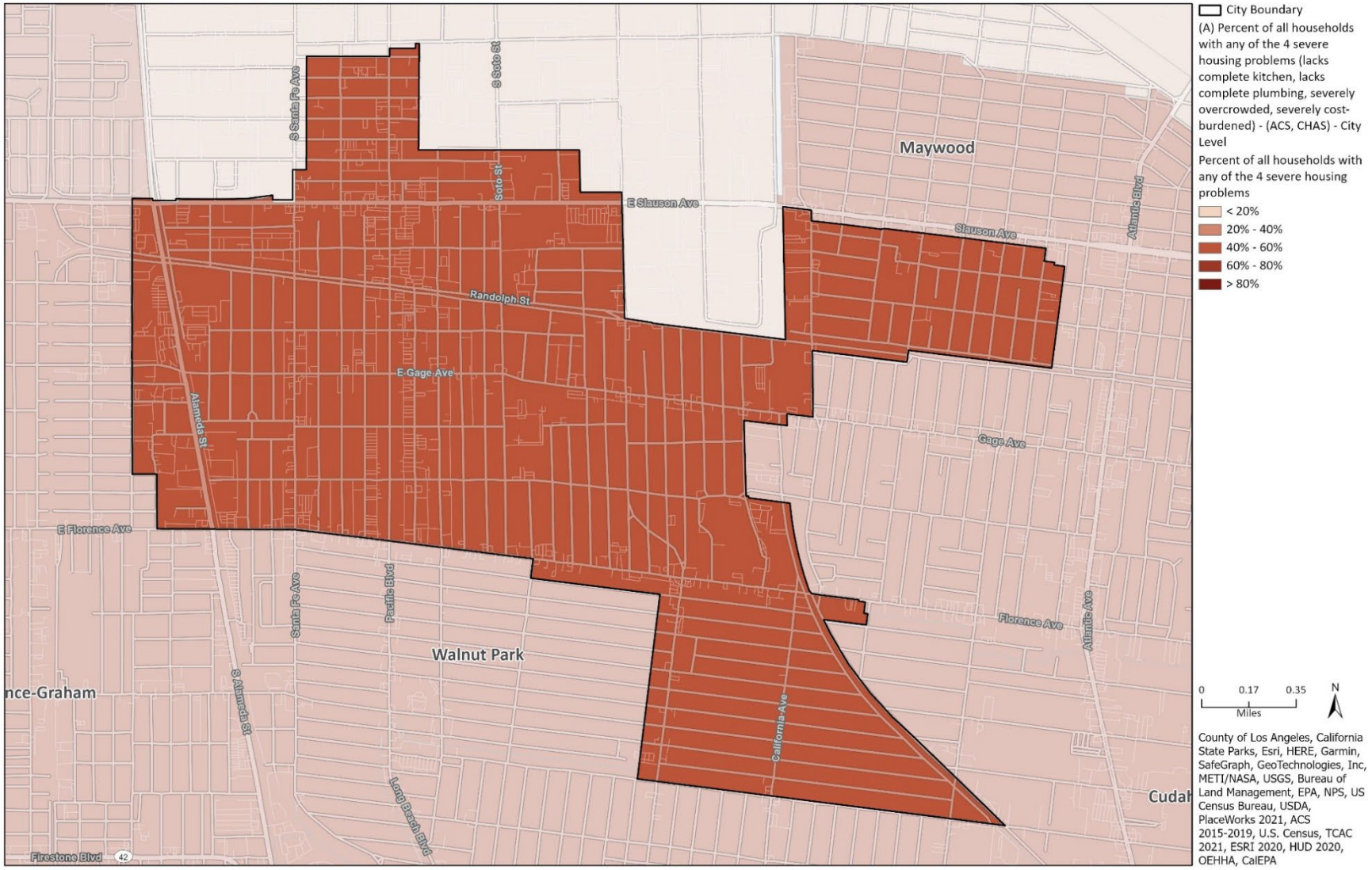
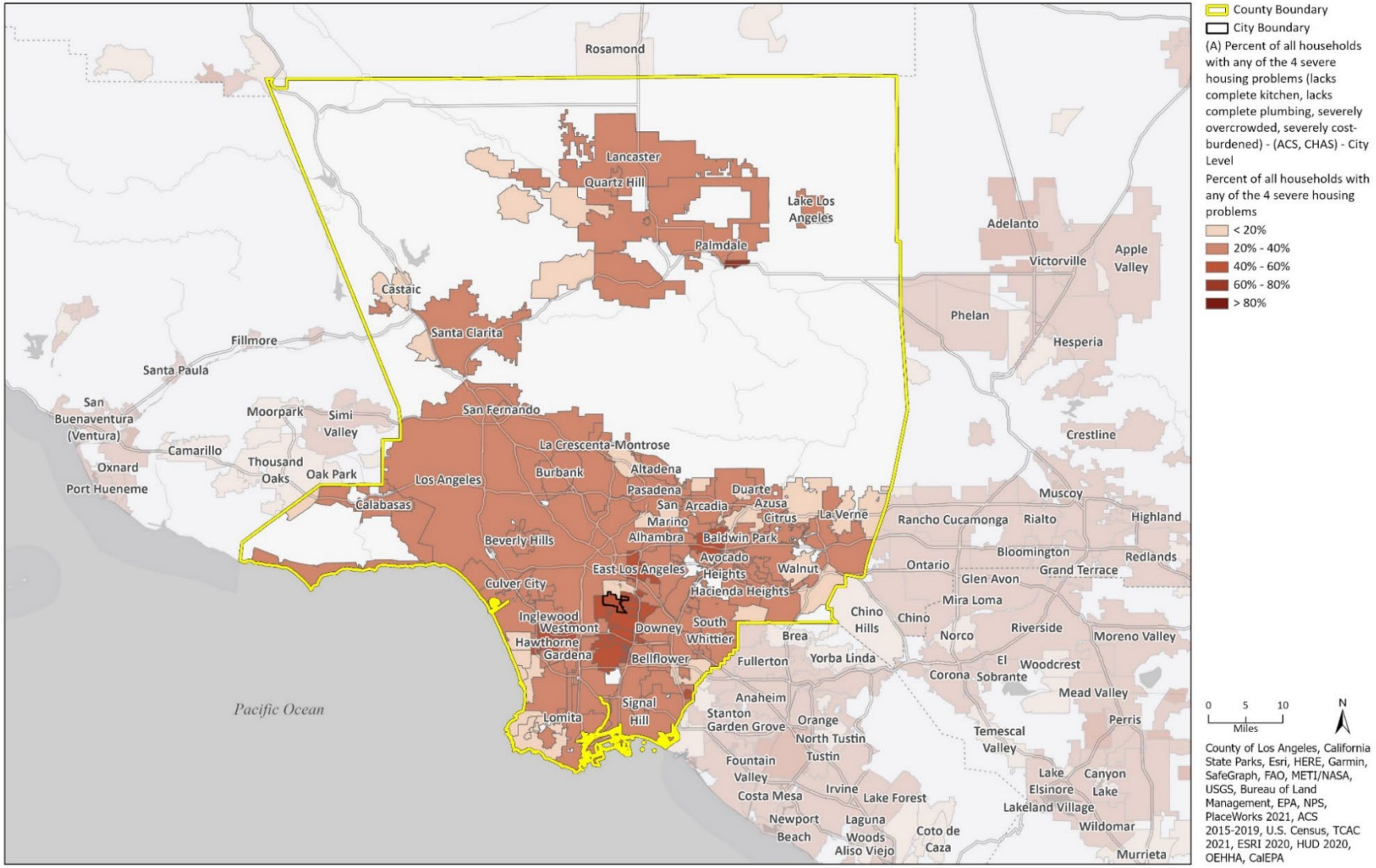


Figure II-43
Percent of All Households with Any of the 4 Severe Housing Problems, Los Angeles Region



Homelessness

Homelessness is a continuing and growing crisis throughout California and urban areas nationwide. Individuals and families experiencing homelessness are without permanent housing largely due to a lack of affordable housing. Homelessness is often compounded by a lack of job training and supportive services to treat mental illness, substance abuse, or domestic violence.

For homeless individuals or those at risk of becoming homeless, the most significant problem is the lack of affordable rental housing. For chronically homeless persons and transitional-age youth, who often struggle with physical and mental health problems and substance abuse issues, there is an insufficient inventory of transitional housing and permanent housing with supportive services designed to meet the specific needs of these populations.

Homelessness and resources available to people experiencing homelessness are discussed further in *People Experiencing Homelessness*, in *Housing Needs Assessment*.

Regional Context

There are an estimated 56,078 homeless persons in Los Angeles County, according to the 2022 Homeless Count conducted by the Los Angeles Homeless Services Authority (LAHSA). This represents an increase of three percent countywide.

Homelessness is more common among black residents countywide. Black residents are nearly nine percent of the County's population but make up 34 percent of the homeless population. Asian and Hispanic/Latino residents are underrepresented in the homeless population. Asian residents make up about 14 percent of the County's population and are less than two percent of the homeless population, and Hispanic residents are nearly 50 percent of the population and make up about 36 percent of the homeless population. Other racial/ethnic groups are similarly represented in the population broadly and the homeless population.[31]

Local Context

The 2022 Homeless Count estimated the homeless population of the City of Huntington Park to be 86. LAHSA staff cautions that more specific demographic data is not available on a citywide basis due to limitations in the methodology. Demographic information is surveyed and sampled and applied only to the aggregate Point-In-Time population.[32]

Certain characteristics are available by Service Planning Area (SPA), which is a geographic area within Los Angeles County used by LAHSA and other Los Angeles County agencies. Huntington Park is in SPA 7.[33]

In SPA 7, the vast majority of persons experiencing homelessness are individuals (defined as adults in households with no children under 18).[34] Very few unaccompanied minors are in SPA7 and 16

[31] Los Angeles Homeless Services Authority, Homeless Count by Race & Ethnicity. https://www.lahsa.org/data-refresh
[32] Correspondence with Los Angeles Homeless Services Authority staff, December 12, 2022.
[33] County of Los Angeles Public Health, Service Planning Area 7. http://publichealth.lacounty.gov/chs/SPA7/
[34] Los Angeles Homeless Services Authority, 2022 Point-In-Time Count, 2022. https://www.lahsa.org/data?id=54-homeless-count-by-city-community and https://www.lahsa.org/data?id=51-homeless-count-by-service-planning-area-2015-2022

percent of the area's homeless population are family members (households with at least one child under 18 and one adult over a18).[35]

Overcrowding

The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens. A household is severely overcrowded when there are more than 1.5 persons per room. Overcrowding is also discussed in Household Characteristics.

High housing costs may cause families to accept housing that is too small for the family size, or to house extended family members or unrelated people to share the cost among more people. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding. Overcrowding can also strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes. As a result, some property owners may be more hesitant to rent to larger families, thus making access to adequate housing even more difficult. Addressing the issue of large households is complex as there is no set guidance for determining the maximum capacity for a unit, and policies aimed to limit overcrowding often have a disparate impact on lower-income households and racial or ethnic groups experiencing higher rates of overcrowding.

In Huntington Park, overcrowding is more common among renters than homeowners. (Household Characteristics) Overcrowding is present throughout the city (Figure II-44), with slightly less overcrowding present in the southeast corner of the city. Severely overcrowded households are more common in the central parts of the city, including the Downtown Specific Plan Area.

Regional Context

Los Angeles County households experience overcrowding at significantly lower levels than Huntington Park. Renters are still more likely to live in overcrowded conditions, at 16 percent (seven percent severely overcrowded). Six percent of owner-occupant households are overcrowded (two percent severely overcrowded).[36] The percentage of overcrowding has not changed since 2015, with six percent of owner-occupied households considered overcrowded, and 17 percent of renter occupied households overcrowded.[37]

Overcrowded households are concentrated in central Los Angeles and cities to the southeast, as well as portions of the San Fernando Valley to the northwest of Los Angeles. There is considerable correlation between areas of high poverty (Figure II-20) and areas with concentrations of overcrowded households (Figure II-44).

[35] Los Angeles Homeless Services Authority, 2022 Point-In-Time Count, 2022. https://www.lahsa.org/data?id=54-homeless-count-by-city-community and https://www.lahsa.org/data?id=51-homeless-count-by-service-planning-area-2015-2022

[36] ACS 5-year Estimates (2020), Los Angeles County, Table B25014, Tenure by Occupants per Room. https://data.census.gov/cedsci/table?q=Occupants%20Per%20Room&g=0500000US06037

[37] ACS 5-year Estimates (2015), Los Angeles County, Table B25014, Tenure by Occupants per Room. https://data.census.gov/cedsci/table?q=Occupants%20Per%20Room&g=0500000US06037_1600000US0636056&tid=ACSDT5Y2015.B25014

Figure II-44
Overcrowded Households, Huntington Park

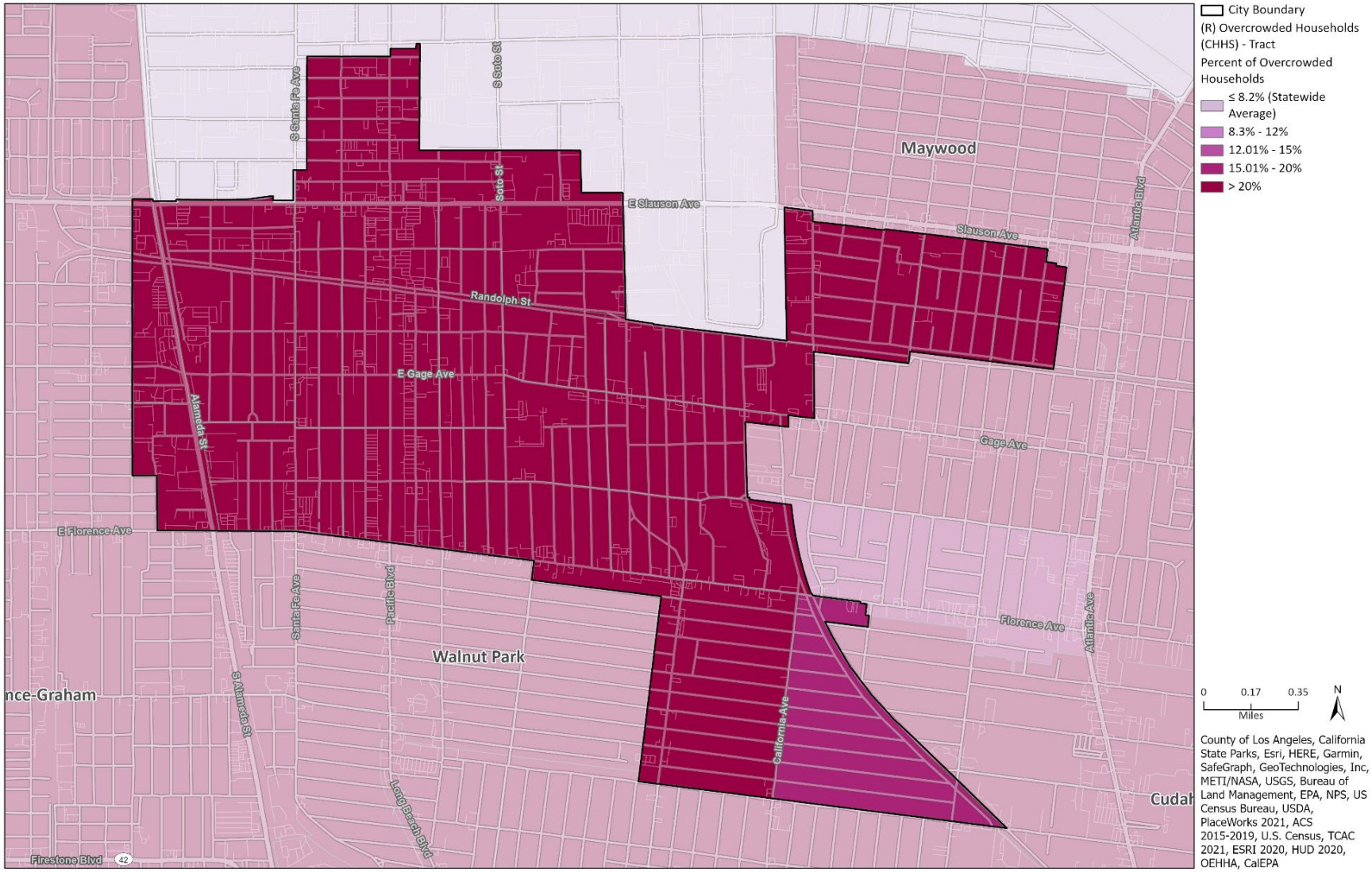


Figure II-45
Overcrowded Households, Los Angeles Region

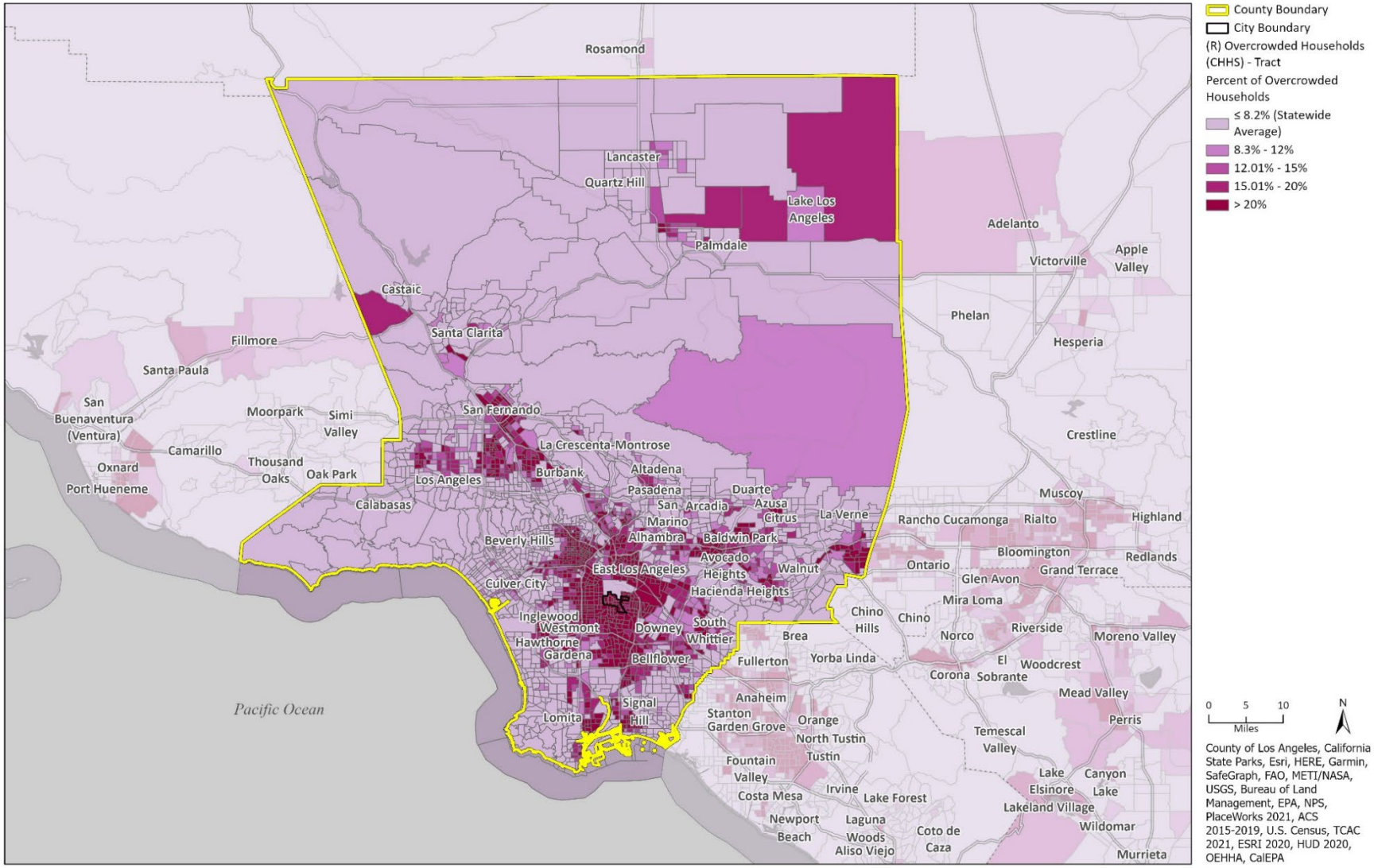


Figure II-46
Severely Overcrowded Households
Huntington Park

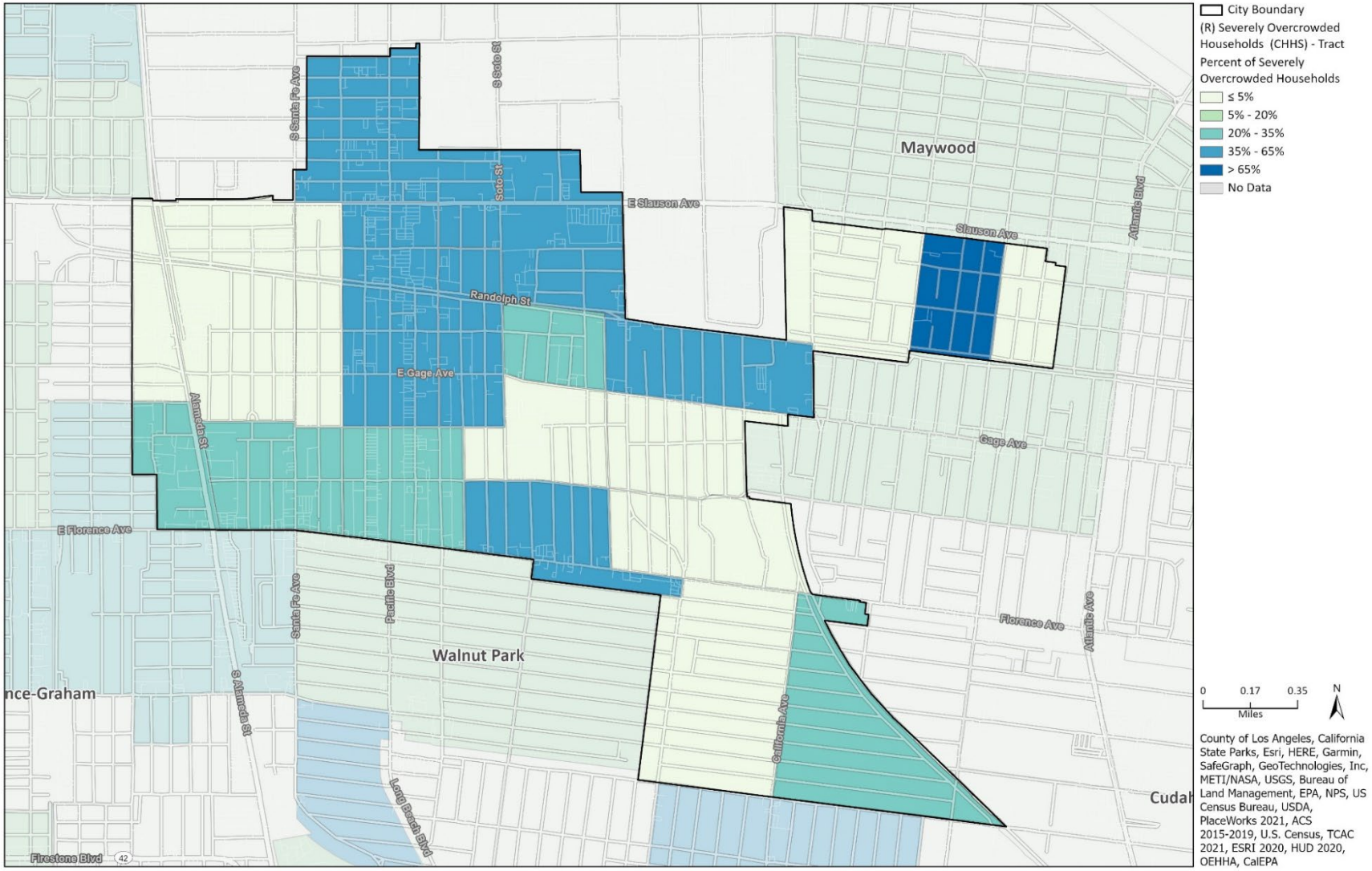
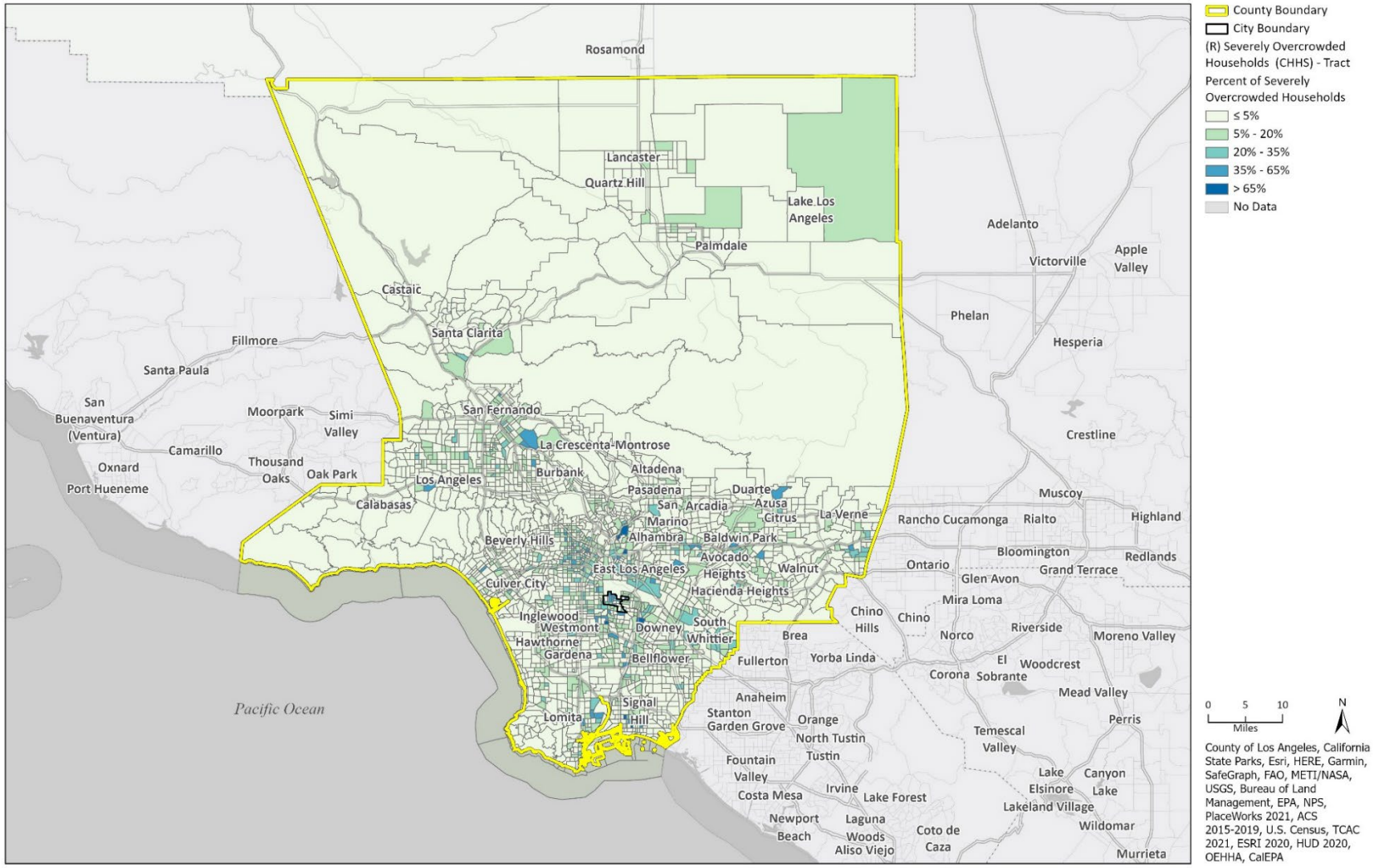


Figure II-47
Severely Overcrowded Households
Los Angeles Region



Displacement

For the purpose of AFFH analysis, "displacement is used to describe any involuntary household move caused by landlord action or market changes."[38] Contributing factors to displacement include rising housing costs, rising income inequality and stagnant wages, and insufficient market-rate housing production.[39] Neighborhoods can experience displacement for a variety of reasons:

- Disinvestment-driven displacement occurs when lower-income communities which receive less public sector investment deteriorate. Evaluating access to opportunity, including access to transit, high performing schools, parks, and other services/amenities can identify areas that lack investment in infrastructure improvements and are considered low resource. According to the TCAC Opportunity Maps, most of the city is considered low resource, with low resource areas concentrated around the borders of the city, neighboring the Cities of Vernon and Bell.
- Investment-driven displacement generally occurs after a period of disinvestment, when the market encourages a flood of public and private investment lead to real estate speculation and infrastructure improvements. There are two major infrastructure improvements scheduled to be completed in 2014, after the Housing Element planning period. The Los Angeles Metro West Santa Ana Branch Transit Corridor project will locate three new stations in and near Huntington Park: one at Florence Avenue and Salt Lake Avenue, and one at Pacific Avenue and Randolph Street.[40]
- Disaster-driven displacement occurs when housing is destroyed or compromised by disasters and the result is that the housing is not rebuilt. Lower-income households who tend to rent (and therefore lack control over whether their homes are rebuilt) or lower-income homeowners have fewer financial resources to rebuild their homes are most at risk of this type of displacement. Huntington Park has some risk due to seismic activity, which could cause substantial or disproportionate displacement risk.[41] However, all census tracts achieve high Social Vulnerability Index (SVI) scores in both 2018 (Figure II-48) and 2014. The SVI was developed by the CDC and uses multiple Census data points (e.g., poverty and employment status, income, education, age, disability status, language isolation, housing type, and access to transportation) to determine communities that are likely to need additional support as a result of natural disasters.[42]

There are a number of indicators that can be associated with displacement risk.[43] Those that correlate with Huntington Park's demographic and housing characteristics include:

- High share of renter-occupied housing
- High rates of overcrowding

[38] California Department of Housing & Community Development, Affirmatively Furthering Fair Housing for All Public Entities and for Housing Elements, 2021, 40.
[39] Been, V., Ingrid, E., & O'Regan, K. 2019. Supply Skepticism: Housing Supply and Affordability. Housing Policy Debate, 29(1), 25-40
[40] Los Angeles Metro, West Santa Ana Branch Transit Corridor. https://www.metro.net/projects/west-santa-ana/
[41] Huntington Park General Plan, Safety Element, 1991.
[42] U.S. Department of Health & Human Services, At A Glance: CDC/ATSDR Social Vulnerability Index, 2021. https://www.atsdr.cdc.gov/placeandhealth/svi/at-a-glance_svi.html
[43] California Department of Housing & Community Development, Affirmatively Furthering Fair Housing for All Public Entities and for Housing Elements, 2021, 44.

- High rates of cost-burdened renter households

The Urban Displacement Project has identified communities at greatest risk of displacement, based on characteristics like share of renters, share of very low-income rent-burdened residents, and other demographic and housing market characteristics.[44] All of Huntington Park is a sensitive community (Figure II-50).

The City encourages and supports efforts to assist small businesses and prevent displacement of those businesses due to conversion of land uses from commercial to mixed-use or residential. The City coordinates with the Chamber of Commerce to conduct outreach to local businesses and provide small business loans. The City also contracts with the Hub Cities Career Center to operate the Huntington Park Business Assistance program. The program provides businesses with technical assistance for obtaining access to capital, using new technologies, developing marketing plans, and hiring and training workers.

Program 13 (Affirmatively Furthering Fair Housing and Increasing Access to Opportunity) contains actions to protect small business owners, renters, and lower-income homeowners from the types of displacement described above.

Regional Context

Regionally, much of the greater Los Angeles region is considered vulnerable to displacement due to increases in housing costs combined with disparities in income and access to opportunity. West of Huntington Park, throughout the City of Los Angeles, most neighborhoods within the areas of South-Central and East Los Angeles exhibit concentrations of sensitive communities (Figure II-51). East of Huntington Park, in the San Gabriel Valley, nearby cities such as Alhambra, San Gabriel, El Monte, and Montebello have large segments of vulnerable communities. In contrast, regional cities such as Arcadia, South Pasadena, Pasadena, Monrovia and coastal cities contain relatively fewer vulnerable communities. Sensitive communities tend to correspond to areas of high poverty. In 2018, Los Angeles County had an overall SVI score of 0.7862,[45] decreased slightly from a score of 0.7997 in 2014.[46]

[44] Urban Displacement Project, Sensitive Communities In California: Mapping Vulnerability And Displacement Pressure, 2020. https://www.urbandisplacement.org/blog/sensitive-communities-in-california-mapping-vulnerability-and-displacement-pressure/

[45] Possible scores range from 0 (lowest vulnerability) to 1 (highest vulnerability).

[46] U.S. Department of Health & Human Services, Center for Disease Control, Agency for Toxic Substances and Disease Registry, 2022. https://svi.cdc.gov/map.html

Figure II-48
Social Vulnerability Index (2018), Huntington Park

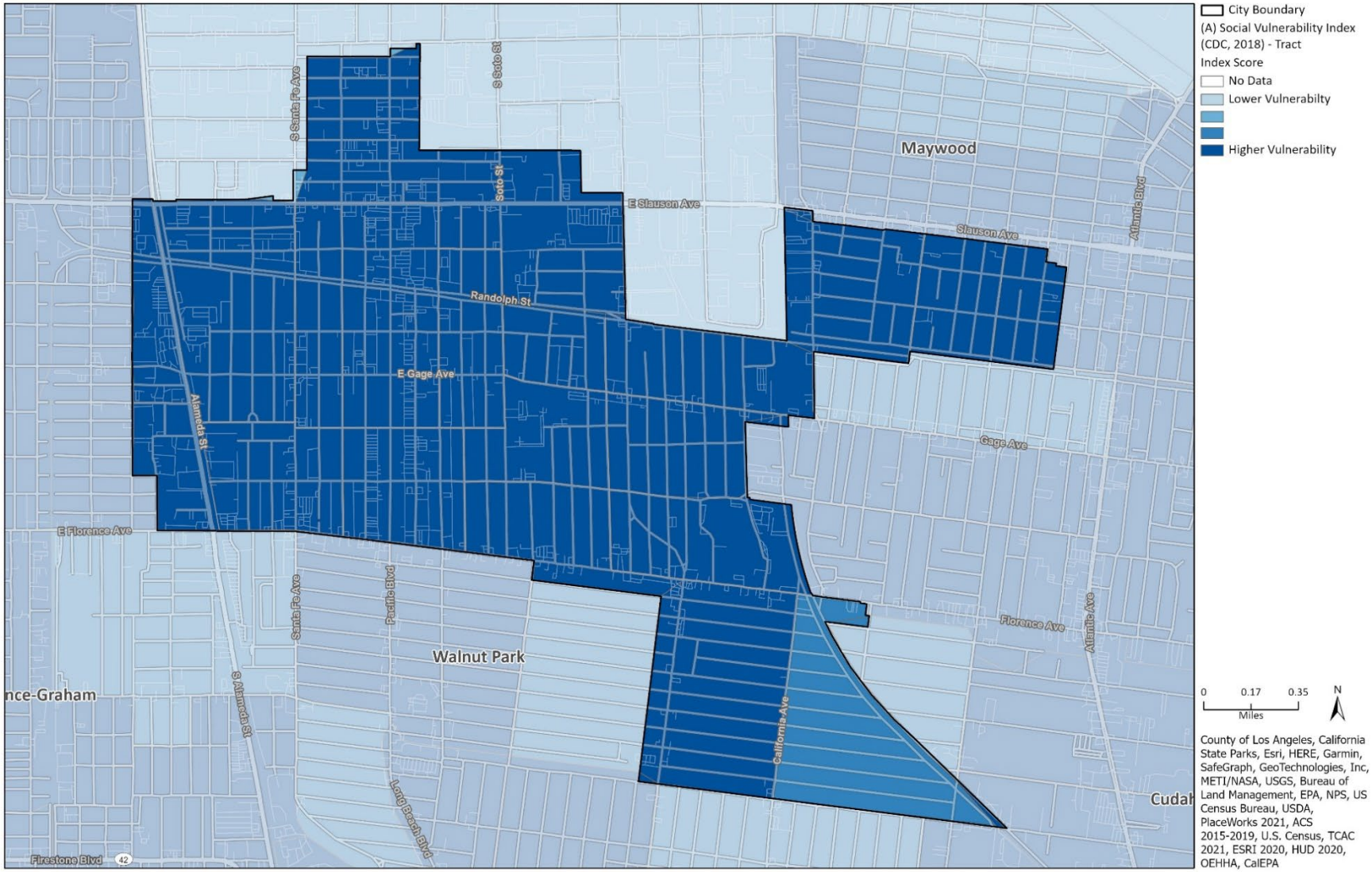


Figure II-49
Social Vulnerability Index (CDC, 2018), Los Angeles Region

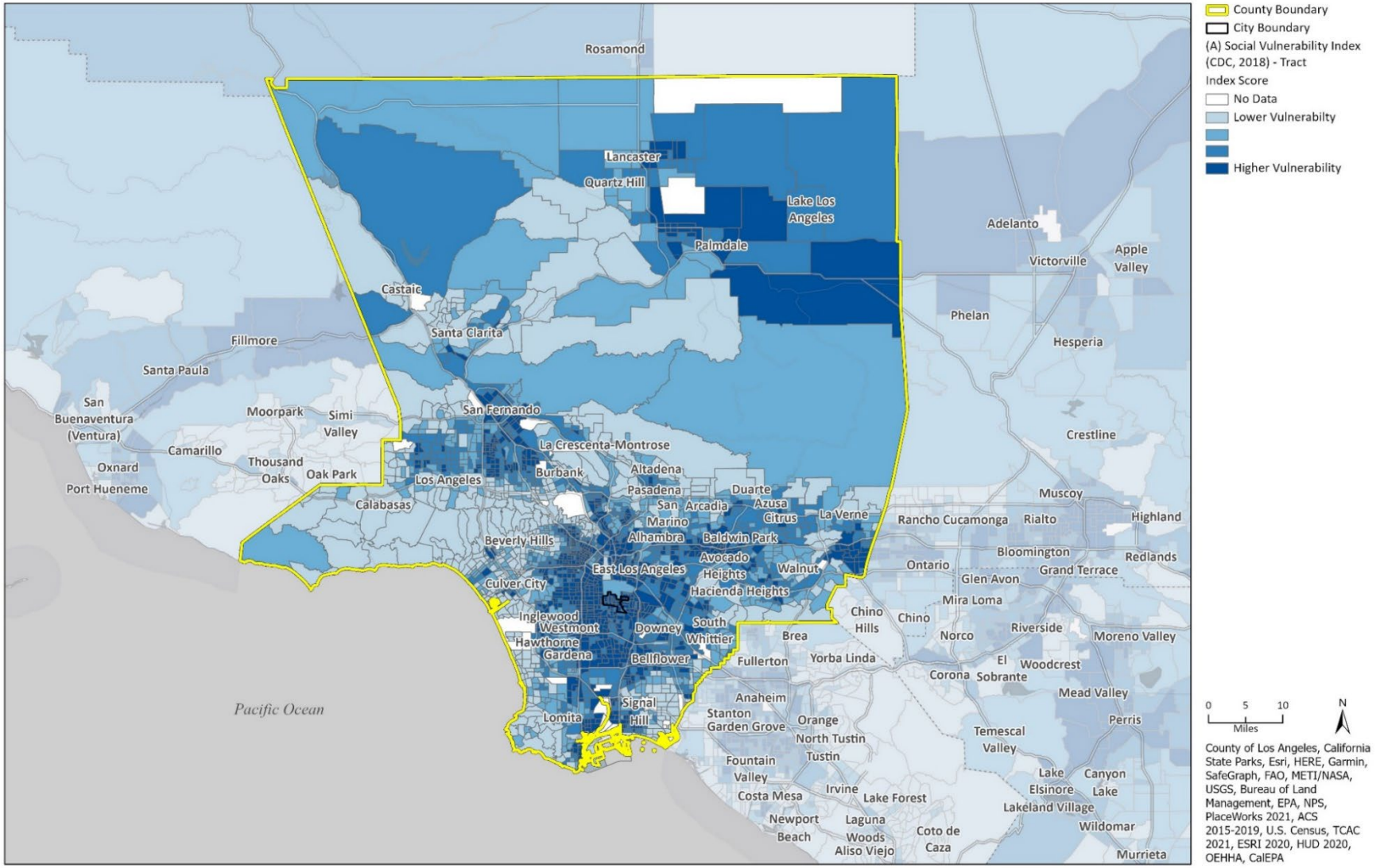


Figure II-50
Sensitive Communities, Huntington Park

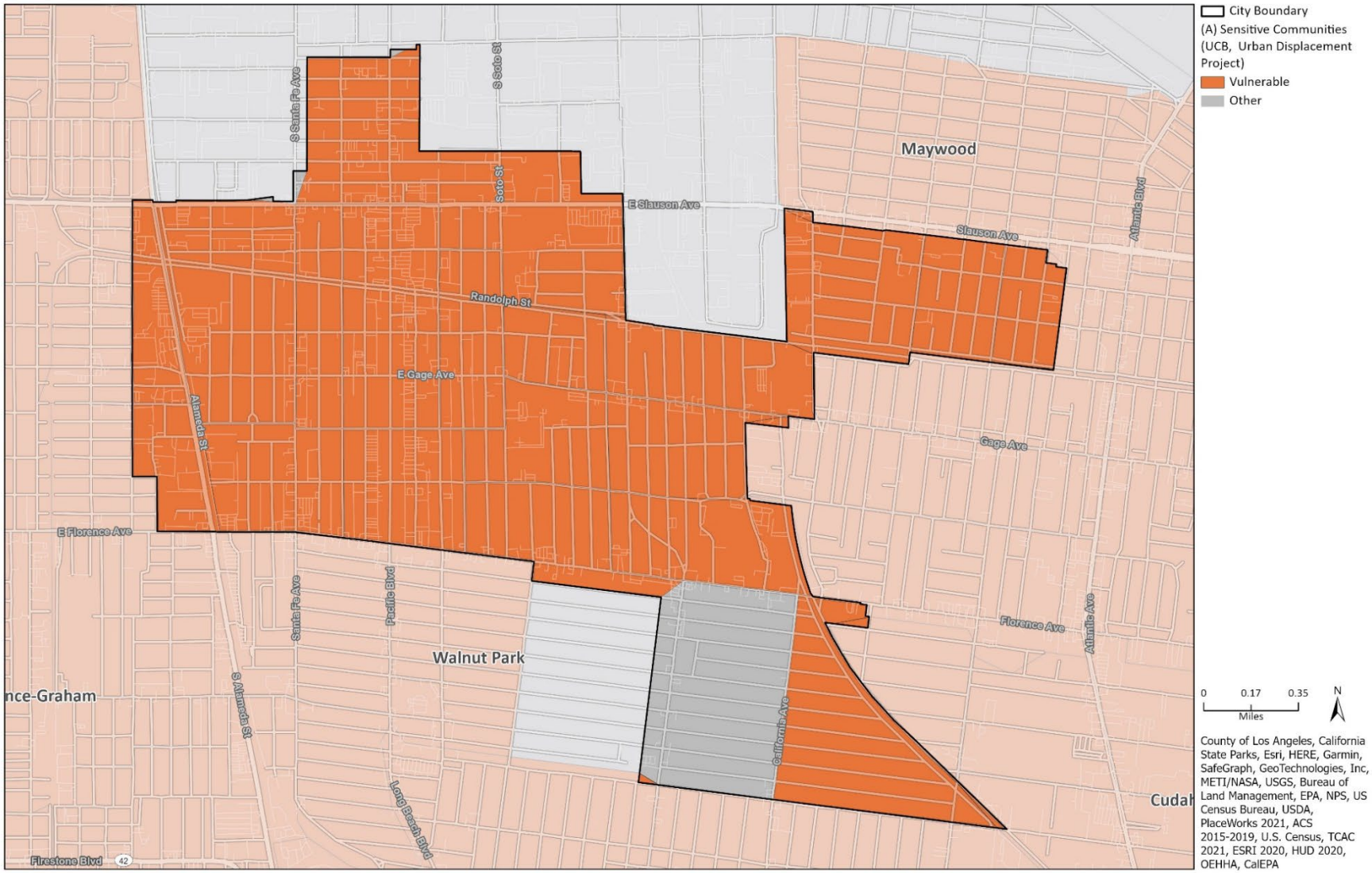
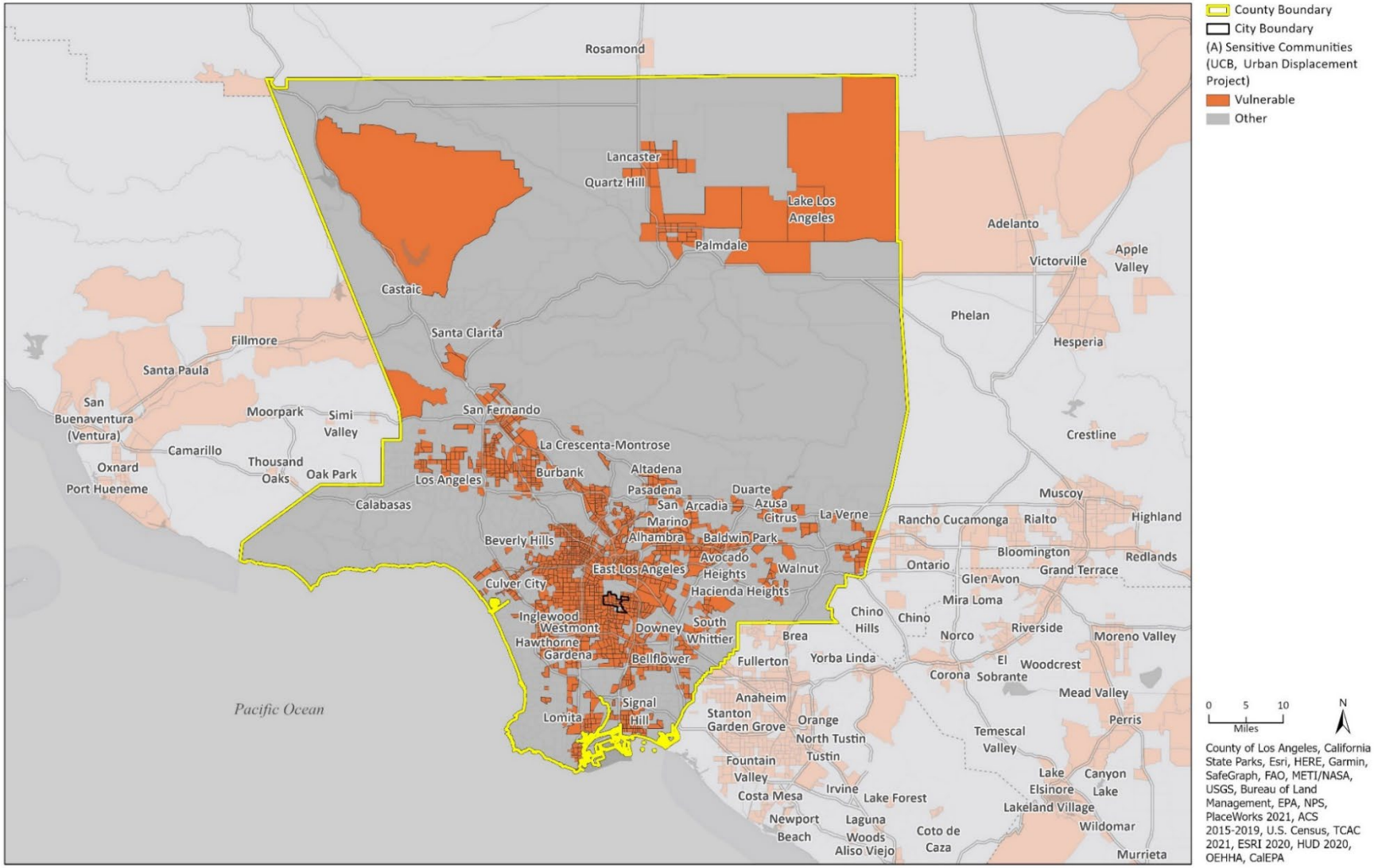


Figure II-51
Sensitive Communities, Los Angeles Region



Analysis of Sites Inventory

The housing element must demonstrate that there are adequate sites zoned to accommodate the number of new housing units needed at each income level as identified in the Regional Housing Needs Allocation (RHNA). In the context of AFFH, the process of sites identification involves an analysis of site capacity to accommodate the RHNA, and whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

The Sites Inventory includes parcels within seven discrete census tracts which vary with regards to the fair housing factors considered. Two of the census tracts (532605 and 533104) encompass the DTSP area with sites with capacity to accommodate 1,033 new units including 144 very low-income, 139 low-income, 135 moderate-income, and 615 above moderate-income units. The remaining sites identified in the inventory are in five census tracts and within one-half mile of planned transit stations. These sites have capacity for 1,635 units including 261 very low-income, 229 low-income, 327 moderate-income, and 818 above moderate-income units.

Access to Opportunity

HCD/TCAC opportunity maps identify areas throughout the state that support positive economic (low poverty, high employment, high median household income), educational (reading and math proficiency, high school graduation rates, low student poverty rates), and environmental outcomes (low exposure to pollution) for residents. The HCD/TCAC opportunity areas maps rank census tracts from Highest Resource to Low Resource based on these characteristics. A census tract with a designation of High Resource indicates that the census tract has strong educational and economic opportunities for current and future residents.

Pollution exposure is highest in the northwest and southeast part of the city,[47] likely due to the presence of industrial uses. As many opportunity sites are along the West Santa Ana Branch Transit Corridor in the northern part of the city, the new residences in those areas may experience higher pollution exposure. Pollution exposure for existing and new residents will be mitigated through policies and programs in the City's General Plan Environmental Justice Element, including:

> **Policy 1.1:** Reduce Particulate Matter (Diesel PM and PM 2.5) pollution for sensitive land uses by establishing roadway-adjacent pollution mitigation strategies (green walls, vegetative barriers, etc.) in locations where a major local roadway interfaces with a sensitive land use by the year 2024.
>
> **Policy 1.2:** Reduce the impacts of particulate matter and toxic release air pollution on sensitive receptors in the city by establishing an Air Filtration Support program that provides funding and support for low-income and disabled residents to install indoor air filtration improvements.
>
> **Policy 1.3:** Protect residents from air pollution impacts by raising awareness and providing information to residents about the health consequences of poor air quality and potential strategies for personal adaptation.

[47] City of Huntington Park, General Plan Environmental Justice Element, Appendix EJ, adopted November 15, 2022, page 14.

Policy 1.9: Protect the communities in the northern and western peripheries of the city from hazardous waste and solid waste facility impacts by developing a targeted task force focused on limiting industrial pollution exposure.

Policy 1.10: Reduce air pollution exposure as a result of commercial vehicles and truck routes across the city by designating Truck Prohibited Streets and enforcing truck idling requirements.

Policy 1.11: Reduce cumulative air pollution exposure across the city by implementing the policies and programs outlined within the Southeast Los Angeles Community Emissions Reduction Plan adopted on 12/4/2020.

Policy 1.18: Encourage the use of ecologically based landscape design principles to support improved air quality by absorbing CO2, producing oxygen, and providing shade that reduces energy required for cooling.

In addition, Program 10 of this Housing Element includes actions to clean up polluted sites, and Policy 4.7 will require environmental assessments for development of all sites with on-site or adjacent to known or potential contamination.

The location of housing opportunity sites for each income category were chosen to facilitate the development of mixed-income neighborhoods and to increase the availability of affordable housing in proximity to transit, retail, and other services. Reliable public transit access and the option to walk or bike are imperative for low-income residents and/or persons with disabilities to connect to employment opportunities. While the majority of low- and very low-income units projected in the sites inventory lie within low-resource tracts, these tracts have the highest access to goods and services and will soon have the greatest access to high-quality public transportation in the form of the West Santa Ana Branch Light Rail corridor. Sites with capacity to accommodate 598 low- and very low-income units lie within tracts classified by TCAC as “Low Resource” or “High Segregation & Poverty.” In addition to the lower-income housing capacity, sites within these census tracts have capacity to facilitate the development of 1,435 moderate- and above moderate-income units. Additional investment in both affordable and market-rate housing in mixed-use projects will serve to improve access to opportunity in these census tracts (Program 11, Density Bonus/Affordable Housing Incentives).

The Sites Inventory identifies capacity in three Moderate Resource census tracts which can accommodate 175 lower-income units as well as 460 moderate- and above moderate-income units. While these census tracts contain fewer parcels which meet HCD’s requirements for the development of lower-income housing, Table II-35 shows that units in each income level are represented in roughly the same proportion in census tracts of each opportunity category. Furthermore, it is important to note that Senate Bill (SB) 9, signed into law on September 16, 2021, allows property owners within single-family residential zones to build two units and/ or to subdivide a lot into two parcels, adding a total of four units. The passage of this law in combination with the relaxed regulations for Accessory Dwelling Units (ADUs) on all single and multi-family properties will allow infill development throughout the city including in moderate resource census tracts which include existing single-family neighborhoods. Program 2 contains provisions to encourage the construction and legalization of ADUs and would establish a process for SB 9 applications.

The distribution of sites across income categories listed in the Sites Inventory does not exacerbate fair housing conditions with regard to access to opportunity.

Table II-35
TCAC Scores by Census Tract

CENSUS TRACT	TCAC ECONOMIC	TCAC EDUCATION	TCAC ENVIRONMENTAL	OPPORTUNITY CATEGORY
532500	0.57	0.25	0.04	Low Resource
532603	0.36	0.28	0.06	Low Resource
532604	0.32	0.27	0.60	Moderate Resource
532605	0.08	0.16	0.69	High Segregation & Poverty
532700	0.12	0.38	0.03	Low Resource
533104	0.17	0.60	0.80	Moderate Resource
534501	0.39	0.28	0.71	Moderate Resource

Table II-36
Number of Units by TCAC Opportunity Category

OPPORTUNITY CATEGORY	VERY LOW-INCOME UNITS (%)	LOW INCOME UNITS (%)	MODERATE INCOME UNITS (%)	ABOVE MODERATE-INCOME UNITS (%)	TOTAL UNITS (%)
High Segregation & Poverty	80 (14.2)	76 (13.5)	115 (20.4)	292 (52.0)	563 (100.0)
Low Resource	234 (15.9)	208 (14.1)	294 (20.0)	734 (49.9)	1,470 (100.0)
Moderate Resource	91 (14.3)	84 (13.2)	53 (8.3)	407 (64.1)	635 (100.0)

Integration and Segregation: Income

All census tracts in Huntington Park have a median household income which is lower than the 2020 statewide median household income of $78,672. Furthermore, in all census tracts, low- and moderate-income (LMI) households make up between 62 and 86 percent of all households in each tract. The inventory allocates roughly the same proportion and number across census tracts with different proportions of LMI census tracts. The development of new housing units affordable to LMI households may increase housing mobility and reduce displacement in these neighborhoods. To reduce the likelihood of displacement of long-term residents as a result of the Sites Inventory strategy, Program 13 (Affirmatively Furthering Fair Housing and Increasing Access to Opportunity) will commit the City to implement anti-displacement actions, and utilize annual CDBG and HOME funds to improve conditions within low-income and displacement-vulnerable census tracts.

The distribution of sites across income categories listed in the Sites Inventory does not exacerbate fair housing conditions with regard to income segregation, and it does not cause an undue concentration of sites dedicated to the development of lower-income housing.

Table II-37
Number of Units by Percentage of Lower and Moderate Income Households in Census Tract

PERCENTAGE OF LMI HOUSEHOLDS IN CENSUS TRACT	VERY LOW-INCOME UNITS	LOW INCOME UNITS	MODERATE INCOME UNITS	ABOVE MODERATE-INCOME UNITS	TOTAL UNITS
Over 75%	204 (14.6%)	188 (13.4%)	209 (14.9%)	798 (57.0%)	1399 (100%)
50% - 75%	201 (15.8%)	180 (14.2%)	253 (19.9%)	635 (50.0%)	1269 (100%)

*LMI: Low and Moderate Income

Table II-38
Number of Units by Median Household Income of Census Tract

CENSUS TRACT	MEDIAN HOUSEHOLD INCOME	PERCENT OF LMI* HOUSEHOLDS	VERY LOW-INCOME UNITS	LOW-INCOME UNITS	MODERATE-INCOME UNITS	ABOVE MODERATE-INCOME UNITS	TOTAL UNITS
532500	$52,639	77.74	39 (16.5%)	33 (13.9%)	48 (20.3%)	117 (49.4%)	237 (100%)
532603	$48,692	64.39	68 (16.2%)	58 (13.8%)	84 (20.0%)	211 (50.1%)	421 (100%)
532604	$48,692	79.13	21 (16.3%)	16 (12.4%)	26 (20.2%)	66 (51.2%)	129 (100%)
532605	$39,063	81.43	80 (14.2%)	76 (13.5%)	115 (20.4%)	292 (51.9%)	563 (100%)
532700	$48,692	73.18	127 (15.6%)	117 (14.4%)	162 (20.0%)	406 (50.0%)	812 (100%)
533104	$44,213	86.11	64 (13.6%)	63 (13.4%)	20 (4.3%)	323 (68.7%)	470 (100%)
534501	$47,405	62.75	6 (16.7%)	5 (13.9%)	7 (19.4%)	18 (50.0%)	36 (100%)

*LMI: Low and Moderate Income

Integration and Segregation: Race and Ethnicity

All census tracts in Huntington Park are predominantly Hispanic/Latino and greater than 80 percent non-white. Two census tracts in the city (533104 and 533103) are classified by HUD as R/ECAPs. The Sites Inventory identifies sites to accommodate 64 very low income, 63 low income, 20 moderate income, and 323 above moderate-income units in a census tract 533104 which is classified by HUD as a R/ECAP. The development of new market rate units in this census tract may increase the likelihood of displacement as a result of rising rents and property values. Alternatively, new development of units across the affordability spectrum in these areas may allow for the opportunity to increase housing mobility and reduce segregation in these neighborhoods. To reduce the likelihood of displacement of long-term residents as a result of the Sites Inventory strategy, Program 13 (Affirmatively Furthering Fair Housing and Increasing Access to Opportunity) will commit the City to implement anti-displacement actions, and utilize annual CDBG and HOME funds to improve conditions in displacement-vulnerable census tracts.

The distribution of sites across income categories listed in the Sites Inventory does not exacerbate fair housing conditions with regard to racial or ethnic segregation. Furthermore, it does not cause an undue concentration of sites appropriate for the development of lower-income housing in predominantly low-income or racially segregated neighborhoods.

Table II-39
Number of Units by Median Household Income of Census Tract

CENSUS TRACT	PERCENT NON-WHITE	R/ECAP	VERY LOW-INCOME UNITS	LOW-INCOME UNITS	MODERATE INCOME UNITS	ABOVE MODERATE-INCOME UNITS	TOTAL UNITS
532500	> 81%	No	39 (16.5%)	33 (13.9%)	48 (20.3%)	117 (49.4%)	237 (100%)
532603	> 81%	No	68 (16.2%)	58 (13.8%)	84 (20.0%)	211 (50.1%)	421 (100%)
532604	> 81%	No	21 (16.3%)	16 (12.4%)	26 (20.2%)	66 (51.2%)	129 (100%)
532605	> 81%	No	80 (14.2%)	76 (13.5%)	115 (20.4%)	292 (51.9%)	563 (100%)
532700	> 81%	No	127 (15.6%)	117 (14.4%)	162 (20.0%)	406 (50.0%)	812 (100%)
533104	> 81%	Yes	64 (13.6%)	63 (13.4%)	20 (4.3%)	323 (68.7%)	470 (100%)
534501	> 81%	No	6 (16.7%)	5 (13.9%)	7 (19.4%)	18 (50.0%)	36 (100%)

Disproportionate Housing Needs

Greater than 20 percent of households in all census tracts except one (tract 534502) in Huntington Park are classified as overcrowded by the U.S. Census. Similarly, all census tracts except one (tract 534501) are classified as "vulnerable" to displacement by the UC Berkeley Urban Displacement Project. Table II-40 shows the number of units allocated to each census tract with respect to the percentage of renter households experiencing cost burden, the percent of households which are overcrowded, and the displacement vulnerability of households in a given census tract. To reduce the likelihood of displacement of long-term residents as a result of the Sites Inventory strategy, sites are not located in primarily residential areas, but in under-developed commercial and mixed-use areas, and no sites with existing residential units have been included in the inventory. Furthermore, Program 13 (Affirmatively Furthering Fair Housing and Increasing Access to Opportunity) will commit the City to implement anti-displacement actions for residents and locally owned businesses, and utilize annual CDBG and HOME funds to improve conditions within low-income and displacement-vulnerable census tracts. The development of new high-quality, low-income, and very low-income housing units on the sites identified within the sites inventory area would decrease the proportion of households that are cost burdened and overcrowded.

The distribution of sites across income categories listed in the Sites Inventory does not exacerbate fair housing conditions with regard to disproportionate housing needs. Furthermore, it may improve conditions related to overcrowding and cost burden through the provision of new residential units affordable to lower-income households.

Table II-40
Number of Units by Housing Need Factors of Census Tract

CENSUS TRACT	PERCENT OVER-PAYMENT BY RENTERS	PERCENT OVER-CROWDED	DIS-PLACEMENT SENSITIVITY	VERY LOW-INCOME UNITS	LOW-INCOME UNITS	MODERATE-INCOME UNITS	ABOVE MODERATE-INCOME UNITS	TOTAL UNITS
532500	40% - 60%	> 20%	Vulnerable	39 (16.5%)	33 (13.9%)	48 (20.3%)	117 (49.4%)	237
532603	40% - 60%	> 20%	Vulnerable	68 (16.2%)	58 (13.8%)	84 (20.0%)	211 (50.1%)	421
532604	60% - 80%	> 20%	Vulnerable	21 (16.3%)	16 (12.4%)	26 (20.2%)	66 (51.2%)	129
532605	60% - 80%	> 20%	Vulnerable	80 (14.2%)	76 (13.5%)	115 (20.4%)	292 (51.9%)	563
532700	40% - 60%	> 20%	Vulnerable	127 (15.6%)	117 (14.4%)	162 (20.0%)	406 (50.0%)	812
533104	40% - 60%	> 20%	Vulnerable	64 (13.6%)	63 (13.4%)	20 (4.3%)	323 (68.7%)	470
534501	40% - 60%	> 20%	Other	6 (16.7%)	5 (13.9%)	7 (19.4%)	18 (50.0%)	36

Fair Housing Summary of Sites Inventory by Census Tract

Table II-41 summarizes the fair housing considerations of the sites inventory by census tract.

Table II-41
Sites Inventory by Census Tract Characteristics

		INVENTORY CAPACITY (UNITS PER INCOME CATEGORY)				FAIR HOUSING FACTORS							
CENSUS TRACT	EXISTING HOUSE-HOLDS	VERY LOW	LOW	MOD	ABOVE MOD	PERCENT NON-WHITE	TCAC OPPORTUNITY CATEGORY	PERCENT OVERPAYMENT BY RENTERS	PERCENT OVER-CROWDED	DISPLACEMENT SENSITIVITY	CES POLLUTION BURDEN	R/ECAP	R/ECAA
532500	1,123	39	33	48	117	> 81%	Low Resource	40% - 60%	> 20%	Vulnerable	98.62	No	No
532603	750	68	58	84	211	> 81%	Low Resource	40% - 60%	> 20%	Vulnerable	94.06	No	No
532604	673	21	16	26	66	> 81%	Moderate Resource	60% - 80%	> 20%	Vulnerable	85.05	No	No
532605	1129	80	76	115	292	> 81%	High Segregation & Poverty	60% - 80%	> 20%	Vulnerable	78.22	No	No
532700	666	127	117	162	406	> 81%	Low Resource	40% - 60%	> 20%	Vulnerable	95.36	No	No
533104	1,248	64	63	20	323	> 81%	Moderate Resource	40% - 60%	> 20%	Vulnerable	60.87	Yes	No
534501	1,176	6	5	7	18	> 81%	Moderate Resource	40% - 60%	> 20%	Other	70.28	No	No
Total		405	368	462	1,433								

Source: California Tax Credit Allocation Committee (TCAC)/California Housing and Community Development (HCD), Opportunity Maps (2020); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019).

Local Data and Knowledge

In addition to the data presented above, the Assessment of Fair Housing must also use local data and knowledge to analyze local fair housing issues. Through public outreach conducted for this Housing Element update, residents of Huntington Park and service providers working in the city gave context to the data.

Huntington Park and the Southeast Los Angeles area is home to a large population of undocumented immigrants. In a 2019 survey conducted by the Pat Brown Institute for Public Affairs, 25 percent of respondents in Southeast Los Angeles asked about their immigration status reported that they did not have legal residency or citizenship status. The City of Los Angeles estimates the undocumented population to be 10 percent of the City's total population.[48] Census responses from undocumented residents are known to be low, and therefore much of the data collected about the city's residents may not be accurate and may undercount the city's Hispanic/Latino and Spanish-speaking population.

A family member's undocumented status can lead to fear and isolation and prevent the household from accessing opportunities. Undocumented people are ineligible for certain federal housing programs, including the Housing Choice Voucher program. Service providers explained that while starting businesses was within reach for some undocumented immigrants, the nature of homebuying proves to be too large a barrier. The amount of information required seems invasive and intimidating, and residents have been victims of fraud. The Southeast Community Development Corporation provides resources and education to potential first-time homebuyer through workshops.

Overcrowding is a widespread issue in the city. Many service providers reported that it is likely an even bigger problem than census data shows because the undocumented population is not fully accounted for. The reasons for a home to be overcrowded are varied: multigenerational living, large families, and growing families unable to find or afford a larger home and instead remaining in a too-small home for the family size.

Residents without stable housing have trouble accessing resources and opportunities. Service providers reported that their clients may not meet the definition of homeless, but may be staying with family and move frequently, changing addresses or phone numbers. That mobility makes it difficult for them to stay in touch with service providers or potential employers.

Digital access is a barrier to finding employment and housing. Many rental applications are available and must be submitted online and residents struggle with access to computers and internet and digital literacy. Some of this need is met by the Southeast Community Development Corporation, which provides computer labs and education for residents of Southeast Los Angeles.

Parking and transportation are issues that affect not only the development patterns of the city but also residents' access to opportunity. Parking standards are discussed in depth in the Constraints section, and transit access was discussed in many stakeholder interviews. While the planned West Santa Ana Branch Metro line is expected to improve transit access for nearby residents, it is difficult to get around the city without a car and would be difficult to access transit stations unless by car. Residents report that bike access is unsafe and/or limited but would otherwise be a viable option.

[48] City of Los Angeles 2021-2029 Housing Element, Housing Needs Assessment, 51.

Identification of Contributing Factors

IDENTIFIED FAIR HOUSING ISSUE	CONTRIBUTING FACTOR	MEANINGFUL ACTION
Difficulty accessing housing and other resources	Lack of language access	Environmental Justice Element policies 6.1 and 6.2, language access
Difficulty accessing housing and other resources	The availability, type, frequency, and reliability of public transportation	Program 7: Zoning Code Updates (Action 7-4, Zoning Changes to Address Affirmatively Furthering Fair Housing Issues): Provide incentives for developments including active transportation improvements Program 10 (Action 10-5, Transit-Oriented Development Overlay District): Establish a Transit-Oriented Development Overlay District to increase residential densities near planned transit stations Program 13 Affirmatively Furthering Fair Housing (Action 13-3) Active Transportation Planning: Explore adopting a bicycle and pedestrian master plan or other planning documents to improve active transportation throughout the city
Racially/Ethnically Concentrated Areas of Poverty	Displacement of residents due to economic pressures	Program 13 (Action 13-3, Protecting Existing Residents from Displacement): Explore adopting programs to expand tenants' rights Program 10, Identify Adequate Sites and Assist in the Development of Adequate Housing: Increase housing supply consistent with the City's share of the regional housing need
Substandard housing	Lower-income homeowners struggle to maintain aging housing stock	Program 3, Safe and Sanitary Homes (Action 3-1, Code Enforcement): Link actions with rehabilitation assistance Program 4, Home Rehabilitation: Provide grants and loans to homeowners for repairs
Substandard housing	Rental housing is not maintained	Program 3, Safe and Sanitary Homes (Action 3-2, Rental Inspections): Establish a rental inspection program Program 5: Monitoring and Preserving Affordable Housing: Action 5-4 (Rental Housing Rehabilitation): Seek and devote funding to rental housing rehabilitation Program 3, Safe and Sanitary Homes (Action 3-3, Rent Escrow Account Program): Explore feasibility of establishing a rent escrow program to provide a financial incentive for landlords to address repairs
Overcrowding	The availability of affordable units in a range of sizes	Program 7, Zoning Ordinance Updates (Action 7-4, Zoning Changes to Address Affirmatively Furthering Fair Housing Issues): Incentives for new housing projects to include family-size units Program 10, Identify Adequate Sites and Assist in the Development of Adequate Housing: Increase housing supply consistent with the City's share of the regional housing need

IDENTIFIED FAIR HOUSING ISSUE	CONTRIBUTING FACTOR	MEANINGFUL ACTION
Disparities in access to opportunity	Low opportunity scores throughout the city	Program 2, Accessory Dwelling Units and Missing Middle Housing: Encourage new units in established single-family, higher opportunity neighborhoods, while also creating opportunities for lower-income homeowners to build wealth Program 10, Identify Adequate Sites and Assist in the Development of Adequate Housing: Increase housing supply consistent with the City's share of the regional housing need, especially in well-resourced areas Program 10 (Action 10-5, Transit-Oriented Development Overlay District): Establish a Transit-Oriented Development Overlay District to increase residential densities near planned transit stations and increase access to opportunity Program 13, Affirmatively Furthering Fair Housing: Increase access to green space and active transportation throughout the city
Disproportionate Housing need: Increasing homelessness	Lack of emergency shelters, transitional, or supportive housing	Program 7, Zoning Ordinance Updates (Action 7-1, Zoning Changes to Achieve Consistency with State Law): Zoning changes to facilitate the development of emergency shelters, transitional, and supportive housing Program 10, Identify Adequate Sites and Assist in the Development of Adequate Housing: Increase housing supply consistent with the City's share of the regional housing need Program 13, Affirmatively Furthering Fair Housing (Action 13-6, Funding and Services for Special Needs Populations): Funding and provision of resources to assist people experiencing homelessness
Racially/Ethnically Concentrated Areas of Poverty	Location and type of affordable housing	Program 7, Zoning Ordinance Updates: Incentives for new housing projects to include youth services and family-size units
Disproportionate housing need for people with disabilities	Disproportionate population with a disability in downtown area	Program 11, Density Bonus/Affordable Housing Incentives: Incentives for incorporating universal design in new housing Program 13, Affirmatively Furthering Fair Housing (Action 13-6, Funding and Services for Special Needs Populations): Funding and provision of resources to assist people with disabilities
Disproportionate housing and services need for female-headed households with children	High percentage of female-headed households in downtown area	Program 7, Zoning Ordinance Updates (Action 7-4, Zoning Changes to Address Affirmatively Furthering Fair Housing Issues): Incentives for new housing projects to include family housing and services and family-size units Program 13, Affirmatively Furthering Fair Housing (Action 13-6, Funding and Services for Special Needs Populations): Funding and provision of resources to assist female-headed households
Overpayment	Lack of affordable housing in a range of unit sizes	Program 11, Density Bonus/Affordable Housing Incentives: Multiple incentives for new affordable housing Program 10, Identify Adequate Sites and Assist in the Development of Adequate Housing: Increase housing supply consistent with the City's share of the regional housing need

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III. RESOURCES AND OPPORTUNITIES

A variety of resources are available for the development, rehabilitation, and preservation of housing in the City of Huntington Park. This section provides a description of the land resources and adequate sites to address the City's regional housing need allocation and discusses the financial and administrative resources available to support the provision of affordable housing. Additionally, this section discusses the availability of infrastructure to support new housing development as well as opportunities for energy conservation that can lower utility costs and increase housing affordability are addressed.

Land Resources

Section 65583(a)(3) of the *Government Code* requires Housing Elements to include an "inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." A detailed analysis of vacant land and potential redevelopment opportunities is provided in Chapter V, which discusses the City's land inventory, including approved projects, the potential development of vacant and underutilized parcels, and implementation of a Transit Oriented Development (TOD) overlay is sufficient to accommodate the RHNA for this planning period in all income categories.

Further discussion of public facilities and infrastructure needed to serve future development is contained in Section IV, Non-Governmental Constraints. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

Financial and Administrative Resources

State and Federal Resources

Community Development Block Grant Program (CDBG)

Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). Huntington Park participates in the Community Development Block Grant (CDBG) program and receives its allocation of CDBG funds through the Los Angeles County Development Authority (LACDA). The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate property, public facilities and improvements, relocation, rehabilitation and construction of housing, homeownership assistance, and clearance activities. The City provides grants to low- and moderate-income homeowners through programs such as the Housing Rehabilitation Program, Minor Home Repair Program, and the Lead Hazard Control Program (LHCP). The single-family residential homeowners who qualify can receive a maximum of $15,000 for eligible improvements and mobile homeowners may be granted a maximum of $8,000. This program offers homeowners the opportunity to make repairs and improvements. The City's CDBG allocation for the 2020-21 Program Year was $1,112,249 in 2022. According to the City's 2022 Draft Annual Action Plan, $2,224,498 is expected to be available for the remainder of the Consolidated

Plan period (2020 through 2024), based on the same funding level for future years. The City actively promotes these programs through the City's website, social media platforms and through the City's Code Enforcement Program.

Home Investment Partnerships (HOME)

Provides grants to states and units of general local government to implement local housing strategies designed to increase homeownership and affordable housing opportunities for low- and very low-income Americans. Participating jurisdictions may use HOME funds for a variety of housing activities, according to local housing needs. Eligible uses of funds include tenant-based rental assistance, housing rehabilitation, assistance to homebuyers, and new construction of housing. HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing. Funds may not be used for public housing development, public housing operating costs, or for Section 8 tenant-based assistance, nor may they be used to provide non-federal matching contributions for other federal programs, for operating subsidies for rental housing, or for activities under the Low-Income Housing Preservation Act.

The City's HOME allocation for the 2020-21 Program Year was $601,519. The 2022 Annual Action Plan estimates $1,281,868 for the remainder of the Consolidated Plan period (2020 through 2024), based on the same funding level for future years. The City also received an additional $2.2 million in HOME funds authorized by the American Rescue Plan

Section 8 Rental Assistance

The City of Huntington Park cooperates with the LACDA, which administers the Section 8 Voucher Program. The Section 8 program provides rental assistance to low-income persons in need of affordable housing. There are two types of subsidies under Section 8: certificates and vouchers. A certificate pays the difference between the fair market rent and 30% of the tenant's monthly income, while a voucher allows a tenant to choose housing that may cost above the fair-market figure, with the tenant paying the extra cost. The voucher also allows the tenant to rent a unit below the fair-market rent figure with the tenant keeping the savings.

Low-Income Housing Tax Credit Program

The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income, for a term of 15 years.

Local Resources

Housing (Density Bonus) Agreements

The City can assist in the development of new affordable housing units by entering into Density Bonus Agreements (DBA) and/or Declaration of Restrictive Covenants with developers. These agreements may also provide for development assistance, usually in the form of a density bonus,

incentives, or the payment of specified development fees or other development costs that cannot be supported by the proposed development.

City of Huntington Park Planning Division

The Planning Division of the Community Development Department provides and coordinates development information and services to the public. Specifically, the Planning Division provides staff support to the City Council and Planning Commission in formulating and administering plans, programs, design guidelines and legislation for guiding the city's development in a manner consistent with the community's social, economic, and environmental goals.

The Planning Division is tasked with ensuring that land uses and new development in Huntington Park comply with City codes, the General Plan, City Council and Planning Commission policies, and California law. Approval of projects through the planning process is required before the City issues grading or building permits. Advanced planning programs provided by the division include a comprehensive General Plan update (including periodic update of the Housing Element), preparing and amending specific plans and design guidelines, and conducting special land use studies as directed by the City Council.

Energy Conservation Opportunities

As residential energy costs rise, the subsequent increasing utility costs reduce the affordability of housing. Although the City is mostly developed, new infill development and rehabilitation activities could occur, allowing the City to directly affect energy use within its jurisdiction.

State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Code of Regulations and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The most recent update to State Building Energy Efficiency Standards were adopted in 2019. Building Energy Efficiency Standards have saved Californians billions of dollars in reduced electricity bills. They conserve nonrenewable resources, such as natural gas, and ensure renewable resources are extended as far as possible so power plants do not need to be built.[1]

Title 24 sets forth mandatory energy standards and requires the adoption of an "energy budget" for all new residential buildings and additions to residential buildings. Separate requirements are adopted for "low-rise" residential construction (i.e., no more than three stories) and nonresidential buildings, which includes hotels, motels, and multi-family residential buildings with four or more habitable stories. The standards specify energy-saving design for lighting, walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards, and the use of non-depleting energy sources, such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations through the plan check and building inspection processes.

The draft Environmental Justice Element of the City's General Plan contains policies and programs to increase tree planting in the city; trees can shade buildings and reduce residential energy use.

[1] California Energy Commission (https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards)

The City is also demonstrating its commitment to mixed-use development through its sites inventory. All sites included in the inventory will allow higher density mixed-use development in proximity to high-frequency transit. This type of development facilitates energy efficiency by increasing public transit ridership, reducing vehicle miles traveled (VMT), and promoting water conservation through drought-tolerant landscaping and high-efficiency plumbing fixtures.

Availability of Infrastructure and Services

Wastewater System

The City of Huntington Park Public Works Department maintains the City's sewer system. Sewage generated by the city is conveyed to regional sewage treatment facilities maintained and operated by the Los Angeles County Sanitation District (LACSD). Wastewater collected by the LACSD is conveyed to the Joint Water Pollution Control Plant located at 24501 Figueroa Street in Carson. This treatment plant provides primary and secondary treatment for approximately 280 million gallons per day (mgd) and has a total permitted capacity of 400 mgd. Thus, a remaining capacity of 120 mgd is available for future development in the region including housing development in Huntington Park. Additional sewage flow resulting from regional growth beyond the capacity of the Joint Water Pollution Plant will require the expansion of the regional wastewater system.

The City does not have a current sewer master plan. The General Plan Public Facilities Element was adopted in 1991 and is based on outdated population projections. Program 13 (Comprehensive Planning Updates) requires the City to update the Public Facilities Element of its General Plan which will establish a comprehensive plan for ensuring adequate wastewater treatment capacity for the 2,500 units planned for in this Housing Element.

Potable Water System

The City of Huntington Park is served by four retail water companies, which obtain their supply of water from local groundwater wells and water deliveries from the Metropolitan Water District. The four water companies are listed below.

- **Maywood Mutual Water Company**. The Maywood Mutual Water Company serves the northeast portion of the city. The service boundaries extend east to west from Maywood Avenue to the City's border with Maywood, and north to south from Slauson Avenue to Randolph Avenue. Approximately 70% of the Maywood Mutual Water Company's customers reside in Huntington Park.
- Walnut Park Mutual Water Company. Walnut Park Mutual Water Company serves the odd side of Walnut Street (addresses 2901-3501 Walnut Street).
- Golden State Water Company. The City of Huntington Park is located within the Central Basin West service area of the Golden State Water Company. Golden State Water Company serves the western portion of the city. The service boundaries extend from Slauson Avenue to the north to Florence Avenue to the south, and from the City's western border with Florence Graham to west to Alameda Street to the east.
- Severn Trent Services. Severn Trent is the City's main provider of water and operates multiple wells in the city, including Wells Number 12, 14, and 17.

The 2020 City of Huntington Park Urban Water Management Plan (UWMP) found that additional capacity (100 to 120 acre feet per year) is required to meet the population growth anticipated by

the UWMP. The UWMP anticipates population growth of 2,500 individuals, which is less than the 2,500 additional units anticipated in this Housing Element.[2] A number of regional and local projects are described in the UWMP to increase conservation efforts or supply of water. The City will update the General Plan Public Facilities element to create a comprehensive plan for ensuring adequate water supply for the additional units not contemplated in the UWMP (Program 14, Comprehensive Planning Updates).

The City does not own any water treatment facilities, so opportunities for increasing the use of recycled water for irrigation and other industrial uses is somewhat limited.[3] One opportunity for water conservation is the expansion of recycled water use at City facilities (e.g., Salt Lake Park), which is currently limited by lack of infrastructure. Following the update to the General Plan Public Facilities Element, the City will seek funding to expand infrastructure at Salt Lake Park to allow more of the park's water to be recycled (Program 14).

Storm Water and Drainage

The Los Angeles County Flood Control District provides and maintains flood control infrastructure in the city. Future development on all sites identified in the Sites Inventory would be considered urban infill and would therefore be unlikely to significantly increase the extent of impermeable cover in the city. While new housing development is not expected to significantly increase impermeable surfaces, large development proposals are assessed for drainage impacts and facilities to manage potential increases in stormwater runoff would be required.

Circulation System

The Circulation Element of the Huntington Park General Plan outlines the long-term plan for roadways, including numbers of lanes, right-of-way, and general operating conditions. It also provides guidance relating to the transit system, goods movement system, and nonmotorized travel, including bicycle and pedestrian travel and serves as a comprehensive transportation management strategy to ensure adequate transportation infrastructure is in place to meet population growth.

The planned West Santa Ana Branch Light Rail Project will add high-frequency light rail transit stops to two locations within city limits at the intersection of Florence and Salt Lake Avenues and the intersection of Pacific Boulevard and Randolph Street. These new transit stops will enable the development of higher density housing in the vicinity, while reducing car dependence and increasing access to employment centers throughout Greater Los Angeles.

[2] City of Huntington Park, 2020 Urban Water Management Plan, page 7-25. https://wuedata.water.ca.gov/public/uwmp_attachments/2740338981/City%20of%20Huntington%20Park%20Final%202020%20UWMP%20-%2006.23.2021.pdf

[3] City of City of Huntington Park, 2020 Urban Water Management Plan, page 4-7. https://wuedata.water.ca.gov/public/uwmp_attachments/2740338981/City%20of%20Huntington%20Park%20Final%202020%20UWMP%20-%2006.23.2021.pdf

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V. SITES INVENTORY

This chapter documents the methodology and results of the housing sites inventory analysis conducted to demonstrate the City of Huntington Park's ability to satisfy its share of the region's future housing need.

Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is a key requirement for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 6th Housing Element cycle extending from July 2021 to October 2029. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

This update of the City's Housing Element covers the planning period of January 2021 through January 2029 (called the 6th Cycle Housing Element update). Huntington Park's share of the regional housing need is allocated by the Southern California Association of Governments (SCAG) and based on recent growth trends, income distribution, and capacity for future growth. The City must identify adequate land with appropriate zoning and development standards to accommodate its assigned share of the region's housing needs.

The City must also accommodate any unmet need from the previous Housing Element cycle. Pursuant to Government Code Section 65584.09, if a jurisdiction failed to make adequate sites available to accommodate the regional housing need in the prior planning period, the jurisdiction must zone or rezone sites to accommodate any unaccommodated need. In addition to the City's 6th Cycle RHNA, Huntington Park's total unaccommodated need from the 5th cycle (895 units) must be planned for in the 6th Cycle.

Huntington Park is obligated to demonstrate a total available capacity of 2,500 units. The units are distributed among four income categories, as shown in Table V-1.

Table V-1
Huntington Park Housing Needs for 2021 - 2029

	INCOME CATEGORY				
	VL	LOW	MOD	ABOVE MOD	TOTAL
5th Cycle RHNA	216	128	149	402	895
6th Cycle RHNA	264	196	243	902	1,605
Total RHNA to be met during this planning period	480	324	392	1,304	2,500

Source: Final Regional Housing Needs Allocation, SCAG, 2020

Each income category is based on a percentage of the Area Median Income (AMI) as defined by HCD. The Los Angeles County AMI was $91,000 in 2022. Table V-2 shows the maximum rent that would be affordable to households in each income category.

Table V-2
Los Angeles County
Maximum Rent by RHNA Income Category

CATEGORY	INCOME RANGE	ONE PERSON HOUSEHOLD		TWO PERSON HOUSEHOLD	
		INCOME	MAX RENT	INCOME	MAX RENT
Extremely Low	Below 30% of area median income	$21,950	$549	$25,050	$626
Very Low	30%-50% of area median income	$36,550	$914	$41,800	$1,045
Low	50%-80% of area median income	$58,450	$1,461	$66,800	$1,670
Moderate	80%-120% of area median income	$61,400	$1,535	$70,150	$1,754
Above Moderate	Over 120% of area median income	No Max	No Max	No Max	No Max

1. Maximum of income range multiplied by household median income average based on 2019 State income limits (http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2019.pdf)
2. Income maximum multiplied by 30% divided by 12 to yield monthly maximum affordable rent.
3. LA County Median Income (2019): $64,251.

RHNA Credits

The City may credit towards fulfillment of its RHNA anticipated production of accessory dwelling units (ADUs) and units in approved and/or permitted residential developments which will be completed within the planning period.

Accessory Dwelling Units

Based on an analysis of ADU production in Huntington Park from 2018 through 2021, the City has prepared a projection of the estimated ADU production in the upcoming eight-year Housing Element cycle.

Table V-3 shows the number of ADU permits issued each year.

Table V-3
Accessory Dwelling Unit Production
City of Huntington Park

APR REPORTING YEAR	ADU BUILDING PERMITS ISSUED
2018	6
2019	10
2020	24
2021	16
Average across 3 years	14

The City issued an average of 14 building permits for ADUs per year over the last four years. Extrapolated over the eight-year Housing Element planning period, the City can safely project the production of approximately 112 ADUs during the 2021-2029 planning period. The City anticipates that this projection adequately accounts for consistent ADU production in the upcoming years. Program 3, Accessory Dwelling Units and Missing Middle Housing, provides incentives and streamlines the ADU process to increase production during the 2021-2029 planning period.

ADU Affordability

In 2020, the Southern California Association of Governments (SCAG) conducted the SCAG Regional Accessory Dwelling Unit Affordability Analysis and provided its findings in a report. The report differentiates between coastal LA County (LA County I) and inland LA County (LA County II) to account for residential cost differentiation between these regions. The City of Huntington Park is located within the LA County II area, as defined by the SCAG report. Table V-4 shows the ADU affordability analysis specific to that region. According to SCAG's findings, the highest percentage of ADUs (45 percent) are affordable to low-income households. The second highest percentage of ADUs (30 percent) are affordable to above moderate-income households.

Table V-4
Affordability Breakdown of Rented ADUs

INCOME LEVEL	% ADUS PER INCOME CATEGORY IN LA COUNTY II
Extremely Low	15%
Very Low	9%
Low	45%
Moderate	2%
Above Moderate	30%

Source: SCAG Regional Accessory Dwelling Unit Affordability Analysis.2020 (https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527

Huntington Park has applied the SCAG-generated percentages by income level accordingly to the ADU projections for the 6th cycle term (Table V-5), to project the distribution of ADUs among all income categories.

Table V-5
Projected ADU Production Between 2021-2029
Affordability Assignment

INCOME CATEGORY	SCAG AFFORDABILITY ASSUMPTION FOR ADUS	# ADUS PRODUCED
Extremely Low	15%	16
Very Low	9%	10
Low	45%	50
Moderate	2%	2
Above Moderate	30%	34
Total	**101%**	**112**

Pending or Approved Projects

Pending or approved ("pipeline") projects that can count toward the City's 6th Cycle RHNA are listed in Table V-6. Pipeline projects are those that have received some form of approval and will be completed and occupied during the planning period. The income levels for these projects are based on agreed-upon sales prices or rent terms outlined in the Density Bonus Agreement for the project.

The proposed affordable housing development project, located at 6101 State Street in Huntington Park, is approximately 0.76 acres and will accommodate a total of 57 affordable units.

Table V-6
Pending or Approved Projects

PROJECT / LOCATION	INCOME CATEGORY				
	VL	LOW	MOD	ABOVE MOD	TOTAL
Huntington Square (6101 State Street)	13	36	7	1	57
Total Units					**57**

Source: City of Huntington Park, 2021

Summary of RHNA Credits

After accounting for projected ADU development and pipeline projects, the City has satisfied approximately seven percent of its total allocation for the 2021-2029 planning period. The City must demonstrate the availability of sites with appropriate zoning and development standards that allow and encourage the development of an additional 2,331 units. This total includes 441 very low-income, 238 low-income, 383 moderate-income, and 1,269 above moderate-income units (Table V-7).

Table V-7
Credits Towards RHNA

	INCOME CATEGORY				
	VL	LOW	MOD	ABOVE MOD	TOTAL
Total RHNA Allocation	**480**	**324**	**392**	**1,304**	**2,500**
Pipeline Projects	13	36	7	1	57
Accessory Dwelling Units	26	50	2	34	112
Remaining RHNA After Subtracting Credits	**441**	**238**	**383**	**1,269**	**2,331**

Source: Final Regional Housing Needs Allocation, SCAG, 2020

Inventory of Opportunity Sites

After evaluating RHNA credits, the City must evaluate sites zoned for housing the remaining RHNA (2,331 total units) by identifying sites zoned for housing. Most existing opportunity sites are in the

Downtown Specific Plan (DTSP) area. The remaining RHNA will be accommodated by rezoning sites within one-half mile of future light rail stations.

Suitable Sites for Affordable Housing

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the regional growth. State law has established "default" density standards in metropolitan jurisdictions like Huntington Park for the purpose of estimating potential units by income range. A density standard of 30 or more units per acre (primarily for higher-density multi-family developments) is adequate to facilitate the development of housing units affordable to low- and very low-income households.

In addition to default density standards, the California Legislature established size requirements for parcels intended to support the development of lower-income units. Government Code Section 65583.2 establishes that sites between 0.5 and 10 acres in size which are zoned for residential development at greater than 30 units per acre are suitable for lower-income projects. Very small parcels, even when zoned for high densities, may not facilitate the scale of development required to access competitive funding resources. Conversely, typically lower-resource affordable housing developers may be unable to finance the scale of project necessitated by very large parcels.

Determining Realistic Capacity

The City assumed that the realistic development capacity of the chosen sites may be significantly less than the full development capacity allowed by the parcel's zoning and land use designation. This conservative assumption is based on site-specific conditions and development standards that may reduce the development potential of a given site. Open space or parking requirements, and irregularly shaped parcels all impact the ability to achieve the maximum density allowed by the zoning code.

To establish realistic development trends, the City compiled data on 21 multifamily residential projects (Table V-8) located throughout the Gateway Cities region. These surrounding cities have comparable market demand to Huntington Park. The City assumes that the residential redevelopment trends of these surrounding cities are also likely to occur on sites identified in Huntington Park's Sites Inventory. The average density achieved across the 21 projects was 52 dwelling units per acre. Based on this finding, the inventory assumes a realistic density of 50 dwelling units per acre on sites zoned to allow a maximum density of 70 dwelling units per acre. This represents a realistic buildout of 70 percent of the maximum allowable density. The Sites Inventory assumes a realistic buildout of 70 percent of all identified sites to align with regional development trends.

These regional residential projects also include deed-restricted affordable units at an average rate of 57 percent, with many of these projects achieving around 100 percent affordability. Based on this trend, it is likely that affordable housing will occur on sites identified on Huntington Park's Sites Inventory. In order to further facilitate the development of affordable housing, the City will implement the following programs as part of the Housing Plan:

- Program 8, Zoning Code Updates
- Program 9, Development Procedures
- Program 11, Identify Adequate Sites and Assist in the Development of Adequate Housing
- Program 12, Density Bonus and Other Affordable Housing Incentives

Table V-8
Typical Densities of Multifamily Residential Projects in the Gateway Cities

Locality	Project	Previous Uses	Zoning	Site Acreage	Total Units	Achieved Density	Percent Affordable
Compton	302 N Tamarind Ave	Vacant	R-H	1.94	75	34	100%
Compton	1117 S Long Beach Blvd	Vacant	MU, CL	1.26	29	29	0%
Long Beach	Anaheim/ Walnut, 1500 E. Anaheim	Vacant	CCN	2.66	88	33	99%
Long Beach	Union Apartments, 1401 LB Blvd	Vacant	SP-1-TN	1.1	160	145	99%
Long Beach	26 Point 2 Apartments, 3590 E. PCH	Mixed-use	CO	1.13	77	68	99%
Lynwood	12021 Atlantic Ave.	Vacant	SCHD	0.88	67	76	99%
Montebello	805-865 N. Garfield Ave.	Golf Course	R-1	15.15	800	52	25%
Montebello	112-132 6th St, 501-525 Whittier Blvd (Cesar Chavez Foundation)	Retail, Vacant, Residential	C-2, R-3	1.56	132	85	50%
Montebello	2000 Flotilla Street	Parking	M-2	0.49	25	51	100%
Norwalk	Mercy Housing – Veterans Housing	Vacant	R-4	1.5	60	40	100%
Norwalk	Florence Homes, 14815 Pioneer Blvd.	Single-Family Residential	R-4	1.5	62	41	10%
Norwalk	Norwalk Entertainment District	Civic Center and City Hall	R3/C1	10	180	18	33%
Signal Hill	Town Center Northwest	Oil field / Operations	SP-21	8.3	267	32	0%
Signal Hill	Walnut Bluff	Oil field / Operations	SP-7	2	90	45	0%
Signal Hill	Orange Bluff	Oil field / Operations	SP-7	8.24	290	35	94%
South Gate	Garfield Apartments, 10920 Garfield Ave.	Commercial retail	HMU-3	4.1	244	55	0%
South Gate	PATH Villas, 5610 Imperial Highway	Service commercial	CDR2	1.27	60	47	98%
South Gate	Housing Authority Site, 13050 Paramount Blvd.	Commercial retail	HMU-2	1.32	64	48	100%
Whittier	16424-16440 Whittier Blvd.	Retail, Residential	N/A	2.1	54	26	0%

Locality	Project	Previous Uses	Zoning	Site Acreage	Total Units	Achieved Density	Percent Affordable
Whittier	12826 Philadelphia St.	Medical Building	N/A	0.82	51	62	0%
Huntington Park	Community of Friends, 6101 State	Vacant	R-M	0.76	57	75	98%
Average Density Achieved							**52 du/ac**

Methodology for Site Selection

To identify potential sites for additional development, geospatial data was used to identify vacant and nonvacant but underutilized properties within the city. Nonvacant parcels were chosen as sites likely to be redeveloped during the planning period based on the following factors:

- **Improvement-to-land value ratio:** A parcel's improvement-to-land value (ILV) ratio can help quickly identify properties that are potentially underutilized. A ratio of less than 1.0 indicates that the real estate market values the land itself more highly than what is currently built on that land. These underutilized parcels represent opportunities for property owners and developers to invest in further improvements that increase the overall value of the property. It should be noted that the improvement-to-land value ratio of a property does not necessarily consider development standards or environmental constraints that may impact the feasibility of redevelopment on the site. All identified sites have an ILV ratio of less than 1.0.
- **Existing use vs. zoned use:** A comparison of a site's current use to the use for which it is zoned can also help identify underutilized properties. For example, a parcel currently occupied by a parking lot or older commercial structures which is zoned for high-density housing or high intensity commercial development represents an opportunity for the property owner to convert the property to a higher-value use. Sites were identified with existing uses consistent with regional redevelopment trends.
- **Age of structure:** The age of a structure is most useful in demonstrating that a site is not likely to redevelop. New construction on the site indicates that a property owner is unlikely to invest in additional improvements or redevelop the site in the near future. All existing structures on identified sites are at least 20 years old and approximately 77 percent of structures are at least 30 years old.
- **Floor area ratio:** Low floor-area ratios (FAR) further indicate underutilization especially in downtown areas or upzoned corridors. Conversely, developed sites with higher floor area ratios are less likely to redevelop as the land acquisition and demolition costs would be high. Sites were predominantly selected that have a FAR less than what is allowed in the zone district.
- **Proximity to transit:** Sites near allow residents to have greater mobility without the use of a personal vehicle. Sites were identified in areas with access to public transportation and main arterials along Pacific Boulevard and Rita Avenue and within one-half mile of the three future light rail stations that will serve Huntington Park.

Potential sites were reviewed based on these criteria to eliminate those unlikely to be redeveloped in the near term.

Existing Opportunity Sites

The Sites Inventory identifies vacant and underutilized sites that have the capacity and zoning to accommodate approximately 37 percent of the City's RHNA (910 new housing units). Vacant and underutilized sites identified in this inventory are in the Downtown Specific Plan area.

Realistic Capacity of Downtown Specific Plan Sites

The Downtown Specific Plan (DTSP) is the economic heart of Huntington Park, containing the largest concentration of commercial shops, entertainment, and services within the city. This area also acts as a concentrated area of employment opportunity in Huntington Park. The DTSP is comprised of approximately 85 acres in the center of the city. The area extends from Randolph Street in the north to Florence Avenue in the south. The western boundary of the DTSP is Rugby Avenue and the eastern boundary is Seville Avenue except for an extension along Zoe Avenue to Miles Avenue. The purpose of the DTSP is to create a unique, economically vibrant, and pedestrian-oriented downtown area. The focus on commercial, office, and mixed residential uses is consistent throughout the specific plan area.

The DTSP area is ideal to accommodate high-density residential uses. Current development standards make higher density (up to 70 dwelling units per acre) residential infill development feasible and desirable. Further, the concentration of vacant, for lease or sale, unoccupied, and underutilized commercial buildings in this area indicates high potential for redevelopment. In addition, the proximity of the planned West Santa Ana Branch Light Rail project and the associated Pacific/Randolph station at the north end of the DTSP has the potential to bring economic revitalization, improved transit access, and increase residential demand in the area. For this reason, all sites identified within the DTSP are located within one mile of the planned Pacific/Randolph station.

City-Owned Sites Within the DTSP

The Sites Inventory identified a total of 12 City-owned parcels. All publicly owned parcels are currently used as public parking along Rita Avenue within the DTSP. The City intends to facilitate the redevelopment of these parcels with mixed-use development. The City acknowledges the importance of retaining available public parking in this area, so the City will work to encourage development on these sites that would retain parking such as wrapped or podium development. Program 11 (Identify Adequate Sites and Assist in the Development of Adequate Housing) will commit the City to encourage the development of these sites. Program 8 (Zoning Ordinance Updates) contains actions to evaluate the City's parking standards and devise solutions to mitigate the potential loss of parking on these sites. City-owned sites that did not meet lower-income site parcel size requirements, so they were not assumed to accommodate any lower-income units for the purposes of this inventory, but the City will follow the Surplus Land Act in disposing of these properties, which would require a minimum affordability requirement on any residential development (Program 10).

Summary of Existing Opportunity Sites

After accounting for vacant and underutilized in the DTSP, there remains a shortfall of 1,412 units including 596 above-moderate income units, 119 moderate income units, and 372 lower income units (see Table V-9). Figure V-1 shows the location of sites identified in the DTSP. The City is

obligated to commit to rezoning adequate sites to allow and encourage the development of at least 1,412 units to address the shortfall of residential capacity.

Table V-9
Residential Capacity of Opportunity Sites and RHNA Shortfall

	INCOME CATEGORY				
	VL	LOW	MOD	ABOVE MOD	TOTAL
Total RHNA	**480**	**324**	**392**	**1,304**	**2,500**
Pipeline Projects	13	36	7	1	57
Accessory Dwelling Units	26	50	2	34	112
Downtown Specific Plan	125	122	101	562	910
Total Units	**164**	**208**	**110**	**597**	**1,088**
Remaining RHNA (Shortfall)	**(316)**	**(116)**	**(282)**	**(707)**	**(1,421)**

Figure V-1
Opportunity Sites in the Downtown Specific Plan Area



Rezoning to Accommodate a Shortfall of Capacity

In order to accommodate the housing need not met by existing zoning, the City has identified approximately 36 acres across 36 parcels to be rezoned to facilitate additional residential development. These sites are to be rezoned to allow a maximum density of 70 dwelling units per acre, minimum density of 30 dwelling units per acre, and a maximum building height of 65 feet through the establishment of a Transit-Oriented Development (TOD) Overlay (Program 11, Identify Adequate Sites and Assist in the Development of Adequate Housing), concurrent with adoption of the Housing Element. This overlay is intended to facilitate the development of a compact mix of high-density residential, commercial, office, and light industrial uses in areas with a high potential for pedestrian activity, generally within one-half mile of existing and planned transit stations. The base zoning of sites proposed for rezoning are MPD (Industrial/Manufacturing Planned Development), C-G (General-Commercial). R-H (High Density Residential), and C-N (Neighborhood-Commercial). MPD and C-G do not allow residential uses, so the minimum density allowed on the sites would be 30 dwelling units per acre (the minimum allowed by the TOD Overlay District. Per Housing Element Law, sites accommodating lower-income housing units must be zoned to allow at least 20 dwelling units per acre (Government Code Section 65583.2 (c)(3)).

The R-H and C-N districts do allow residential densities of up to 20 dwelling units per acre, and those districts do not have minimum densities. Therefore, the two sites zoned R-H and C-N do not meet the minimum density standard of 20 units per acre.

However, the units assumed to be accommodated by those two sites are not required to meet the City's lower-income RHNA. Therefore, those sites are not needed to accommodate the City's share of the lower-income RHNA, and are counted as moderate- and above moderate-income.

Future West Santa Ana Branch Light Rail Station Areas

The City identified sites for rezoning that are within walking distance (one-half mile) of three future light rail transit stations planned under the West Santa Ana Branch Transit Corridor (WSABTC) project: Slauson/Long Beach, Pacific/Randolph, and Florence/Salt Lake. The areas around the transit stations have been identified as having potential for transit-oriented development with a mix of uses and high-density residential buildings. The selected sites and assumed densities are consistent with analysis and recommendations in the WSABTC Area Report as well as two transit-oriented specific plans found in the Gateway Cities region: the Willowbrook TOD Specific Plan and North Paramount Gateway Specific Plan. The City's proposed TOD overlay with a maximum allowable density of 70 dwelling units per acre would be similar to densities allowed in the DTSP and TOD plans in the Gateway Cities region.

Slauson/Long Beach Transit Station

The Slauson/Long Beach Station is located in an area with both industrial and residential uses. The WSABTC Station Area Report outlines a vision for this station area which includes transitioning the predominately industrial uses into a mixed-use residential community. A TOD overlay zone would enable redevelopment of opportunity sites and incentivize development of high-density residential and mixed-use projects. The station's location makes it attractive for those seeking more affordable residential options with transit access to downtown Los Angeles.

The Sites Inventory identifies 18 opportunity sites within one-half mile of the station. These sites would yield 1,069 units. Existing uses on selected opportunity sites include parking lots, auto repair,

manufacturing, and commercial uses. Figure V-2 shows the opportunity sites within one-half mile of the Slauson/Long Beach transit station.

Sites near the Slauson/Long Beach station experience some of the highest pollution burden in the city. Active manufacturing and other industrial land uses and a concentration of toxic release sites as tracked by CalEnviroScreen mean residents in these neighborhoods more likely to be exposed to unhealthy levels of airborne particulate matter, lead, and drinking water contamination. Program 11 (Identify Adequate Sites and Assist in the Development of Adequate Housing) incentivizes the transition of these high-polluting uses to "green" industries or mixed-use projects that would have a lower impact on residential communities. Additionally, the City will actively pursue funding and develop a strategy for environmental remediation and preliminary toxic assessments where necessary (Program 10). The Environmental Justice Element contains policies to mitigate indoor air pollution and use project design elements to reduce the impact of pollution to residents of new developments.

Pacific/Randolph Transit Station

The Pacific/Randolph Station will be located near the intersection of two major arterial boulevards: Pacific Boulevard and Randolph Street. Due to its proximity to downtown Los Angeles, it is anticipated that the station will bring high demand for residential development in the area. The WSABTC Station Area Report outlines a vision for this station area as a vibrant multi-modal transit hub surrounded by residential mixed-use at transit-supportive densities. There are significant opportunities for infill development and adaptive reuse in addition to new development in this area. Redevelopment of existing retail sites into mixed-use projects with residential above retail can help foster an active economic environment. The proposed TOD Overlay zone will allow greater densities and a mix of uses in this area which will enable the development of a vibrant transit-oriented community within walking distance of the proposed station.

The Sites Inventory identifies 17 opportunity sites within one-half mile of the station. These sites would yield 652 units at a variety of income levels. Existing uses on selected opportunity sites include parking lots, restaurants, manufacturing, and commercial uses. Figure V-3 shows the opportunity sites within one-half mile of the Pacific/Randolph transit station.

Pollution in this area is high due to active industrial and manufacturing uses. These environmental concerns are discussed in detail in the Environmental Justice Element. Program 11, Identify Adequate Sites and Assist in the Development of Adequate Housing, incentivizes the transition of these high-polluting uses to "green" industries or light industrial mixed-use projects that will have a lower impact to residential communities. Additionally, the City will actively pursue funding and develop a strategy for environmental remediation and preliminary toxic assessments where necessary (Program 10). The Environmental Justice Element contains policies to mitigate indoor air pollution and use project design elements to reduce the impact of pollution to residents of new developments.

Florence/Salt Lake Transit Station

The Florence/Salt Lake Station sits along the Florence Avenue arterial and in a predominantly single-family residential neighborhood. The WSABTC Station Area Report outlines a vision of this station area that includes a walkable revitalized commercial corridor with high-quality transit connections to other economic centers. The TOD Overlay would permit higher-density mixed-use and expand the market for potential development and incentivize development of residential mixed-use at transit supportive densities. The Sites Inventory identifies one opportunity site within one-

half mile of the station. This site would yield 37 units at a variety of income levels. The site is currently used for commercial purposes. Figure V-4 shows the opportunity sites within one-half mile of the Florence/Salt Lane Transit Station.

Figure V-2
Opportunity Sites Within One-Half Mile of the Slauson/Long Beach Transit Station

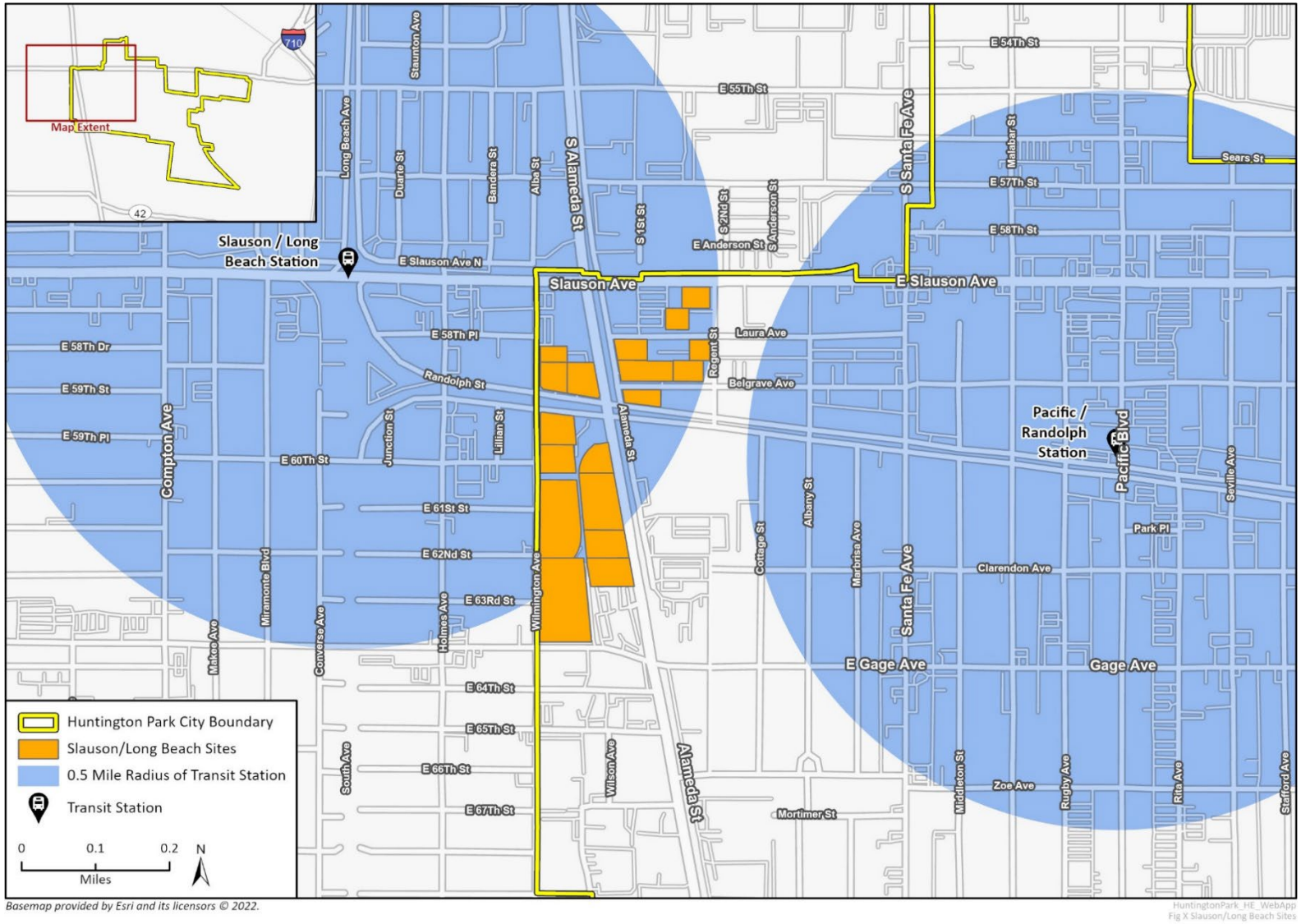


Figure V-3
Opportunity Sites Within One-Half Mile of the Pacific/Randolph Transit Station

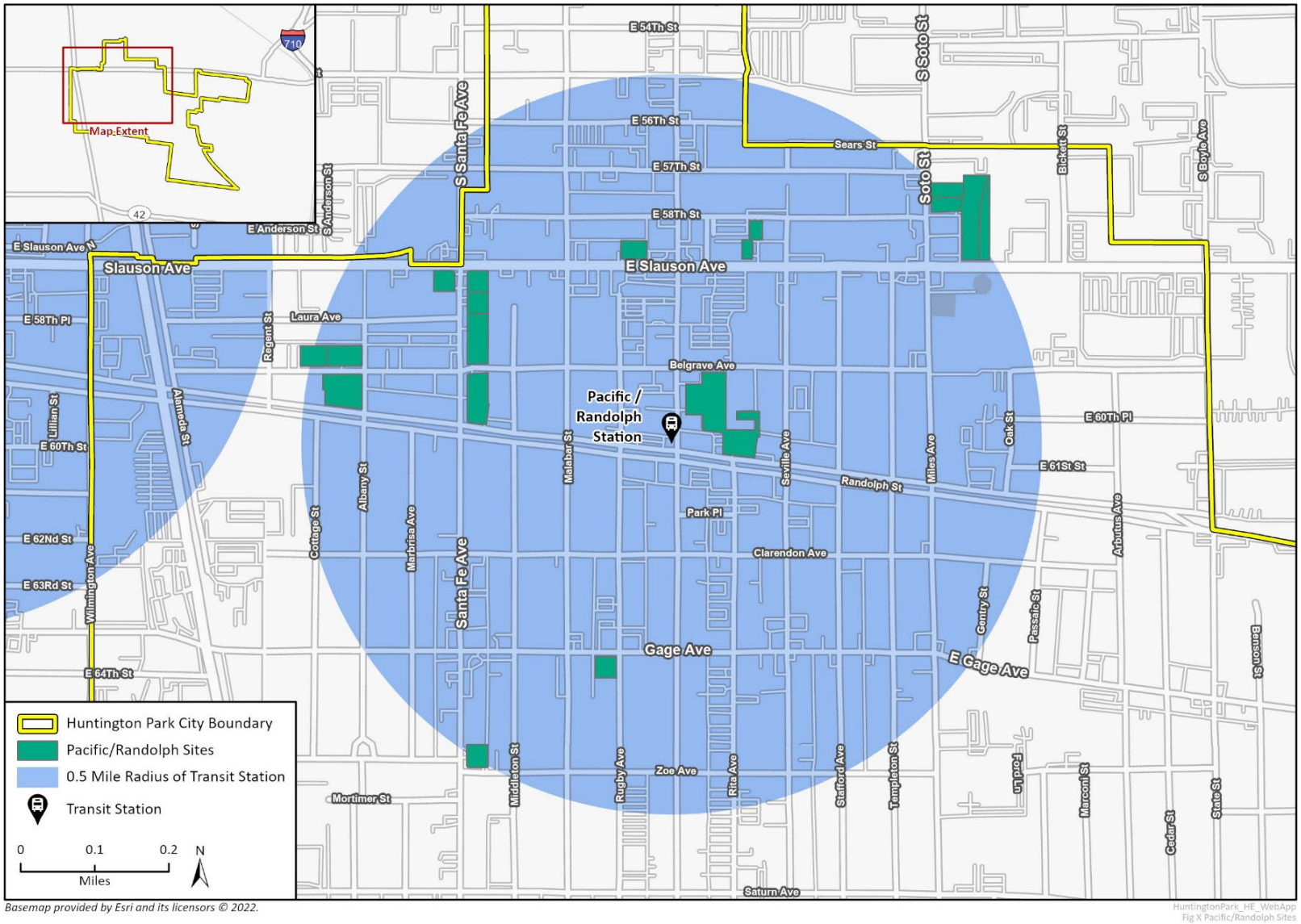
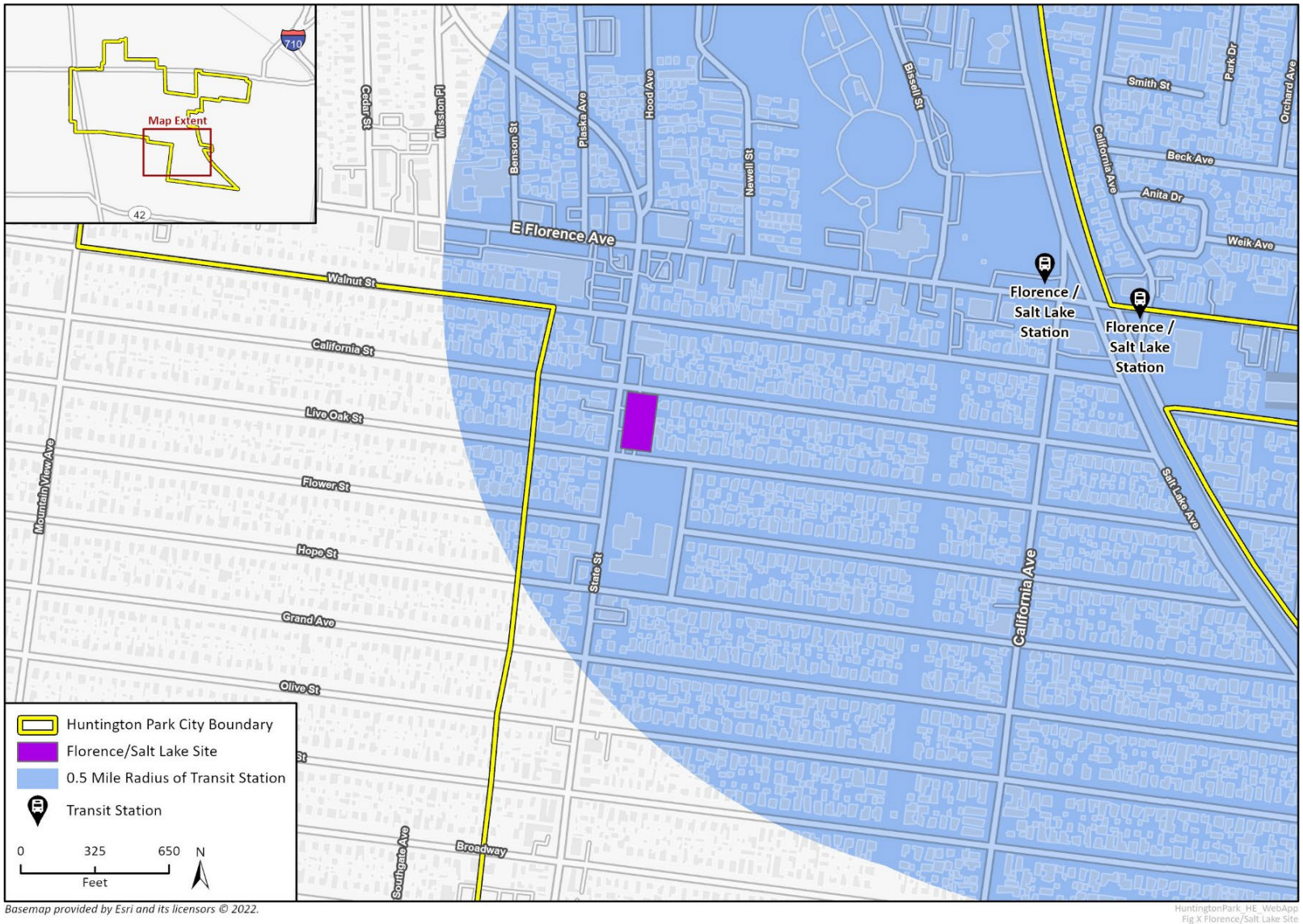


Figure V-4
Opportunity Sites Within One-Half Mile of the Florence/Salt Lake Transit Station



Determining Realistic Capacity of Rezone Sites

The Sites Inventory assumes a realistic density of 50 dwelling units per acre on TOD sites. This represents a realistic buildout of 70 percent of the maximum allowable density (70 units per acre). The regional analysis of multifamily development trends summarized in Table V-10 shows a trend of residential development at 50 dwelling units per acre as feasible and desirable in other Gateway Cities. This density assumption is also consistent with other TOD development standards in the region. It is reasonable to assume that future development on these rezoned sites will be consistent with regional development trends.

To demonstrate the adequacy of this rezoning strategy in meeting the lower- and moderate-income RHNA, sites selected as suitable for the TOD Overlay are assumed to redevelop with mixed-income projects as opposed to all units allocated to one income category. This demonstrates a more realistic development scenario and avoids concentrations of lower-income units and furthers the City's fair housing goals. The following income allocation was used:

- 15 percent of units allocated to the very low-income category;
- 15 percent of units allocated to the low-income category;
- 20 percent of the units allocated to the moderate-income category;
- 50 percent of the units allocated to the above moderate-income category.

All sites identified for rezoning are consistent with the following site selection criteria:

- Site is within one-half mile of a light rail station;
- Site is between one-half and 10 acres in size;
- Site is currently not being used for residential purposes;
- Site has an improvement-to-land value ratio of less than 1.0;
- All existing structures on a site are at least 20 years old.

Table V-10 shows the realistic unit totals for each light rail station area. Opportunity sites were selected that have the highest redevelopment potential. The regional development examples that provide the basis for the assumptions that established the realistic capacity are discussed below.

Table V-10
Total Residential Capacity of Rezoned Parcels in Future Station Areas

	INCOME CATEGORY				
	VERY LOW	LOW	MOD	ABOVE MOD	TOTAL
Slauson / Long Beach Light Rail Station	169	152	214	534	1,069
Pacific/Randolph Light Rail Station	105	89	131	327	652
Florence / Salt Lake Light Rail Station	6	5	7	19	37
Total Units	**280**	**246**	**352**	**880**	**1,758**

Regional Examples of Transit-Oriented Development

The Willowbrook TOD Specific Plan and the North Paramount Specific Plan each offer a regionally specific model for approaching transit-oriented development which parallels the strategy outlined

in this Housing Element for development along the West Santa Ana Light Rail Transit Line. The development standards and realized densities of residential projects in these areas align with the assumptions for Huntington Park's inventory through implementation of the proposed TOD Overlay.

Willowbrook TOD Specific Plan

Located approximately four miles southwest of Huntington Park in unincorporated Los Angeles County, the Willowbrook TOD Specific Plan is intended to facilitate the development of housing and employment-generating uses in proximity to the Willowbrook/Rosa Parks Light Rail Station. The development standards allow for and seek to facilitate mixed-use developments as high as 60 dwelling units per acre and six stories to meet the high market demand for residential uses near the transit station. Table V-11 shows the development standards in the Willowbrook TOD Specific Plan.

Table V-11
Development Standards in the Willowbrook Specific Plan

Zone District	Max. Density	Max. Height	Max. FAR
Mixed-Use	60 du/ac	50 ft 4 stories	3
Medical Center Zone and Overlay	60 du/ac	75 ft 6 stories	2.5
Residential 1 Zone	Low Density	35 ft 2 stories	N/A
Residential 2 Zone	Low Density	35 ft 2 stories	N/A
Residential 3 Zone	Medium Density	35 ft 3 stories	N/A

Source: Willowbrook TOD Specific Plan, 2018, https://planning.lacounty.gov/assets/upl/project/willowbrook_tod-specific-plan.pdf

North Paramount Gateway Specific Plan

The North Paramount Gateway Specific Plan is intended to aid the City of Paramount in planning for increased demand associated with the forthcoming West Santa Ana Branch light rail transit station located near the Paramount/Rosecrans intersection, approximately four miles southeast of Huntington Park. Though the specific plan only allows up to 40 dwelling units per acre and up to four stories in mixed-use and residential zones, state density bonuses allowed many multi-family housing projects built in the specific plan to achieve densities in the range of 30 to 60 dwelling units per acre. Table V-12 shows the development standards in the North Paramount Gateway Specific Plan.

Table V-12
Development Standards in the North Paramount Gateway Specific Plan

Zone District	Max Density	Max Height	Max FAR
Multi-family residential, medium-density (R-M)	30 du/ac	30 ft	N/A
Multi-family residential, high-density (R-M-HD)	40 du/ac	40 ft	N/A
Mixed-use, medium-density (MU-1)	30 du/ac	30 ft	1.5
Mixed-use, high-density (MU-2)	40 du/ac	45 ft	2.0

Source: North Paramount Gateway Specific Plan, 2021,
https://www.paramountcity.com/home/showpublisheddocument/7839/637775791919770000

Suitability of Nonvacant Sites

The housing element must analyze the extent to which existing uses may impede additional residential development. Due to a lack of vacant available parcels, the City relies on nonvacant sites to accommodate approximately 97 percent of its total RHNA and approximately 91 percent of its RHNA for lower-income households. The sites selected for inclusion in the inventory have been chosen because they represent the highest potential for becoming available for residential development and add significant quantities of units to the city's housing stock.

As discussed previously, a suitability analysis was conducted to determine the likelihood of redevelopment. All parcels identified on the Sites Inventory have an ILV of less than 1.0 and all improvements on these parcels are all at least 20 years old. Additionally, all sites identified for lower-income units meet state size and density requirements to facilitate the development of lower-income units.

Current market conditions indicate that there is a reasonable likelihood that these existing uses will redevelop, specifically in areas offering the opportunity for high-density residential and a mix of uses within proximity to transit. Industrial uses in the area have been declining, as reported by some service providers in outreach done for this Housing Element. The Los Angeles County Department Public Health also notes that industry and manufacturing is declining throughout the Los Angeles region.[1] According to Appendix A-1 of the West Santa Ana Branch Corridor Station Report, the areas surrounding the future transit stations within Huntington Park are likely to experience development of existing nonresidential uses (e.g., commercial, industrial, parking lots, offices) to accommodate future high-density residential development. Sites were selected with the intention of revitalizing underutilized high-potential areas currently being used for declining uses such as manufacturing, commercial, and office space.

Existing Uses

The Sites Inventory identified sites with declining uses (such as older commercial and industrial uses, surface parking, and office and professional buildings) that are likely to be converted to a higher-value use such as high-density residential projects. Regional development trends indicate that these existing uses are likely to redevelop.

The largest opportunity for housing development in the city is the reuse of aging industrial and manufacturing uses in the north-eastern areas of Huntington Park. These sites contain buildings for the purposes of commercial warehousing, discount retail, vehicle and material storage, auto-service, and manufacturing and several structures need significant refurbishment and repair. The recent redevelopment of similar sites in neighboring South Gate and Whittier has shown that these types of uses are likely to redevelop with residential projects. For example, the Garfield Apartments project in South Gate developed 244 residential units on a 3.7-acre site formerly occupied by the Imperial Discount Mall. Similarly, the PATH Villas project, also in South Gate, developed 59 units of affordable housing on the site formerly occupied by a warehouse-style commercial building. Projects on potentially environmentally impacted sites are also feasible. A recently permitted 32-unit residential project is currently under construction at 11757 Hadley Street in Whittier on the site of a former gas station and a 17-unit residential project has broken ground on the former site of a chemical wholesale business.

[1] County of Los Angeles Public Health, About Brownfields, 2022. http://www.publichealth.lacounty.gov/eh/safety/brownfields.htm

Aging retail-commercial uses and underutilized surface parking lots within the city's DTSP area and other strip-style retail centers represent a major opportunity for housing development. While the DTSP area has seen little development in recent years, many of the sites identified along Pacific Boulevard have seen high tenant turnover in recent years. The recent redevelopment of similar sites in neighboring Montebello, South Gate, and Whittier has shown that these types of uses are transitioning towards residential projects. For example, the Cesar Chavez Foundation proposed a four-story 132-unit affordable residential mixed-use project at 501-525 Whittier Boulevard in Montebello which involves the redevelopment of a "main-street" retail strip and an adjacent vacant lot. Similarly, the South Gate Housing Authority recently acquired a grocery anchored retail site and intends to develop 64 deeply affordable housing units.

There are several examples listed in Table V-8 of projects that converted commercial and industrial uses to affordable, high-density residential uses throughout the Gateway Cities area. Table V-13 shows the existing uses of the nonvacant parcels identified on the Sites Inventory. Development on these sites would be enabled and incentivized by Action 10-5, which establishes the Transit-Oriented Development Overlay District to allow by-right, high-density multifamily development on sites with existing but declining commercial and industrial uses.

Table V-13
Existing Uses of Nonvacant Sites

Existing Use	Number of Sites	Total Acres	Number of Units	Percent of Inventory
Auto Repair	2	2.45	119	4%
Commercial/Retail	45	12.36	555	21%
Faith-Based Institution	1	0.52	25	1%
Industrial/Manufacturing	17	17.63	856	32%
Office Building	6	5.52	264	10%
Parking Lot	32	13.50	642	24%
Professional Building	4	0.64	29	1%
Restaurant	1	0.55	28	1%
Service Station	2	1.04	50	2%
Storage	1	0.5	24	1%
Vacant	4	1.57	76	3%
Total	**115**	**56.28**	**2,668**	**100%**

Development Standards

Development standards in the DTSP and the new TOD Overlay district are comparable to other TOD areas and high-density example projects in the Gateway Cities area that informed the realistic capacity analysis in this section. The maximum base density allowed in the DTSP and the new TOD Overlay District (70 dwelling units per acre in both) is greater than that allowed in the two TOD specific plans and in the zoning districts of all but three of the example projects that informed the determination of realistic capacity in this sites inventory analysis. Likewise, the maximum height allowed in both the DTSP (60 to 84 feet) and the new TOD Overlay District (65 feet) are comparable with the maximum heights allowed in example project zoning districts and other specific plans, which range between 25 and 75 feet. (Table V-14)

Table V-14 Comparison of Development Standards

Jurisdiction	Project	Zoning District	Max. Density (Base)	Max. Height
Huntington Park				
Huntington Park	N/A	Transit-Oriented Development Overlay District	70 du/ac	65 ft
Huntington Park	Downtown Specific Plan	Downtown Specific Plan A, B, and C	70 du/ac	DTSP A – 84 ft DTSP B – 60 ft DTSP – 60 ft
Specific Plans Used in Analysis				
County of Los Angeles	Willowbrook Specific Plan		60 du/ac	35 – 75 ft (2 – 6 stories)
Paramount	North Paramount Gateway Specific Plan		30 – 40 du/ac	30 – 45 ft
Example Projects				
Compton	302 N Tamarind Ave	R-H	1,500 sf/du	35 ft
Compton	1117 S Long Beach Blvd	MU, CL	1,500 sf/du	75 ft
Long Beach	Anaheim / Walnut, 1500 E. Anaheim	CCN	1,500 – 1,200 sf/du	38 ft (3 stories)
Long Beach	Union Apartments, 1401 Long Beach Blvd	SP-1-TN	30 – 60 du/ac	10 stories
Long Beach	26 Point 2 Apartments, 3590 E. PCH	CO	1,500 – 1,200 sf/du	38 ft (3 stories)
Lynwood	12021 Atlantic Ave.	SCHD	95 du/ac	50 ft
Montebello	805-865 N. Garfield Ave.	R-1 (pending rezone to Mixed-Use Neighborhood)	50 – 80 du/ac	N/A
Montebello	112-132 6th St, 501-525 Whittier Blvd (Cesar Chavez Foundation)	C-2, R-3 (pending rezone to Mixed-Use Neighborhood)	85 du/ac	N/A
Montebello	2000 Flotilla Street	M-2	N/A	N/A
Norwalk	Mercy Housing – Veterans Housing	R-4	23 – 30 du/ac	35 ft (2.5 stories)
Norwalk	Florence Homes, 14815 Pioneer Blvd.	R1	23 – 30 du/ac	35 ft (2.5 stories)
Norwalk	Norwalk Entertainment District	R3/C1	40 du/ac	7 stories
Signal Hill	Town Center Northwest	SP-21	35 du/ac	25 ft (2.5 stories)
Signal Hill	Walnut Bluff	SP-7	45 du/ac	4 stories
Signal Hill	Orange Bluff	SP-7	45 du/ac	5 stories
South Gate	Garfield Apartments, 10920 Garfield Ave.	HMU3	20 du/ac	40 ft (3 stories)

Jurisdiction	Project	Zoning District	Max. Density (Base)	Max. Height
South Gate	PATH Villas, 5610 Imperial Highway	CDR2	32 du/ac	50 ft (4 stories)
South Gate	Housing Authority Site, 13050 Paramount Blvd.	HMU2	30 du/ac	40 ft (3 stories)
Whittier	16424-16440 Whittier Blvd.	Neighborhood Spine	55 du/ac	40 ft (3 stories)
Whittier	12826 Philadelphia St.	N/A	40 du/ac	4 stories

Funding and Incentives

As described in Environmental Constraints, Resources for Cleanup, below, sites that will require remediation are eligible for certain types of funding which also assisted several example projects. Sites in the City's inventory are located in Southern California Association of Governments-designated Transit Priority Areas and Priority Growth Areas, making projects on those sites competitive for grants which use location-based scoring, including tax credits and the Affordable Housing and Sustainable Communities Program (AHSC).

The locations of inventory sites and example project sites also allow projects to take advantage of incentives like reductions in parking requirements. Incentives uniquely available to Huntington Parks inventory sites include by-right development, after with of Housing Element programs 7 and 10. The maximum density of 70 units per acre can be achieved without use of a density bonus, unlike many of the example projects.

Displacement Risk

As a result of this analysis, the City determined that existing uses would not impede conversion to additional residential development. The policies and programs associated with Goals 1, 3, and 4 of the Housing Plan are intended to provide opportunities for development, remove constraints to development, and incentivize residential development in less-productive industrial, office, and commercial areas of the city, not existing residential areas. As discussed in Methodology for Site Selection, above, no sites with existing residential uses were included in the sites inventory. There is potential for redevelopment of commercial sites to displace businesses, and the City will take actions under Program 13 to support local businesses to relocate and remain in Huntington Park.

Resources for Adaptive Reuse

Adaptive reuse is the process of reconfiguring or remodeling a building or site to accommodate a new use or a purpose other than for what it was originally designed. By reusing an existing building, the energy required to create these spaces, the material waste generated from the tenant improvement, and the use of new materials are lessened. The City anticipates adaptive reuse of existing commercial, industrial sites in the DTSP and TOD areas to encourage residential development in areas that are expected to experience residential development. Through Program 10 (Identify Adequate Sites and Assist in the Development of Adequate Housing), the City will development zoning standards and/or an Adaptive Reuse Ordinance that will incentivize transitioning structures and parcels originally developed for non-residential purposes to residential uses. Incentives will include, but not be limited to, flexible development standards, reduced parking standards, and reduced application review timeframes.

Environmental Constraints

Housing Element Law[2] requires a general description of any known environmental constraints to the development of housing within the jurisdiction. Because Huntington Park has a long history of manufacturing and industry, many parts of the city have environmental issues. Some opportunity sites near the Slauson/Long Beach station have active manufacturing or documented environmental contamination. The Housing Element must demonstrate site suitability and that the potential need for site remediation and mitigation measures will not preclude development at the projected densities or capacities of the sites during the planning period. Table V-15 shows the known and potential environmental issues present on or adjacent to sites identified for housing development.

Types of Uses, Mitigation, and Remediation

Environmental issues in Huntington Park typically fall into three broad categories: industrial and manufacturing uses, dry cleaning, and leaking underground storage tanks (LUSTs) on the site of auto related uses. Soils on sites formerly occupied by industrial and manufacturing operations are often contaminated with solvents and metals left over from industrial processes which can be harmful to human health if adequate remediation and mitigation measures are not implemented. Sites formerly occupied by dry cleaners can be similarly contaminated with chlorinated solvents which pose a risk of soil vapor intrusion to occupants of new development on contaminated sites. LUSTs can be common on sites once occupied by auto-related uses and fueling stations, and can contaminate soils and groundwater with petroleum products.

Redevelopment of sites formerly occupied by these types of land uses typically require site remediation or mitigation of environmental hazards, which increases costs for potential housing developers. Fortunately, site remediation and hazard mitigation measures can be undertaken concurrently with the redevelopment of a given site and, in most cases, these measures are not prohibitively costly. Adequate soil testing performed during a Phase II Environmental Site Assessment and any subsequent investigations will reveal the extent to which a site must be remediated or if relatively simple mitigation measures will suffice. The simplest form of site remediation involves removal of soil from a contaminated site prior to redevelopment and transferring it to a suitable disposal facility. If site remediation is not feasible prior to redevelopment of a site, a developer can mitigate contamination issues by installing a low-cost soil vapor barrier at the time of construction to reduce the potential for volatile compounds to intrude into occupied structures. The addition of a sub-slab depressurization system allows harmful compounds present in contaminated soils to be safely ventilated to the atmosphere. If remediation of a site is necessary, installing these mitigation systems enable site remediation to be completed over a longer timeframe such that remediation does not to be complete before redevelopment and occupation of new development.

As shown below in Table V-15, of the 115 opportunity sites identified:

- 10 sites have an agency-reported release onsite;
- 17 sites are currently occupied by uses which may result in site contamination but have not reported any release;

[2] Government Code Section 65583.2(b)(4)

- 20 sites are adjacent to properties with agency-report releases or properties currently occupied by uses which may result in site contamination but no known issues on site; and
- 68 sites have none of the above issues.

The City has facilitated the cleanup of a portion of City-owned and operated Salt Lake Park. A Phase I Assessment was completed in April 2023. The site had been a landfill, and adjacent sites were historically used as service station and auto repair shop. The site is to be redeveloped as an aquatic center, and the City expects remediation to be completed within two to three years.

Table V-15
Housing Opportunity Sites, Existing Conditions

APN	Site Address/ Intersection	Existing Use	Potential or Known Environmental Issues
6320-020-002	2551 Clarendon Ave.	Office Building (religious institution)	None
6320-020-010	Pacific Blvd.	Parking Lot	Western adjacent (5951 Pacific Blvd): LUST, Case closed 1991
6320-020-017	6101 Pacific Blvd.	Commercial (strip retail)	None
6320-020-021	6137 Pacific Blvd.	Commercial (strip retail)	None
6320-020-022	6201 Pacific Blvd.	Commercial (strip retail)	None
6320-020-023	6207 Pacific Blvd.	Commercial (strip retail)	None
6320-020-024	6211 Pacific Blvd.	Commercial (strip retail)	None
6320-020-025	6217 Pacific Blvd.	Commercial (strip retail)	None
6320-021-002	6214 Pacific Blvd.	Commercial (strip retail)	None
6320-021-003	6208 Pacific Blvd.	Commercial (strip retail)	None
6320-021-006	6132 Pacific Blvd.	Commercial (strip retail)	None
6320-021-020	2611 Clarendon Ave.	Parking Lot	None
6320-022-003	6208 Rita Ave.	Parking Lot	Dry cleaner approx. 200 ft to the north – no agency-reported releases
6320-022-004	6200 Rita Ave.	Parking Lot	Dry cleaner approx. 150 ft to the north – no agency-reported releases
6320-022-900	Rita Ave.	Parking Lot	Dry cleaner approx. 70 ft to the north – no agency-reported releases
6320-030-027	6334 Pacific Blvd.	Commercial (strip retail)	None
6320-030-034	2621 E Gage Ave.	Commercial (strip retail)	None
6320-030-035	6360 Pacific Blvd.	Commercial (vacant large footprint retail)	None
6320-030-906	6335 Rita Ave.	Parking Lot	None
6320-031-020	6353 Pacific Blvd.	Commercial (strip retail)	None
6322-003-013	6501 Pacific Blvd.	Commercial (strip retail)	None
6322-003-017	6515 Pacific Blvd.	Commercial (strip retail)	None
6322-003-019	6529 Pacific Blvd.	Commercial (strip retail)	None

APN	Site Address/ Intersection	Existing Use	Potential or Known Environmental Issues
6322-003-029	6526 Rugby Ave.	Medical Offices	None
6322-004-015	6409 Rita Ave.	Parking Lot	None
6322-004-016	6415 Rita Ave.	Parking Lot	Northern adjacent automotive repair facility - no agency-reported releases
6322-004-033	6430 Pacific Blvd.	Commercial (strip retail)	None
6322-004-900	Rita Ave.	Parking Lot	None
6322-004-901	Rita Ave.	Parking Lot	None
6322-004-902	Rita Ave.	Parking Lot	None
6322-004-903	Rita Ave.	Parking Lot	None
6322-004-904	Rita Ave.	Parking Lot	Dental office - no agency-reported releases
6322-005-009	6438 Rita Ave.	Medical Office	None
6322-005-016	6538 Rita Ave.	Medical Office	None
6322-005-025	2675 Zoe Ave.	Professional Offices (mixed)	None
6322-015-009	6611 Seville Ave.	Medical Office	Dry cleaner approx. 50 ft to the south - no agency-reported releases;
6322-015-011	6619 Seville Ave.	Commercial (dry cleaner, personal services)	Dry cleaner (includes 6617 Seville) - no agency-reported releases
6322-016-001	6725 Seville Ave.	Professional Offices	None
6322-016-005	6803 Seville Ave.	Childcare	None
6322-016-011	6823 Seville Ave.	Restaurant	Southern adjacent medical clinic - no agency-reported releases
6322-016-012	6831 Seville Ave.	Medical Offices	Medical clinic - no agency-reported releases
6322-016-017	Rita Ave.	Parking Lot	None
6322-017-005	6702 Pacific Blvd.	Commercial (strip retail)	None
6322-017-007	6722 Pacific Blvd.	Commercial (strip retail)	None
6322-017-008	6728 Pacific Blvd.	Commercial (strip retail)	None
6322-017-012	6822 Pacific Blvd.	Commercial (strip retail)	None
6322-017-028	6614 Pacific Blvd.	Commercial (strip retail)	None
6322-017-030	6610 Pacific Blvd.	Commercial (strip retail)	None

APN	Site Address/ Intersection	Existing Use	Potential or Known Environmental Issues
6322-017-901	Rita Ave.	Parking Lot	None
6322-017-902	Rita Ave.	Parking Lot	None
6322-017-904	Rita Ave.	Parking Lot	None
6322-017-905	Rita Ave.	Parking Lot	None
6322-017-906	Rita Ave.	Parking Lot	None
6322-017-907	Rita Ave.	Parking Lot	None
6322-017-908	Rita Ave.	Parking Lot	None
6322-017-909	6621 Rita Ave.	Parking Lot	None
6322-017-910	6713 Rita Ave.	Parking Lot	None
6322-018-001	2556 Zoe Ave.	Commercial (strip retail)	Western adjacent dental office - no agency-reported releases
6322-018-016	6615 Pacific Blvd.	Commercial (strip retail)	None
6322-018-017	6621 Pacific Blvd.	Commercial (strip retail)	None
6322-018-031	6722 Rugby Ave.	Parking Lot	None
6322-023-001	2558 Saturn Ave.	Commercial (strip retail)	None
6322-023-007	7018 Rugby Ave.	Vacant	None
6322-023-008	7022 Rugby Ave.	Professional Offices	None
6322-023-018	6921 Pacific Blvd.	Bar / Restaurant	None
6322-023-019	7003 Pacific Blvd.	Commercial (strip retail)	None
6322-023-023	7103 Pacific Blvd.	Commercial (strip retail)	None
6322-023-030	Rita Ave.	Parking Lot	None
6322-023-031	7115 Pacific Blvd.	Commercial (strip retail)	None
6322-024-002	6906 Pacific Blvd.	Commercial (strip retail)	None
6322-024-007	7118 Pacific Blvd.	Commercial (strip retail)	None
6322-024-022	7009 Rita Ave.	Vacant	None
6322-024-031	7100 Pacific Blvd.	Commercial (strip retail)	None
6322-024-037	7120 Pacific Blvd.	Commercial (strip retail)	Southern adjacent dental office - no agency-reported releases

APN	Site Address/ Intersection	Existing Use	Potential or Known Environmental Issues
6322-024-042	7129 Rita Ave.	Parking Lot	Western adjacent dental office - no agency-reported releases
6322-025-021	7143 Seville Ave.	Medical Offices	None
6322-025-031	7023 Seville Ave.	Professional Offices	None
6322-025-032	7021 Seville Ave.	Professional Offices	None
6322-025-047	2661 E Florence Ave.	Commercial (strip retail)	None
6009-030-014	5925 S Alameda St.	Auto Repair	Onsite: LUST, Closed 1993 Southern adjacent property (1920 Randolph St): 1. LUST, Case closed 1996 2. Cleanup Program; Case closed 1997 3. Active DTSC Corrective Action case as of 2009
6009-030-015	Wilmington Ave.	Parking Lot	Onsite: None Eastern adjacent property (5925 S. Alameda St): LUST, Case Closed 1993
6009-030-016	Wilmington Ave.	Parking Lot	Southeastern adjacent property (5925 S. Alameda St): LUST, Case closed 1993
6009-031-002	5920 Wilmington Ave.	Vacant	Onsite: 1. LUST, Case closed 1996 2. Cleanup Program; Case closed 1997 3. Active DTSC Corrective Action case as of 2009 Eastern adjacent property (6169 S. Alameda St): Active DTSC Voluntary Agreement case as of 2013 (Covers parcels 6009-033-007,-008, 6009-034-008) Western adjacent property (5921 Wilmington Ave): DTSC Evaluation case, "Refer Case to EPA" status as of 2016
6009-031-004	6100 Wilmington Ave.	Manufacturing	Onsite: Manufacturing facility - no agency-reported releases Eastern adjacent property (1920 Randolph St): 1. LUST, Case closed 1996 2. Cleanup Program; Case closed 1997 3. Active DTSC Corrective Action case as of 2009 Western adjacent property (1855 E. 62nd St): 1. Open Cleanup Program case as of 2015 2. Active DTSC State Response/NPL case as of 2015

APN	Site Address/ Intersection	Existing Use	Potential or Known Environmental Issues
6009-031-006	5900 Wilmington Ave.	Vacant	Onsite: 1. LUST, Case closed 1996 2. Cleanup Program, Case closed 1997 3. Active DTSC Corrective Action case as of 2009 Eastern adjacent property (6169 S. Alameda St): Active DTSC Voluntary Agreement case as of 2013 (Covers parcels 6009-033-007,-008, 6009-034-008) Western adjacent property (5921 Wilmington Ave): DTSC Evaluation case, "Refer Case to EPA" status as of 2016
6009-032-001	6200 Wilmington Ave.	Discount Retail	Onsite: None Northwestern adjacent property (1855 E. 62nd St): 1. Open Cleanup Program case as of 2015 2. Active DTSC State Response/NPL case as of 2015
6009-033-002	6201 S Alameda St.	Auto Sales	Onsite: Automotive repair - no agency-reported releases Northern adjacent property (5921 Wilmington Ave): DTSC Evaluation case, "Refer Case to EPA" status as of 2016
6009-033-007	6169 S Alameda St.	Manufacturing	Onsite: Active DTSC Voluntary Agreement case as of 2013 (Covers parcels 6009-033-007,-008, 6009-034-008)
6009-033-008	6011 S Alameda St.	Parking Lot	Onsite: Active DTSC Voluntary Agreement case as of 2013 (Covers parcels 6009-033-007,-008, 6009-034-008)
6009-034-008	5969 S Alameda St.	Parking Lot	Onsite: Active DTSC Voluntary Agreement case as of 2013 (Covers parcels 6009-033-007,-008, 6009-034-008)
6321-001-008	2020 E Slauson Ave.	Manufacturing	Onsite: Manufacturing facility - no agency-reported releases Southern adjacent property (2007 Laura Ave): Active DTSC State Response/NPL case as of 2007
6321-001-015	2007 Laura Ave.	Vacant	Onsite: Active DTSC State Response/NPL case as of 2007
6321-007-015	6000 Alameda St.	Auto-related	Onsite: Manufacturing facility - no agency-reported releases Western adjacent property (5925 S. Alameda St): LUST, Case closed 1993.
6321-007-027	2020 Laura Ave.	Trucking Services	Onsite: Industrial or manufacturing facility - no agency-reported releases Northwestern adjacent property (2007 Laura Ave) Active DTSC State Response/NPL case as of 2007

APN	Site Address/ Intersection	Existing Use	Potential or Known Environmental Issues
			Southern adjacent property (2001 Belgrave Ave) DTSC Evaluation case, "Refer Case to EPA" status as of 2016
6321-007-031	5977 Regent St.	Manufacturing	Onsite: DTSC Evaluation case, "Refer Case to EPA" status as of 2016
6321-007-034	1981 Belgrave Ave.	Auto-related	Onsite: Manufacturing facility - no agency-reported releases Eastern adjacent property (2001 Belgrave Ave) DTSC Evaluation case, "Refer Case to EPA" status as of 2016
6321-007-037	1954 Laura Ave.	Vehicle / Material Storage	Onsite: None Adjacent industrial/manufacturing land uses - no agency-reported releases
6309-016-028	2563 E Slauson Ave.	Restaurant	Onsite: None Eastern adjacent property (2581 E. Slauson Ave): LUST, Case closed 2010
6309-025-044	2657 E Slauson Ave.	Parking Lot	Onsite: None Western adjacent property (2623 E. Slauson Ave): LUST Case closed 2015
6310-016-008	2863 E Slauson Ave.	Scrap / Salvage Yard	Onsite: Metals/scrap/salvage yard - no agency-reported releases Eastern adjacent property (2911 E. Slauson Ave): Open Cleanup Program case as of 2015
6310-017-005	Soto St.	Manufacturing	Onsite: Manufacturing facility - no agency-reported releases Eastern adjacent: Metals/scrap/salvage yard - no agency-reported releases
6310-017-006	5720 Soto St.	Warehousing, Distribution, Storage	Onsite: None Eastern adjacent: Metals/scrap/salvage yard - no agency-reported releases
6310-017-007	Slauson Ave.	Scrap / Salvage Yard	Onsite: Metals/scrap/salvage yard - no agency-reported releases Eastern adjacent property (2911 E. Slauson Ave) Open Cleanup Program case as of 2015
6320-012-072	Pacific Blvd.	Parking Lot	Onsite: None Eastern adjacent property (2671 E. Randolph St): LUST, Case closed 2008

APN	Site Address/ Intersection	Existing Use	Potential or Known Environmental Issues
6321-002-009	2330 E Slauson Ave.	Service Station	Onsite: LUST, Case closed 1996 Eastern adjacent: Service station - no agency-reported releases
6321-003-001	2400 E Slauson Ave.	Service Station	Onsite: Gasoline station - no agency-reported releases Western adjacent property (2330 E. Slauson Ave): LUST, Case closed 1996
6321-003-143	5936 Santa Fe Ave.	Commercial (strip retail)	Onsite: Pharmacy and laundromat - no agency-reported releases Western adjacent: Automotive/truck repair and southwestern adjacent automotive repair - no agency-reported releases
6321-003-144	5918 Santa Fe Ave.	Commercial (strip retail)	Onsite: None Northwestern adjacent property (2330 E. Slauson Ave): LUST, Case closed 1996 Northern adjacent: Service station - no agency-reported releases Southern adjacent: Pharmacy and laundromat - no agency-reported releases
6321-004-069	6020 Santa Fe Ave.	Commercial (strip retail)	Onsite: None Northwestern adjacent: Automotive/truck repair Western adjacent: Automotive repair Northern adjacent: Pharmacy/laundromat - no agency-reported releases
6321-006-025	2110 Belgrave Ave.	Manufacturing	Onsite: Manufacturing facility - no agency-reported releases
6321-006-026	2075 Belgrave Ave.	Vehicle Storage	Onsite: Former manufacturing facility - no agency-reported releases
6321-006-030	2111 Belgrave Ave.	Warehousing, Distribution, Storage	Onsite: Manufacturing facility - no agency-reported releases
6321-022-027	6536 Santa Fe Ave.	Parking Lot	None
6322-002-018	6401 Rugby Ave.	Faith-Based Institution	None
6213-007-019	7412 State St.	Commercial (strip retail)	Onsite: Coin laundry - no agency-reported releases

*NOTE: Two LUST cleanup cases nearby to the east at 2701 East Gage Avenue

1996 LUST release appears to be TPH to soil only and the case has since been closed, no other docs avaliable

2005 is a further groundwater investigation of the 1996 release, 2004 groundwater samples found TPHg (gasoline) and benzene and 2005 report all constituents of concern were non-detect

Resources for Cleanup

In Southeast Los Angeles County, redevelopment of formerly contaminated sites is common. The City of Los Angeles has a successful brownfields program[3] and Signal Hill has a long history of working with developers to remediate and redevelop contaminated sites. The City of Huntington Park has recently approved a commercial project at 2901/2909 East Slauson Avenue and 5731/5795 Bickett Street involving site cleanup, demolition of three buildings, renovation of an existing building, and development of two new commercial buildings.[4]

Factors that are common to successful programs are:

1. **Public Ownership.** The cities of Los Angeles and Signal Hill have a history of redeveloping publicly owned sites, and a city can better facilitate cleanup when the city has site control and can issue requests for proposals for development when cleanup is completed. The City may, as funds and opportunities are available, acquire sites for the purpose of remediation and redevelopment, but the City does not own any of the sites in question, and must facilitate cleanup and development in other ways.
2. **Funding.** The cost of remediation serves as the primary constraint for contaminated sites to develop with affordable housing. Successful programs, including the Los Angeles Sanitation (LSAN) program, uses federal and state funding to facilitate remediation. Potential funding sources include:
    a. The California Department of Toxic Substances Control's (DTSC) Office of Brownfields Equitable Community Revitalization Grant (ECRG) is intended to support vulnerable and disadvantaged communities to address persistent environmental injustices. The second of three funding rounds will be open in 2023 and is expected to provide around $100 million (up to $7 million per grant). DTSC also manages a Revolving Loan Fund that offers low-cost loans for cleanup. Finally, DTSC provides investigative services at no cost to private or public entities.
    b. The U.S. Environmental Protection Agency (EPA) Brownfield Grant Program offers grants for assessment and cleanup.
    c. The CALReUSE Program operated by the California Pollution Control Financing Authority provides forgivable loans for assessment.
    d. The California Petroleum Underground Storage Tank (UST) Cleanup Fund reimburses property owners the cost of remediation from leaking underground storage tanks.

    The City of Huntington Park has experience administering Department of Toxic Substances Control (DTSC) funding; the City is currently completing assessments of publicly owned parkland funded with a $300,000 DTSC grant. The City plans to apply for additional grants totaling about $13 million to complete remediation on the parkland sites. The nearby City of South Gate was awarded a $500,000 Brownfields Assessment Grant in 2022 to prioritize and assess housing opportunity sites identified in the sites inventory for cleanup. The City will apply for Brownfields Assessment Grant funding as part of Action 10-3.

[3] City of Los Angeles Sanitation (LASAN), Brownfields Success Stories, 2022. https://www.lacitysan.org/san/faces/home/portal/s-lsh-es/s-lsh-es-si/s-lsh-es-si-b/s-lsh-es-si-b-bss?_adf.ctrl-state=6sbennvve_5&_afrLoop=2896295954751647#!

[4] Case No. 2020-05 CUP/DP

3. **Zoning Incentives.** Sites in the City's Sites Inventory that will likely require cleanup will be subject to the new TOD Overlay District. Regulations in the TOD Overlay District will require all sites to undergo assessment and, if required, remediation, but once those steps are complete, residential or mixed-use projects are subject to an administrative approval process with no hearing requirement, and subject to only objective design standards.
4. **Marketing and Single Point-of-Contact.** Program 10, Action 10-3 is the Brownfields Program, and will establish marketing materials and a City staff contact to ensure clear communication around development of potentially contaminated sites.
5. **Technical Assistance.** The City will pursue free technical assistance offered by the Center for Creative Land Recycling (CCLR) in designing and implementing its Brownfields Program. In addition to applying for funding as it is available, the City will also support private funding applications for projects that meet the goals of this Housing Element.

These best practices are incorporated into the City's Brownfields Program (Program 10, Action 10-3).

Cleanup Regulations

To ensure environmental remediation would occur on these sites, Policy 4.7 and the TOD Overlay District will require all residential projects near sites that are active or historical hazardous materials sites to complete a Phase I Environmental Site Assessment. Depending on the results, additional assessment, remediation, or corrective action (e.g., removal of contamination, in-situ treatment, or soil capping) would be required prior to the issuance of grading or building permits.

Residential Development in Zones that Allow Nonresidential Uses

All sites identified on the Sites Inventory are located in zones that allow for a mix of both residential and nonresidential uses. The DTSP specifically allows for residential use in all four zones, with 100 percent residential use allowed in the Neighborhood District. The TOD Overlay surrounding the three future transit stations (implemented through Program 10), provides zoning and development standards to facilitate residential and mixed-use development, including incentives for the inclusion of affordable units. The TOD Overlay will require projects to include residential use and will establish incentives such as increased density, reduced parking standards, and ministerial processing.

Market trends in the Gateway COG region indicate demand for residential development, specifically in zones that allow both residential and nonresidential development. As shown on Table V-8, approximately 70 percent of projects were developed in zones that allow nonresidential uses. Additionally, the City anticipates high demand for residential development on the inventory sites, because they are near the three future light rail stations. The Sites Inventory utilizes assumptions to account for nonresidential development in these areas. Though it is unlikely that 100 percent nonresidential development will occur, mixed-use is permitted and would include a commercial component. Therefore, the City conservatively assumed a density of 50 units per acre despite the maximum density being much higher than 50 units per acre.

To ensure residential development on inventory sites, Policy 4.5 requires residential use to occupy 50 percent of the floor area in mixed-use projects. The City will also implement objective design standards (Program 8) to adopt clear and objective standards related to the review of residential and mixed-use residential developments, and the Transit-Oriented Development Overlay District contains objective development standards. The City will continue to monitor market trends

throughout the 6th Cycle and identify modifications to incentives, sites, and programs if the City is not meeting development expectations (Program 7, Action 7-5).

Adequacy of Residential Sites Inventory in Meeting RHNA

The residential Sites Inventory identified vacant and under-utilized sites in Huntington Park which can accommodate a total of 919 residential units based on the residential densities allowed in the DTSP. In addition to these units, the City will apply 112 units of anticipated ADU production, 57 units from the approved Huntington Square affordable housing project, and 910 units on opportunity sites in the Downtown Specific Plan area. These units together represent a total of 1,088 units applied to the city's RHNA of 2,500 leaving a shortfall of 1,412 units.

Huntington Park intends to meet its RHNA requirement for the planning period through the application of a TOD Overlay District which will allow higher-density mixed-use residential development around three planned transit stations for the West Santa Ana Branch light rail corridor. Including these units, the Sites Inventory shows a surplus of 94 lower-income units, 79 moderate-income units, and 173 above moderate-income units. This would give the City a 21 percent buffer for lower-income units, a 21 percent buffer for moderate-income units, and a 14 percent buffer for above moderate-income units to ensure that the Sites Inventory has adequate capacity to accommodate the RHNA throughout the planning period. Policy 4.6 will require that rezoned sites will permit multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower-income households. Program X will require that 100 percent residential projects are allowed on sites rezoned for mixed use and that at least 50 percent of the floor area of those projects will be devoted to residential uses. Through Program 11, Identify Adequate Sites and Assist in the Development of Adequate Housing, the City will monitor development on sites listed in the inventory and how this development contributes or detracts from overall progress toward meeting its share of the RHNA. A summary of the results of the residential Sites Inventory are presented in Table V-16. A complete list of inventory sites is presented in Table V-17 and Table V-18.

Table V-16
Summary of Adequate Opportunity Sites

SITE CATEGORY	INCOME CATEGORY				
	VL	LOW	MOD	ABOVE MOD	TOTAL
Total RHNA 2021-2029	**480**	**324**	**392**	**1,304**	**2,500**
Approved Projects (Table B-2)	13	36	7	1	57
Anticipated ADUs	26	50	2	34	112
Total RHNA Credits	**39**	**86**	**9**	**35**	**169**
Remaining RHNA After Applying Credits	**441**	**238**	**383**	**1,269**	**2,331**
Downtown Specific Plan Area (DTSP) Vacant/Underutilized Sites	125	122	101	562	910
Remaining RHNA After Applying the Capacity in the DTSP	**316**	**116**	**282**	**707**	**1,421**
Pacific / Randolph Station Area Rezone Sites	105	89	131	327	652

SITE CATEGORY	INCOME CATEGORY				
	VL	LOW	MOD	ABOVE MOD	TOTAL
Florence / Salt Lake Station Area Rezone Sites	6	5	7	19	37
Slauson Station Area Rezone Sites	169	152	214	534	1,069
Total Units on Rezone Sites	**280**	**246**	**352**	**880**	**1,758**
Total Units (RHNA Credits + Vacant/Underutilized Sites + Rezone Sites)	**444**	**454**	**462**	**1,478**	**2,838**
Unit Surplus (RHNA – Total Units)	94		70	173	337
Adequate Sites?	Yes		Yes	Yes	Yes

Source: City of Huntington Park, 2021

Table V-17
Housing Opportunity Sites in the Downtown Specific Plan

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
6208 Rita Ave.	90255	6320-022-003	DTSP	C	70	50	0.18	Parking Lot	0	0	0	8	8
6200 Rita Ave.	90255	6320-022-004	DTSP	C	70	50	0.18	Parking Lot	0	0	0	8	8
Rita Ave.	90255	6320-022-900	DTSP	C	70	50	0.31	Parking Lot	0	0	0	15	15
6211 Pacific Blvd.	90255	6320-020-024	DTSP	B	70	50	0.17	Commercial Retail	0	0	0	8	8
6201 Pacific Blvd.	90255	6320-020-022	DTSP	B	70	50	0.17	Commercial Retail	0	0	0	8	8
6137 Pacific Blvd.	90255	6320-020-021	DTSP	B	70	50	0.17	Commercial Retail	0	0	0	8	8
6207 Pacific Blvd.	90255	6320-020-023	DTSP	B	70	50	0.17	Commercial Retail	0	0	0	8	8
6217 Pacific Blvd.	90255	6320-020-025	DTSP	B	70	50	0.17	Commercial Retail	0	0	0	8	8
Pacific Blvd.	90255	6320-020-010	DTSP	C	70	50	0.26	Parking Lot	0	0	0	12	12
2551 Clarendon Ave.	90255	6320-020-002	DTSP	C	70	50	0.11	Office Building	0	0	0	5	5
6132 Pacific Blvd.	90255	6320-021-006	DTSP	A	70	50	0.10	Commercial Retail	0	0	0	5	5
6101 Pacific Blvd.	90255	6320-020-017	DTSP	A	70	50	0.36	Commercial Retail	0	0	17	0	17

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
6208 Pacific Blvd.	90255	6320-021-003	DTSP	A	70	50	0.17	Commercial Retail	0	0	0	8	8
6214 Pacific Blvd.	90255	6320-021-002	DTSP	A	70	50	0.14	Light Manufacturing	0	0	0	6	6
2611 Clarendon Ave.	90255	6320-021-020	DTSP	A	70	50	0.28	Parking Lot	0	0	0	13	13
6334 Pacific Blvd.	90255	6320-030-027	DTSP	B	70	50	0.17	Commercial Retail	0	0	0	8	8
6360 Pacific Blvd.	90255	6320-030-035	DTSP	B	70	50	0.57	Commercial Retail	14	14	0	0	28
2621 E Gage Ave.	90255	6320-030-034	DTSP	C	70	50	0.37	Commercial Retail	0	0	17	0	17
6335 Rita Ave.	90255	6320-030-906	DTSP	C	70	50	1.55	Parking Lot	38	37	0	0	75
6430 Pacific Blvd.	90255	6322-004-033	DTSP	B	70	50	0.22	Commercial Retail	0	0	0	10	10
6409 Rita Ave.	90255	6322-004-015	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-004-904	DTSP	C	70	50	0.39	Parking Lot	0	0	19	0	19
6415 Rita Ave.	90255	6322-004-016	DTSP	C	70	50	0.21	Parking Lot	0	0	0	10	10
Rita Ave.	90255	6322-004-901	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-004-903	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
Rita Ave.	90255	6322-004-900	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-004-902	DTSP	C	70	50	0.40	Parking Lot	0	0	19	0	19
6438 Rita Ave.	90255	6322-005-009	DTSP	C	70	50	0.18	Commercial Retail	0	0	0	8	8
6538 Rita Ave.	90255	6322-005-016	DTSP	C	70	50	0.10	Commercial Retail	0	0	0	4	4
2675 Zoe Ave.	90255	6322-005-025	DTSP	D	30	50	0.83	Commercial Retail	9	8	0	0	17
Rita Ave.	90255	6322-017-906	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-017-902	DTSP	C	70	50	0.21	Parking Lot	0	0	0	10	10
6621 Rita Ave.	90255	6322-017-909	DTSP	C	70	50	0.19	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-017-901	DTSP	C	70	50	0.59	Parking Lot	14	14	0	0	28
Rita Ave.	90255	6322-017-904	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-017-907	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
6713 Rita Ave.	90255	6322-017-910	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-017-905	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-017-908	DTSP	C	70	50	0.17	Parking Lot	0	0	0	8	8

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
6611 Seville Ave.	90255	6322-015-009	DTSP	D	30	50	0.10	Office Building	0	0	0	2	2
6619 Seville Ave.	90255	6322-015-011	DTSP	C	70	50	0.15	Commercial Retail	0	0	0	7	7
6823 Seville Ave.	90255	6322-016-011	DTSP	C	70	50	0.14	Commercial Retail	0	0	0	6	6
6725 Seville Ave.	90255	6322-016-001	DTSP	C	70	50	0.19	Professional Building	0	0	0	9	9
6831 Seville Ave.	90255	6322-016-012	DTSP	C	70	50	0.08	Professional Building	0	0	0	3	3
6803 Seville Ave.	90255	6322-016-005	DTSP	C	70	50	0.17	Professional Building	0	0	0	8	8
7023 Seville Ave.	90255	6322-025-031	DTSP	C	70	50	0.19	Office Building	0	0	0	9	9
7021 Seville Ave.	90255	6322-025-032	DTSP	C	70	50	0.20	Office Building	0	0	0	9	9
Rita Ave.	90255	6322-023-030	DTSP	A	70	50	0.18	Parking Lot	0	0	0	8	8
7115 Pacific Blvd.	90255	6322-023-031	DTSP	A	70	50	0.17	Commercial Retail	0	0	0	8	8
2661 E Florence Ave.	90255	6322-025-047	DTSP	A	70	50	1.06	Commercial Retail	26	25	0	0	51
7143 Seville Ave.	90255	6322-025-021	DTSP	A	70	50	0.20	Professional Building	0	0	0	9	9
7120 Pacific Blvd.	90255	6322-024-037	DTSP	A	70	50	0.17	Commercial Retail	0	0	0	8	8
7129 Rita Ave.	90255	6322-024-042	DTSP	A	70	50	0.17	Parking Lot	0	0	0	8	8

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
7009 Rita Ave.	90255	6322-024-022	DTSP	C	70	50	0.17	Vacant	0	0	0	8	8
6906 Pacific Blvd.	90255	6322-024-002	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
7118 Pacific Blvd.	90255	6322-024-007	DTSP	B	70	50	0.14	Commercial Retail	0	0	0	6	6
7100 Pacific Blvd.	90255	6322-024-031	DTSP	B	70	50	0.16	Commercial Retail	0	0	0	7	7
7103 Pacific Blvd.	90255	6322-023-023	DTSP	B	70	50	0.18	Commercial Retail	0	0	0	8	8
6921 Pacific Blvd.	90255	6322-023-018	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
7003 Pacific Blvd.	90255	6322-023-019	DTSP	B	70	50	0.14	Commercial Retail	0	0	0	6	6
7018 Rugby Ave.	90255	6322-023-007	DTSP	C	70	50	0.19	Vacant	0	0	0	9	9
2558 Saturn Ave.	90255	6322-023-001	DTSP	C	70	50	0.21	Commercial Retail	0	0	0	10	10
7022 Rugby Ave.	90255	6322-023-008	DTSP	C	70	50	0.20	Commercial Retail	0	0	0	9	9
6621 Pacific Blvd.	90255	6322-018-017	DTSP	B	70	50	0.19	Commercial Retail	0	0	0	9	9
6615 Pacific Blvd.	90255	6322-018-016	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
Rita Ave.	90255	6322-016-017	DTSP	C	70	50	0.07	Parking Lot	0	0	0	3	3
6722 Rugby Ave.	90255	6322-018-031	DTSP	C	70	50	0.98	Parking Lot	24	24	0	0	48

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
2556 Zoe Ave.	90255	6322-018-001	DTSP	C	70	50	0.22	Office Building	0	0	0	10	10
6529 Pacific Blvd.	90255	6322-003-019	DTSP	B	70	50	0.18	Commercial Retail	0	0	0	8	8
6501 Pacific Blvd.	90255	6322-003-013	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
6515 Pacific Blvd.	90255	6322-003-017	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
6526 Rugby Ave.	90255	6322-003-029	DTSP	C	70	50	0.37	Commercial Retail	0	0	18	0	18
6353 Pacific Blvd.	90255	6320-031-020	DTSP	B	70	50	0.17	Commercial Retail	0	0	0	8	8
6614 Pacific Blvd.	90255	6322-017-028	DTSP	B	70	50	0.19	Commercial Retail	0	0	0	9	9
6702 Pacific Blvd.	90255	6322-017-005	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
6822 Pacific Blvd.	90255	6322-017-012	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
6728 Pacific Blvd.	90255	6322-017-008	DTSP	B	70	50	0.19	Commercial Retail	0	0	0	9	9
6722 Pacific Blvd.	90255	6322-017-007	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
6610 Pacific Blvd.	90255	6322-017-030	DTSP	B	70	50	0.41	Commercial Retail	0	0	20	0	20
								Total Units	**125**	**122**	**110**	**553**	**910**

Table V-18
Housing Opportunity Sites Within ½ Mile of Planned Light Rail Station

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5925 S Alameda St.	90001	6009-030-014	Manufacturing PD	TOD Overlay	70	50	1.00	Auto Repair	8	7	10	25	49
Wilmington Ave.	90001	6009-030-015	Manufacturing PD	TOD Overlay	70	50	0.90	Parking Lot	7	6	9	22	44
Wilmington Ave.	90001	6009-030-016	Manufacturing PD	TOD Overlay	70	50	0.50	Parking Lot	4	3	5	12	24
5920 Wilmington Ave.	90001	6009-031-002	Manufacturing PD	TOD Overlay	70	50	1.12	Manufacturing	9	8	11	27	55
6100 Wilmington Ave.	90001	6009-031-004	Manufacturing PD	TOD Overlay	70	50	1.00	Manufacturing	8	7	10	25	49
5900 Wilmington Ave.	90001	6009-031-006	Manufacturing PD	TOD Overlay	70	50	1.24	Manufacturing	9	9	12	30	60
6200 Wilmington Ave.	90001	6009-032-001	Manufacturing PD	TOD Overlay	70	50	4.69	Office Building	35	34	46	115	229
6201 S Alameda St.	90001	6009-033-002	General Commercial	TOD Overlay	70	50	1.45	Auto Repair	11	10	14	35	70
6169 S Alameda St.	90001	6009-033-007	Manufacturing PD	TOD Overlay	70	50	1.36	Manufacturing	10	9	13	33	65
6011 S Alameda St.	90001	6009-033-008	Manufacturing PD	TOD Overlay	70	50	2.50	Manufacturing	19	18	24	61	122
5969 S Alameda St.	90001	6009-034-008	Manufacturing PD	TOD Overlay	70	50	0.93	Parking Lot	7	6	9	23	45

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
2020 E Slauson Ave.	90255	6321-001-008	Manufacturing PD	TOD Overlay	70	50	0.77	Manufacturing	6	5	7	19	37
2007 Laura Ave.	90255	6321-001-015	Manufacturing PD	TOD Overlay	70	50	0.56	Vacant	5	4	5	14	28
6000 Alameda St.	90255	6321-007-015	Manufacturing PD	TOD Overlay	70	50	0.67	Manufacturing	5	4	6	16	31
2020 Laura Ave.	90255	6321-007-027	Manufacturing PD	TOD Overlay	70	50	0.51	Industrial	4	3	5	12	24
5977 Regent St.	90255	6321-007-031	Manufacturing PD	TOD Overlay	70	50	0.74	Manufacturing	6	5	7	18	36
1981 Belgrave Ave.	90255	6321-007-034	Manufacturing PD	TOD Overlay	70	50	1.30	Manufacturing	10	9	13	32	63
1954 Laura Ave.	90255	6321-007-037	Manufacturing PD	TOD Overlay	70	50	0.77	Commercial Retail	6	5	7	19	37
2563 E Slauson Ave.	90255	6309-016-028	General Commercial	TOD Overlay	70	50	0.55	Restaurant	5	4	5	14	28
2657 E Slauson Ave.	90255	6309-025-044	General Commercial	TOD Overlay	70	50	0.53	Parking Lot	4	3	5	13	25
2863 E Slauson Ave.	90255	6310-016-008	General Commercial	TOD Overlay	70	50	1.00	Industrial	8	7	10	25	49
Soto St.	90255	6310-017-005	General Commercial	TOD Overlay	70	50	0.55	Manufacturing	5	4	5	14	28
5720 Soto St.	90255	6310-017-006	General Commercial	TOD Overlay	70	50	0.50	Storage	4	3	5	12	24
Slauson Ave.	90255	6310-017-007	General Commercial	TOD Overlay	70	50	1.68	Industrial	13	12	16	41	82
Pacific Blvd.	90255	6320-012-072	General Commercial	TOD Overlay	70	50	2.00	Parking Lot	15	14	20	49	98

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
2330 E Slauson Ave.	90255	6321-002-009	Manufacturing PD	TOD Overlay	70	50	0.51	Service Station	4	3	5	13	25
2400 E Slauson Ave.	90255	6321-003-001	General Commercial	TOD Overlay	70	50	0.53	Service Station	4	3	5	13	25
5936 Santa Fe Ave.	90255	6321-003-143	General Commercial	TOD Overlay	70	50	0.52	Commercial Retail	4	3	5	13	25
5918 Santa Fe Ave.	90255	6321-003-144	General Commercial	TOD Overlay	70	50	0.53	Commercial Retail	4	3	5	13	25
6020 Santa Fe Ave.	90255	6321-004-069	General Commercial	TOD Overlay	70	50	0.58	Commercial Retail	5	4	6	14	29
2110 Belgrave Ave.	90255	6321-006-025	Manufacturing PD	TOD Overlay	70	50	1.45	Manufacturing	11	10	14	35	70
2075 Belgrave Ave.	90255	6321-006-026	Manufacturing PD	TOD Overlay	70	50	0.65	Vacant	5	4	6	16	31
2111 Belgrave Ave.	90255	6321-006-030	Manufacturing PD	TOD Overlay	70	50	0.83	Manufacturing	6	6	8	20	40
6536 Santa Fe Ave.	90255	6321-022-027	General Commercial	TOD Overlay	70	50	0.53	Parking Lot	4	3	5	13	25
6401 Rugby Ave.	90255	6322-002-018	High Density Residential	TOD Overlay	70	50	0.52	Faith-Based Institution	0	0	12	13	25
7412 State St.	90255	6213-007-019	Neighborhood Commercial	TOD Overlay	70	50	0.77	Commercial Retail	0	0	18	19	37
Total Units									**280**	**246**	**352**	**880**	**1,758**

IV. CONSTRAINTS

This section evaluates potential constraints to the development, maintenance, and improvement of housing, and identifies appropriate steps to mitigate potential constraints, where feasible. Potential constraints to housing are discussed below and include both governmental and non-governmental factors.

Governmental Constraints

Governmental regulations, while intended to protect public health, safety, and welfare, can also unintentionally increase the cost of housing. Potential governmental constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local development processing and permit procedures.

Land Use Controls

General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the basic land uses and density of development within the various areas of the City. Under state law, the General Plan elements must be internally consistent, and the City's zoning and development regulations must be consistent with the General Plan.

In 2019, the City drafted a comprehensive General Plan update[1] that provides guiding policies for land use and development through the 2030 horizon year. However, the 2030 Huntington Park General Plan was not adopted and CEQA analysis was not completed. This Housing Element update uses the 1991 General Plan[2] as the basis for analysis. The City's 1991 General Plan is outdated and difficult to navigate. An updated General Plan would provide more certainty for developers and more comprehensive plan for development. The City will update the General Plan (at minimum, the Land Use, Circulation, and Public Facilities elements) during the Housing Element planning period (Program 7, Zoning Code Updates).

The City is in the process of updating the Safety Element of its General Plan as required by Government Code Section 65302and adopting a new Environmental Justice element as required by Government Code Section 65302(h). Those updates are expected to be adopted in 2023.

Huntington Park has seven land use categories that allow residential uses (Table IV-1), allowing a range of housing types and densities from 8.7 units per acre to 400 units per acre.

[1] City of Huntington Park, Planning and Zoning Division, http://hpca.gov/DocumentCenter/View/7972/2030-City-of-Huntington-Park-General-Plan---FINAL

[2] City of Huntington Park, Planning and Zoning Division, https://www.hpca.gov/DocumentCenter/View/407

Table IV-1
Residential Land Use Designations
Huntington Park General Plan

GENERAL PLAN LAND USE CATEGORY	ZONING DESIGNATION	MAXIMUM DENSITY OR FLOOR AREA RATIO (FAR)	RESIDENTIAL TYPES PERMITTED
Residential			
Low-Density Residential	R-L	8.7 units/acre	Low-density single-family dwellings, manufactured homes
Medium-Density Residential	R-M	17.4 units/acre	Medium-density townhouses, small-lot single-family dwellings, two-and three-family housing arrangements, low-rise apartment buildings
High-Density Residential	R-H	20 units/acre	Apartments and condominiums
Senior Housing Overlay	R-H, DTSP	225 units/acre	Senior housing in high-rise developments, single-room occupancy (SRO) developments
Single Room Occupancy Overlay	R-H	400 units/acre	SROs
Central Business District/Residential	C-P, C-N, DTSP (District A, B, C & D)	2:1 FAR 4:1 FAR (on Pacific Boulevard)	Multi-family residential development, mixed-use development, SROs
Mixed Use Overlay		17.4 units/acre	Vertical mixed-use development (ground-floor commercial), residential development

Source: Huntington Park General Plan, Land Use Element, Table LU-1, pages 22-26 1991.

Specific Plans

The Downtown Specific Plan covers an area of approximately 85 acres in the City of Huntington Park's Downtown. The Specific Plan divides the downtown area into four districts. Within each district there is a particular vision for future development. Land use and development standards, as well as design guidelines, give direction for each of these districts to achieve the future state envisioned by the community. The four districts are as follows:

1. District A: Mixed-Use Opportunity Sites – Commercial and office on ground floor with residential and office above ground. Maximum height of 84 feet.
2. District B: Mixed Use – Commercial and office on ground floor with residential and office above ground. Maximum height of 60 feet
3. District C: Multi-family residential with the opportunity for commercial on the ground floor as the market prescribes. Maximum building height of 35 to 60 feet.
4. District D: Mixed Use – Fronting Zoe Avenue, commercial on ground floor with residential above; not fronting Zoe Ave, commercial and residential on ground floor with residential above. Maximum building height of 35 feet.

Zoning Designations

The City regulates the type, location, density, and scale of residential development through the Zoning Code (Title 9 of the Huntington Park Municipal Code) and the Zoning Map. These regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Zoning Code and Zoning Map set forth residential development standards and review procedures for each zoning district. Table IV-2 summarizes the housing types permitted in each of the Huntington Park zoning districts.

The three zoning districts that allow residential units as a permitted use are as follows:

1) R-L (Low-Density Residential)
2) R-M (Medium-Density Residential)
3) R-H (High-Density District)

Commercial zoning districts that allow residential uses are as follows:

1) C-P (Office-Professional)
2) C-N (Neighborhood-Commercial)

The Downtown Specific Plan allows residential uses in zoning districts established in that plan (zoning district DTSP in the Zoning Code):

1) District A (Gateway)
2) District B (Festival)
3) District C (Neighborhood)
4) District D (Zoe)

The Zoning Code also contains a number of overlay zones,[3] which allow for additional uses beyond the base zoning district:

1) Medium Density Overlay Zone
2) Senior Citizen Housing Overlay Zone
3) Single Room Occupancy Overlay Zone
4) Affordable Housing Overlay Zone

[3] City of Huntington Park Zoning Code, Section 9-4.502, Overlay zones.

Table IV-2
Permitted Residential Development by Zoning District

ALLOWED LAND USES	ZONING DISTRICT										
								DTSP			
Residential Use	R-L	R-M	R-H	C-P	C-N	C-G	MPD	A	B	C	D
Condominiums	-	-	-	-	-	-	-	C[2]	C[2]	C	C[2]
Convalescent Homes	-	C	C	C	-	C	-	-	-	-	-
Density Bonus/Affordable Housing	P	P	P	-	-	-	-	C[2]	C[2]	C	C[2]
Manufactured Housing	D	D	D	-	-	-	-	-	-	-	-
Multi-Family Dwellings	-	D	D	D	-	D	-	D[2]	D[2]	D	D[2]
Second Dwelling Unit/"Granny" Housing/Guest House	P	-	-	-	-	-	-	-	-	-	-
Senior Citizen/Congregate Care Housing	-	-	C	-	-	-	-	C[2]	C[2]	C	C[2]
Single-Family Dwellings	P	P	P	-	-	-	-	-	-	C	-
Single Room Occupancy Facilities	-	-	D	-	-	-	-	-	-	C	-
Group Homes											
6 or less clients	P	P	P	-	-	-	-	P[1]	-	P	P[2]
7 or more clients	C	C	C	-	-	-	-	-	C[2]	C	C[2]
Transitional Housing*	-	D	D	-	-	-	-	-	-	-	-
Supportive Housing*	-	D	D	-	-	-	-	-	-	-	-
Zero Lot Line/Small Lot Residential Developments	-	D	D	-	-	-	-	-	-	C	-
Emergency Shelters											
Up to 30 beds	-	-	-	-	P	-	-	C	-	-	-
More than 30 beds	-	-	-	-	C	-	-	C	-	-	-

P=Permitted, D=Development Permit, C=Conditionally Permitted, - = Prohibited (Permit types are discussed in Development Procedures, below)

* Note: Assumes transitional and supportive housing is configured as a multi-family residential use, and is therefore subject to a Development Permit. If such housing were configured as a single-family use, it would be permitted by right within the R-M and R-H zones.

[1] Permitted Only Above First Floor on Pacific Boulevard

[2] Permitted Only Above First Floor

Development Standards

Development standards can affect the feasibility of development projects, particularly housing that is affordable to lower-income households. The most significant of these standards is density. Higher densities generally result in lower per-unit land costs, thereby reducing overall development cost, although this is not always the case. For example, at some point, higher density may require more expensive construction methods such as parking structures or below-grade garages.

Stakeholders interviewed for this Housing Element Update did not have specific experience developing in Huntington Park, but did have experience with infill development in urban areas and

provided input on typical development standards found in areas similar to Huntington Park. Some of the development standards that the City will consider adjusting include:

- **Height:** The lowest-density type of development that may be viable in Huntington Park (townhomes) typically require a height maximum of at least 35 feet. The City will increase the 30-foot height limit in the C-N district.
- **Open Space:** Open space requirements are not listed in the tables below and are found in the housing type-specific development standards in the Zoning Code. Developers find that required open space often goes unused, and can constrain their ability to achieve the maximum density allowed. Developers urged careful consideration of open space requirements (particularly common open space) to ensure that the type of open space required is appropriate for the type of development proposed, and suggested increasing park fees and contributing to more public open spaces.
- **Minimum Unit Sizes:** A minimum unit size requirement can act as a proxy for a minimum standard of quality, but do not allow for much flexibility in the design of projects. Developers consistently reported flexibility as a key to a development's success.
- **Prohibition on Ground-Floor Residential uses in the Downtown Specific Plan.** In the A, B, and D districts of the Downtown Specific Plan, residential uses are not permitted on the ground floor. The plan is intended to create a mix of uses, and the plan area is an important commercial corridor for the city, but the requirement could prove challenging for residential developers, especially affordable housing developers, to accommodate. The City will explore modifications to this development standard to ensure that the Downtown Specific Plan area is a viable part of the city in which to develop housing.

The City will, during annual reviews of its RHNA progress and outreach to developers, examine these standards as constraints and modify the Zoning Ordinance to modify them if needed to maintain progress toward meeting its RHNA (Program 7, Zoning Ordinance Updates).

Table IV-3 and Table IV-4 summarize the City's standards for residential development in all zones.

Table IV-3
Residential Development Standards (Commercial and Residential Zoning Districts)

DEVELOPMENT STANDARD	R-L	R-M	R-H	C-P**	C-N**
Density (du/ac)	8.712	17.424	20	20	20
Min Lot Area (sq. ft.)	5,000*	5,000*	15,000*	5,000	5,000
Lot Width (ft.)	45*	45*	100*	50	50
Lot Depth (ft.)	80*	80*	100*	0	0
Front Setback (ft.)	20[1]	15[1]	10[1]	5	5
Rear Setback (ft.)	10	10	10	0	0
Side Setback (each)	4 feet plus 1 foot for each story over 1 story			0	0
Side Setback (street)	10 feet plus 1 foot for each story over 1 story				
Min. Unit Size (sq. ft.)	1,000	850	Studio – 500 1 bedroom – 600 2 bedroom – 750 3 bedroom – 900 150 for each additional bedroom		
Lot Coverage (building footprint) (%, Max)	45%	55%	65%	1.0 FAR	1.0 FAR
Structure Height (feet, max)	35, 2 stories	35	45***	40	30

* Lots created before January 1, 2019 containing no more than one dwelling unit are exempt from the minimum lot size standards. Properties falling under this exemption shall maintain a maximum of one dwelling unit and are subject to compliance with all other applicable development standards.

** C-P and C-N zones allow residential, subject to a Development Permit

[1] Garage door setback for single-family uses shall be a minimum of twenty (20) feet from the front property line.

*** Building heights may be increased up to 100 feet by the Planning Commission as part of a Development Permit application.

Table IV-4
Residential Development Standards (Downtown Specific Plan)

DEVELOPMENT STANDARD	A	B	C	D
Density (du/ac)	70 units/acre	70 units/acre	70 units/acre	30 units/acre
Floor Area Ratio (FAR)	4.0 FAR (for mixed use)	4.0 FAR (for mixed use)	2.0 FAR (for mixed use)	3.0 FAR (for mixed use)
Min Lot Area (sq. ft.)				
Lot Width (feet)				
Lot Depth (feet)				
Front Setback (feet)	0 ft.	0 ft.	0 ft. (10 ft. for lots fronting Seville)	10 ft.
Rear Setback (feet)	0 ft.	0 ft.	0 ft. (10 ft. for lots fronting Seville)	0 ft.
Side Setback (each)	0 ft.	0 ft.	0 ft.	0 ft.
Side Setback (street)	0 ft.	0 ft.	0 ft.	0 ft.
Min Unit Size				
Open Space (common)	100 sf/du	50 sf/du	150 sf/du or 200 sf/du for lots fronting Seville (100 sf/du may be met by in-lieu fee)	150 sf/du
Open Space (private)	150 sf/du	100 sf/du	50 sf/du or 200 sf/du for lots fronting Seville (50 sf/du may be satisfied by offering additional common open space)	150 sf/du (50 sf/du may be met by additional common space)
Lot Coverage (building footprint) (%, Max)				
Maximum Building Height (feet)	84 ft.	60 ft. (35 ft. min.)	50 ft. (70 ft. on the west side of Rita Avenue and on the east side of Rugby Avenue) 35 ft. for lots fronting Seville	50 ft.

Zero Lot Line / Small Lot Residential Development Standards

Section 9-4.103(2)(R) of the City's Zoning Code permits zero lot line/small lot developments in the R-H and R-M zoning districts, subject to the approval of a Development Permit by the Community Development Director, to add standards for small lot developments (lots less than 4,000 square feet). The standards act as an alternative to attached housing in multi-family districts. They apply to all small-lot subdivisions, whether the tentative map is designed with single or multiple units per lot (condominium). By providing greater development flexibility and allowing smaller lot sizes, the ordinance facilitates the development and reduces development costs.

DEVELOPMENT STANDARD	ZERO LOT LINE / SMALL LOT RESIDENTIAL DEVELOPMENT STANDARDS
Minimum Lot Size	3,050 sq. ft.
Access	Alleys may be permitted to provide vehicular access
Minimum Lot Frontage	30 ft. (20 ft. for lots fronting public street and alley)
Front Yard Setbacks	20 ft., garage door setback for single-family uses shall be a minimum of 20 ft. from the front property line
Side Yard Setbacks	5 ft. from side/street right-of-way
Rear Yard Setbacks	5 ft. from rear alley (public right-of-way)
Open Space	400 ft. private outdoor open space
Parking	2 spaces in garage; tandem parking may be permitted in garage on parcels without alley access

Development standards not specified in the small lot ordinance are defined by the respective residential zone district the property is located in.

Senior Citizen Housing Overlay Zone Development Standards

Section 9-4.502(3) of the Zoning Code establishes modified development standards to facilitate the provision of senior housing (age 55 and over). Senior housing is permitted at densities up to 225 units per gross acre within the Senior Citizen Housing Overlay Zone, or in accordance with the underlying residential density within other zoning districts where the overlay zone is not applied. In addition, a reduced parking ratio of one space for every two guest rooms (units) is allowed. The minimum floor area for each unit is as follows:

Studio: 410 sq. ft.

One-bedroom: 570 sq. ft.

Two-bedroom: 670 sq. ft.

Affordable Housing Overlay and Affordable Housing Development Standards

The Affordable Housing Overlay (Zoning Ordinance Section 9-4.502) is intended to facilitate the development of affordable family housing at densities up to 70 dwelling units per acre. Senior housing at a density of 225 units per acre, and single-room occupancy (SRO) facilities at a density of 400 units per acre are also permitted.

Developments in this overlay are required to comply with the Affordable Housing development standards (Municipal Code, Section 2, Ord. 848-NS). A height increase of up to 10 feet above the maximum permitted within the underlying zoning district may be granted. All setbacks shall comply with the minimum setback requirements as set forth within the underlying zoning district. All residential dwelling units within an affordable housing development project, regardless of affordability restriction, shall not differ in appearance and shall be designed to contain all the same amenities, architectural features, and/or any other similar elements. These requirements are intended to decrease barriers to the development of housing.

The City's code establishes a minimum livable area by number of bedrooms, ranging from 500 square feet for a studio to 900 square feet for a four-bedroom unit. There are state requirements for minimum livable area: bedrooms must be at least 100 square feet of habitable floor space for the first occupant and 50 square feet of habitable floor space for each additional occupant. There

are no requirements for overall unit size at the state level.[4] A minimum unit size is a constraint to maximizing the number of units in a project, smaller units are typically more affordable to rent, and no minimum unit size provides developers with more flexibility. Program 7, Zoning Ordinance Updates, would have the City annually examine the minimum unit size requirement and modify if needed to maintain progress toward meeting its RHNA.

Minimum Lot Size Exceptions

The Zoning Code prohibits multiple dwelling units on lots created before January 1, 2019, containing no more than one dwelling unit, and therefore exempt from the minimum lot size standards.

The California HOME Act (Senate Bill 9, 2021) requires a ministerial review process for eligible development of up to two principal dwelling units on a parcel in a single-family residential zone, and a ministerial review process for eligible "urban lot splits," to create two new parcels for residential uses in a single-family residential zone. This prohibition is inconsistent with the California HOME Act and state ADU law. The City will modify this prohibition to allow multiple dwelling units in compliance with state law (Program 7, Zoning Code Updates).

Off-Street Parking Requirements

The City's parking requirements for residential uses vary by residential type. Single-family dwellings (detached and attached) require two parking spaces per unit in a garage, plus one parking space for every bedroom after the first two bedrooms and one guest space per unit. Mobile homes require 1.5 parking spaces plus one guest parking space for every three units. Studio units require one space for each unit in a garage, plus guest parking. Multi-family dwellings, condos, and other attached dwellings are required to have two spaces in a garage for each unit plus one space for each bedroom after the first two bedrooms and one uncovered guest parking per unit. Accessory dwelling units are required to have one space in addition to that required for the single-family unit or bedroom but can be exempted per State Law if they meet the criteria in Government Code section 65852.2, subdivisions (d)(1-5) and (j)(10):

1) Accessory dwelling unit is located within one-half mile walking distance of public transit.
2) Accessory dwelling unit is located within an architecturally and historically significant historic district.
3) Accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure.
4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
5) When there is a car share vehicle located within one block of the accessory dwelling unit.

Senior housing projects and Senior Congregate Care Facilities are required to provide 0.5 space for each unit. Extended care facilities are required to provide one space for each two beds the facility is licensed to accommodate. These parking requirements are summarized in Table IV-5.

[4] § 370.04. Standards for Decent, Safe, and Sanitary Dwellings

Table IV-5
Residential Parking Requirements

TYPE OF UNIT	MINIMUM PARKING SPACE REQUIRED
Single Family Detached Dwellings	2 spaces within a garage, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, and 1 uncovered guest space for every unit.
Single Family Attached Dwellings	2 spaces within a garage, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, and 1 uncovered guest space for every unit
Mobile Homes (in M.H. parks)	1.5 covered spaces, plus 1 uncovered guest space for every 3 units
Accessory Dwelling Units	1 off-street parking space in addition to that required for a single-family unit unless exempted per Government Code section 65852.2, subdivisions (d)(1-5) and (j)(10).
Multi-Family Dwellings, Condominiums, and Other Attached Dwellings*	
Studio	2 covered spaces per unit, plus 1 uncovered guest space for every unit.
1 or More Bedrooms	2 covered spaces per unit, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, plus 1 uncovered guest space for every unit.
Single Room Occupancy	1 space for each 4 guest rooms.
Senior Housing Projects	1 space for each 2 guest rooms.
Senior Congregate Care Facilities	1 space for each 2 guest rooms.
Extended Care Facilities (elderly, skilled nursing facilities and residential care homes)	1 space for each 2 guest rooms.

Source: Huntington Park Zoning Code, 2019

* Reduced parking is allowed for projects that provide affordable housing pursuant to state Density Bonus law.

** Guest parking shall be provided at a ratio of one space for each four required parking spaces.

With over 19,000 persons per square mile, Huntington Park has one of the highest population densities in the state. Associated with this dense population is a high density of automobiles within the City's three square-mile jurisdiction. The California Department of Motor Vehicles identified 44,782 registered automobiles, motorcycles, and trailers in the Huntington Park zip code (90255) in 2020, translating to approximately three vehicles per household. The City's single- and multi-family parking standards of two spaces per unit are established to provide adequate on-site parking to address the needs of Huntington Park's predominately large family households. During stakeholder outreach for this Housing Element Update, developers found the City's parking standards to be high. Townhome-style developers reported a typical, marketable parking standard to be two off-street spaces per unit plus one-quarter guest space per unit. Parking requirements also contribute to the high cost of development, and can make it difficult for projects to achieve the maximum density allowed. Therefore, the City has included Program 7, Zoning Ordinance Updates, in the Housing Element to evaluate its parking standards further and develop strategies to allow reduced parking for new development while not negatively impacting the community.

All or a portion of the off-street parking required by the Zoning Code (Municipal Code Section 9-3.8) may be waived when the lot or parcel of land involved is located in, or within 500 feet of, the Downtown Specific Plan (DTSP) and is within 500 feet from the nearest point of a public parking lot as measured between the property line of subject parcel or lot to the property line of the public parking lot provided the owner or occupant of the property on which the waiver is to be applied pays to the City an amount to be determined by the Council, to be deposited in the Parking System

Fund. Upon the payment of the fee to the City Treasurer, the Director shall issue a permit waiving the specified parking spaces. All money given to the City pursuant to the provisions of this section shall be used for the purposes of providing for or facilitating the use of public off-street parking.

Requests to Develop Housing at Densities Lower Than Anticipated in the Sites Inventory

Many factors influence the actual density of a project and can result in significantly lower densities than the maximum density allowed by zoning. There have been no requests to develop housing at densities lower than those anticipated in the sites inventory. The City will establish minimum densities in the Downtown Specific Plan Area of at least 20 units per acre (Program 10), and the Transit Oriented Development Overlay District to be developed with this Housing Element (Program 11) will establish minimum densities of 30 units per acre, to ensure sites in this 6th Cycle Housing Element Sites Inventory are developed at densities to meet realistic capacity assumptions.

Design Guidelines

Design guidelines are intended to communicate the desired qualities and characteristics of development and are intended to promote quality design that is sensitive to its neighborhood context, adjacent structures, and the General Plan's Urban Design Goals.

Design guidelines are used by staff, the Community Development Director, Commission, and Council in the review of development proposals. Criteria include architectural design and details of structures, site layout, pedestrian and vehicular circulation, and compatibility with the surrounding area.

Downtown Specific Plan Design Guidelines

Residential and mixed-use development within the Downtown Specific Plan[5] is subject to standards currently found in the Zoning Code as well as additional standards applicable to the Downtown Specific Plan Zones. Such standards are created to ensure residential development within this zone is compatible in architectural design and scale and functions appropriately with the surrounding commercial and mixed-use areas.

Mixed-use developments in the Specific Plan area must comply with the following regulations that may be a constraint to the development of housing due to increased costs associated with implementing these:

- Residential uses shall not occupy first/ground floor space in Districts A and B and along the Zoe Street frontage in District D, except for entrances and lobbies. For projects under 10 units, the required ADA unit may be located at the ground floor in a non-street fronting location for Districts A, B, and D.
- Access to residential units shall be from a central lobby which may be located on the first/ground level or one story above. Lobby access shall be restricted to residents only.
- Separate access drives and parking facilities shall be provided for residential uses and commercial uses except that residential visitor parking and commercial parking may be shared subject to the approval of the Community Development Director.
- Private open space shall be provided for residential uses in a mixed-use project.

[5] Downtown Specific Plan, 2008. https://www.hpca.gov/DocumentCenter/View/320/HP-Downtown-Specific-Plan?bidId=

General Plan Urban Design Element

The Urban Design Element of the General Plan includes policies and programs intended to shape the urban design of the city, but the policies are not design guidelines. The 1991 General Plan also contains policies requiring the development of design guidelines, and the City's 2030 General Plan identified a need for urban design guidelines.[6]

Many policies related to residential development contain subjective and difficult to apply language such as "improve," and allows for discretionary review of projects. The existing policies are a constraint to housing development due to the subjective nature of design standards. Until design guidelines are adopted, the lack of city-wide design guidelines is a constraint due to the limited guidance provided by the policies listed above and ability for permits to be reviewed subjectively. Under Program 8, Development Procedures, the City will adopt objective design standards for qualifying residential and mixed-use development, and citywide objective design guidelines for all residential and mixed-use projects.

Local Ordinances

Density Bonus Ordinance

State Density Bonus Law (Government Code Section 65915-65918) requires the City to provide certain incentives to developers that provide affordable or senior housing. The amount of the density bonus is set on a sliding scale, based upon the percentage of affordable units at each income level, with a maximum density bonus of 50 percent.

Density bonus law also requires that qualifying projects be provided up to three incentives or concessions. The number of required incentives or concessions is based on the percentage of affordable units in the project. An incentive or concession is defined as:

- A reduction in site development standards or a modification of zoning code or architectural design requirements, such as a reduction in setback or minimum square footage requirements;
- Approval of mixed-use zoning; or
- Other regulatory incentives or concessions which actually result in identifiable and financially sufficient cost reductions.

Huntington Park adopted a Density Bonus Ordinance (Municipal Code, 9-3-22) in 2010, which provides incentives or concessions for the production of housing for very low-, low-, and moderate-income and senior households. The City's ordinance is not consistent with recent changes to state Density Bonus Law, and the City will update the density bonus for consistency with state law (Program 11, Density Bonus and other Affordable Housing Incentives).

Condominium Conversions

The City's Zoning Code regulates the conversion of rental units to condominiums through a Conditional Use Permit process as a means of managing the undesirable aspects of conversion projects on tenants and the stock of rental housing in the community. Prior to approval of a conversion, the Commission must find the following:

[6] Draft 2030 General Plan Land Use & Community Development Element, Policy 14. http://hpca.gov/DocumentCenter/View/7972/2030-City-of-Huntington-Park-General-Plan---FINAL

- The project would not adversely affect the supply and availability of rental housing in the City or within a specified area of the City
- At least 25% of the project's tenants qualify for the purchase of units

Additional tenant protections include: (1) direct noticing of the public hearing on the proposed conversion; (2) Minimum 120-day notice to vacate if the conversion is approved; (3) allowance for tenants with children to extend their lease until the end of school year; (4) Tenant right of first purchase; and (5) arrangement for equivalent housing facilities (at the tenant's expense) for tenants purchasing units but temporarily displaced by renovations.

The City's condominium conversion requirements protect tenants from displacement and do not constrain the development of housing.

Special Needs Housing

Persons with special needs include those in residential care facilities; persons with disabilities; the elderly; farm workers; persons needing emergency shelter or transitional living arrangements; and those living in single room occupancy units. The City's provisions for these housing types are discussed below.

Transitional and Supportive Housing

State Housing Element law defines transitional housing as "buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance" (Government Code Section 65582(j)).

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multifamily apartments; and typically offers case management and support services to help return people to independent living (often six months to two years).

Supportive housing is defined as "housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community" (Government Code Section 65582(g)). Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. Similar to transitional housing, supportive housing can take several forms, including group quarters with beds, single-family homes, and multifamily apartments.

State law (Government Code Section 65583(c)(1)(C)(3)) requires cities and counties to treat transitional housing and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone. Supportive housing must also be permitted by right in zones where multifamily and mixed uses are permitted, subject to certain standards (Government Code Section 65651(a)).

The City's Zoning Code defines Supportive and Transitional Housing (Section 9-1.203) as follows:

> "Transitional housing" means temporary housing for a homeless individual or family transitioning to permanent housing for stays of at least six months.
>
> "Supportive Housing" shall have the same meaning as transitional housing; however, there is no time limit on the length of stay for supportive housing.

There are two supportive or transitional housing developments in the city: Mosaic Gardens at Huntington Park has a total of 24 beds and Tiki Gardens is a transitional housing project with 35 units for homeless persons.

Supportive and transitional housing configured as a single-family use are permitted by-right in R-M and R-H zoned residential districts with only a ministerial zoning clearance required. Supportive and transitional housing configured as a multi-family use is subject to a development permit in the RM and RH Districts. These facilities are not permitted within the R-L zoned districts. There are no separation requirements for supportive and transitional housing facilities. The City's regulations are not consistent with state law because supportive and transitional housing are subject to more stringent requirements than single-family dwellings in the same zones. Program 7, Zoning Code Updates, would amend the Zoning Code for consistency with state law.

Emergency Shelters

Government Code Section 65583(a)(4) requires the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the City's need for emergency shelters and must provide capacity for at least one year-round shelter. Permit processing, development, and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters. Assembly Bill 2339 requires that emergency shelters are allowed in a zone which allows residential uses or zones with available land which is located near amenities and services that serve people experiencing homelessness.

Emergency shelters with up to 30 beds are permitted by right in the Industrial/Manufacturing Planned Development (MPD) zone, and emergency shelters with more than 30 beds are conditionally permitted in the MPD, subject to approval of a CUP. Emergency shelters of any size are also conditionally permitted in the C-G (General-Commercial) zone.[7] The MPD zone provides for service, commercial, business, and industrial uses, and extends along several of the City's major corridors, including Soto, Slauson, Randolph, and Alameda, all of which are located near transit (bus service). Many of these sites are within walking distance of medical services, social services, and groceries. The City's Land Use Element identifies over 200 acres of MPD-designated land. While there is little vacant land in the City including within the MPD zone, 178 MPD properties (totaling approximately 68 acres) are either underutilized (defined as improvement to land value ratio below 1.0 and buildings built prior to 1980) or have existing structures that are potentially suitable for conversion to shelter use. Lots range from 100,000 square feet (approximately 2 acres) to approximately 12,000 square feet in the northern areas of Huntington Park.

[7] Huntington Park Municipal Code, Section 9-4.202 Allowed uses. https://library.qcode.us/lib/huntington_park_ca/pub/municipal_code/item/title_9-chapter_4-article_2-9_4_202

According to the 2022 Point in Time Count, there are approximately 282 unsheltered people experiencing homelessness living in Huntington Park. Pursuant to AB 2339, 56,400 square feet (1.3 acres) of land is required to shelter 282 people at a rate of 200 square feet per person. With a limit of 30 beds per shelter, 10 emergency shelters would be needed to accommodate all unsheltered residents.

To ensure there are adequate sites, including vacant sites, close to services, the City's new Transit Oriented Development (TOD) overlay will permit emergency shelters by right. The TOD overlay district allows for by-right, stand-alone residential and mixed-use development containing a wide variety of commercial establishments, including retail, services, hotels, and motels. The TOD overlay district is applied to sites with a range of parcel sizes and existing uses and offers potential for reuse and development in locations with older structures and lower improvement to land value ratios. The TOD overlay district includes 1.3 acres of vacant land and approximately 23 acres of underutilized land (defined as improvement to land value ratio below 1.0 and buildings built prior to 1980), allows residential projects, and is within walking distance of public transit and medical, social, and/or commercial services.

The Huntington Park Zoning Code defines "emergency shelters" as follows:

> "Emergency shelter" means a facility operated by a nonprofit organization providing temporary housing and minimal supportive services for homeless persons for a period of no more than six (6) months.

Standards for emergency shelters are established in Article 20, Emergency Shelters. State law allows for objective standards including:

1. The maximum number of beds or persons permitted to be served nightly by the facility
2. Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone
3. The size and location of exterior and interior onsite waiting and client intake areas
4. The provision of onsite management
5. The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart
6. The length of stay
7. Lighting
8. Security during hours that the emergency shelter is in operation

Article 20 contains a number of provisions that exceed standards allowed by state law, and several standards that require discretion to apply. The City defers to state law in evaluating proposals for emergency shelters where the Zoning Code is inconsistent with state law. As discussed in the People Experiencing Homelessness (Housing Needs Assessment), Huntington Park has an estimated homeless population of approximately 282 persons, and there are no emergency shelters in the city. As established in the Housing Needs Assessment, there is a gap in local resources to serve the city's homeless population. The City will amend the Zoning Code to revise standards for emergency shelters for consistency with state law (Program 7, Zoning Ordinance Updates).

Low Barrier Navigation Centers

Government Code Section 65660 defines a Low Barrier Navigation Center as a "Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." "Low barrier" refers to practices to reduce barriers to entry and may include, but not be limited to, allowing partners to share living space, storage of possessions, and pets.

California law provides that Low Barrier Navigation Center development is a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses. Therefore, the City cannot impose certain requirements or conditions or other discretionary review procedures. While the City must comply with all California law, the HPMC currently does not identify whether Low Barrier Navigation Center type uses are permitted in mixed-use or nonresidential zones within HPMC Title 9 Chapter 4. Therefore, the City will need to amend its zoning regulations to explicitly allow the development of Low-Barrier Navigation Centers, by right, in residential and mixed-use zones, as well as nonresidential zones permitting multifamily uses (Program 7, Zoning Ordinance Updates).

Group Homes

Group homes fill an important need for housing for persons with disabilities. This type of housing may be known as group homes, recovery residences, sober living homes, community care residential facilities, boarding houses, dormitories. Other similar facilities but defined elsewhere in this Housing Element and by state law are regulated differently, and include emergency shelters and supportive and transitional housing. Group homes may or may not provide services which require licensing from the State of California.

Section 1566.3 of the California Health and Safety Code requires group homes which serve six or fewer persons to be considered a residential use of property for purposes of local zoning ordinances. No local agency can impose stricter zoning or building and safety standards on these residential facilities (such as a conditional use permit, zoning variance, or other zoning clearance) than is required of a family dwelling of the same type in the same zone. The Huntington Park Zoning Code permits group homes serving six or fewer persons by right in all residential zones (R-L, R-M, R-H), by right in all districts within the Downtown Specific Plan (Districts A, B, C, and D), and does not subject such facilities to a use permit, building standard, or regulation not otherwise required of residential uses in the same zone.

The Health and Safety Code further states that no local zoning ordinance can include residential facilities which serve six or fewer residents in the definition of a boarding house, rooming house, institution or home for the care of minors, the aged, or the mentally infirm, foster care home, guest home, rest home, sanitarium, mental hygiene home, or other similar term which implies that the residential facility is a business run for profit or differs in any way from a family dwelling.

In compliance with state law, the Zoning Code[8] establishes rules for residential care facilities under the definition of "group home:"

> "Group home" means a facility providing residential social and personal care for children, the elderly and people with limited ability for self-care, but where medical care is not a major element. Group home includes children's homes, board and care homes, self-help group

[8] Section 9-1.203, Definitions.

homes. Convalescent homes, nursing homes and similar facilities providing medical care are not included under this definition.[9]

While the City's regulations meet the minimum standard in state law, Housing Element Law requires a comprehensive analysis of the extent to which local regulations constrain the provision of this type of housing.

The City's group home regulations for small facilities are consistent with state law. Regarding large group homes (serving more than six people), the City, like many jurisdictions, requires a Conditional Use Permit (CUP) approved by the Planning Commission for large group homes, with no distinctions for licensed or unlicensed facilities. The Zoning Code requires a CUP for large group homes in R-L, R-M, and R-H districts and Districts A, B, C, and D in the Downtown Specific Plan. Refer to *Permits and Procedures* for a listing of the City's required CUP findings. The CUP requirement for large group homes is intended to regulate provisions such as adequate housing, amenities, and staffing. The City does not impose any spacing requirements between group homes or other special needs facilities and does not impose any occupancy standards for unrelated adults which differ from those for families. However, a CUP adds cost, time, and discretion to any project, which poses a constraint to development of group homes, which is also a fair housing issue. According to guidance from the Department of Housing and Community Development (HCD), "local policies that require all group homes with more than six residents to obtain conditional use or other permits inappropriately turn state laws designed to remove constraints on small, licensed group homes into constraints on the many other group homes that do not require state licenses."[10] HCD recommends the following guidelines for establishing local regulations on large group homes:

- Group homes that operate as single-family residences and that do not provide licensable services should be allowed in single-family neighborhoods, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences.
- Group homes that operate as single-family residences and that provide licensable services to six or fewer residents should be allowed in single-family neighborhoods, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences.
- Group homes operating as single-family residences that provide licensable services to more than six residents may be subject to conditional use or other discretionary approval processes. Local governments must still provide flexible and efficient reasonable accommodations in these permitting processes. This means that some requests for exceptions to permitting processes should be resolved through reasonable accommodation procedures instead of conditional use procedures.

Through Program 7, the City will amend the Zoning Code to remove constraints for group homes by:

[9] Section 9-1.203 defines convalescent home as "a licensed facility which provides bed and ambulatory care for patients with post-operative convalescent, chronic illness and persons unable to care for themselves; but not including alcoholics, drug addicts or persons with mental or contagious diseases or afflictions. (Includes 'Nursing Home' and 'Rest Home')."

[10] State of California Department of Housing and Community Development, Group Home Technical Advisory, page 25. https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/group-home-technical-advisory-2022.pdf

- Revising the definition of Group Homes to distinguish between licensed and unlicensed facilities;
- Revising allowed land uses in single-family neighborhoods to allow larger, unlicensed facilities;
- Revising the conditional use permit requirement for large group homes to apply only to licensed facilities;
- Ensure that conditions of approval for large facilities requiring a CUP are objective and transparent; and
- Allow use of the Reasonable Accommodation procedure to except large, licensed facilities from the CUP requirement.

Definition of Family

California court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the city, and therefore violates rights of privacy under the California Constitution. A zoning ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons.

In response to these court rulings, the City of Huntington Park has adopted the following definition of "family" within the Zoning Ordinance:

> "Family" means one or more persons occupying a premise and living as a single non-profit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club or similar dwelling for group use. A family shall not include a fraternal, religious, social or business group. A family shall be deemed to include domestic help employed by the family.

Public comments expressed concern that the inclusion of "non-profit" in the City's definition of "family" could constrain the development of group homes and residential care facilities. The City will commit to removing references to "non-profit" in the definition of "family" (Program 7).

Housing for Persons with Disabilities / Reasonable Accommodations

The federal Fair Housing Act and the California Fair Employment and Housing Act require that cities and counties provide reasonable accommodation where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Cities and counties must also consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and the case law interpreting the statutes.

Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. These accommodations can mean local jurisdictions making modifications or exceptions in their zoning laws and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents with mobility impairments.

Reasonable accommodation enables developers and providers of housing for people with disabilities a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing.

The City of Huntington Park has adopted a "Reasonable Accommodation Ordinance" included in Section 9-3.1901 of the City of Huntington Park Municipal Code. The stated purpose is to provide individuals with disabilities reasonable accommodation in regulations and procedures to ensure equal access to housing, and to facilitate the development of housing.

The Community Development Director may approve improvements as long as a number of findings have been made:

1. The request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws;
2. The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws;
3. The requested accommodation would not impose an undue financial or administrative burden on the City; and
4. The requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance.

A reasonable accommodation cannot waive a requirement for an entitlement (e.g., Conditional Use Permit, Development Permit, General Plan Amendment, Zoning Amendment, Subdivision Map) when otherwise required or result in approval of uses otherwise prohibited by the City's land use and zoning regulations. As discussed in the Group Homes, above, state guidelines advise allowing the reasonable accommodation procedure to be used to except certain group homes or residential care facilities from a conditional use permit requirement. Program 7, Zoning Ordinance Updates, commits to allowing the use of the reasonable accommodation procedure for this purpose.

The Planning Commission has the authority to review and decide upon requests for reasonable accommodation when it involves any encroachments into any required setback area, results in building size increase above what is allowed in the applicable zoning district concerning height, lot coverage, and floor area ratio maximums, or whenever a reduction in required parking is requested. If the application for reasonable accommodation is referred to or reviewed by the Planning Commission, a decision to approve, approve with conditions, or deny the application shall be rendered within fifteen working days after the close of the public hearing, based on the findings set forth in Section 9-3.1908. During the last housing cycle, there were no reasonable accommodation requests. A public hearing can introduce delays and subjectivity into the decision process. Program 7 commits to removing the requirement for a public hearing before the Planning Commission.

There is a $55 fee to process a Reasonable Accommodation.[11] As discussed in Special Needs Populations (Housing Needs Assessment), people living with disabilities tend to be lower income and often on fixed incomes and/or public assistance. A fee is a constraint to the ability of persons with disabilities to access housing that meets their needs. Program 7 commits the City to amending the Zoning Code to remove this fee to increase fair housing opportunities for persons with disabilities.

Employee and Farmworker Housing

The Employee Housing Act (Division 13, Part 1 of the Health and Safety Code) requires employee housing for six or fewer employees to be allowed wherever single-family homes are allowed. Health

[11] Master Fee Schedule for FY 2018-19

and Safety Code Section 17021.6 precludes a local government from requiring a conditional use permit, zoning variance, and/ or other zoning clearance for certain agricultural employee housing.

The Employee Housing Act (Health and Safety Code, Section 17000 et seq.) requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Section 17021.6 requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone.

According to recent Census estimates, about 182 Huntington Park residents were employed in agricultural, forestry, fishing, and hunting, and 132 of those were employed full-time in these industries. The City has no agricultural zoning districts or allowed agricultural uses. The Zoning Code does not define employee housing or contain specific provisions for employee housing. The City will revise the Zoning Code to comply with the Employee Housing Act, including adding provisions that would allow employee housing in all residential zones (Program 7, Zoning Ordinance Updates).

Single Room Occupancy Facilities

Single Room Occupancy (SRO) residences are small, one-room units (generally 100-250 sq. ft.) occupied by a single individual and may have shared or private kitchen and bathroom facilities. SROs are rented on a weekly to monthly basis, typically without rental deposit, and can provide an entry point into the housing market for extremely low-income individuals, formerly homeless, and disabled persons. The City's General Plan and Zoning establish an SRO Overlay District, permitting SROs up to 440 units/acre, as well as permitting SROs in the Pacific Paseo District at densities of 70 units/acre, and in the High-Density Residential District at 20 units/acre.

The City has adopted standards to regulate the development and operation of SROs, established in Article 13 of the City's zoning code. A number of these standards are subjective or do not apply to other multifamily developments pose constraints to the development of SROs, including but not limited to:

- SROs shall not be located within 250 feet of a parcel which has a school for children, adult bookstore or theater, bar or liquor store; and existing motels, hotels or apartments shall not be permitted to convert to SROs;
- SROs shall be located within one-quarter mile of a bus stop or transit station;
- The design of a SRO project shall coordinate with and complement the existing architectural style and standards of the surrounding land uses. If a design theme has been established in the proposed area, the theme should be reflected in the design and scale of the SRO project; and
- A permanent, continuously available temporary parking/loading area shall be provided adjacent to the main entrance; and
- A cap on the number of SRO units citywide

Minimum amenities listed in Section 9-3.102(10) are intended to ensure a minimum standard of quality of life for residents, but some may increase the cost of development or conversion and are in excess of those that apply to other multifamily development types, including intercom systems, key card doors, furnishings, and security monitoring.

The City recognizes that SROs can play an important role in addressing the range of housing needs in Huntington Park and are particularly suitable for extremely low-income small households and individuals transitioning out of homelessness. To further facilitate the provision of SROs, Program 7 will eliminate the current requirement for a Conditional Use Permit and approve SROs through a Development Permit process, modify subjective standards or those listed above that do not apply to other multifamily developments, remove the prohibition on the conversion of existing hotels, motels, or apartments to SROs, and evaluate the cap on SRO units citywide. The proposed TOD Overlay (Action 10-5) will allow SROs by-right.

Accessory Dwelling Units (Secondary Dwelling Units)

Huntington Park's Zoning Code (Section 9-1.203) defines second dwelling units as follows:

> "Second dwelling unit" means a dwelling unit located on the same lot as the primary single-family dwelling, which the second unit is either attached to, or detached from, and which provides complete, independent living facilities for no more than two (2) persons. A second unit shall include permanent living facilities, including permanent but separate provisions for living, sleeping, eating, cooking and sanitation and shall contain a full bath, a kitchen and not more than one bedroom.

State law requires jurisdictions to provide for the establishment of second units (called "accessory dwelling units" or ADUs in state law) in residential zones, and limits the discretion a jurisdiction may apply to such uses. The City provides for second units in the R-L zone district, but the ordinance currently requires a CUP and two covered parking spaces. The City's standards require a minimum 6,500 square foot lot size for a second unit, and minimum parcel width of 50 feet and depth of 80 feet. The size of the additional unit shall not exceed 30 percent of the existing living area of the main dwelling for an attached second unit, or 750 square feet for a detached unit. These provisions are inconsistent with state ADU law.

Until the City revises its ordinance consistent with state law, the City processes ADU applications consistent with state requirements. The City will update the second unit ordinance to bring it into compliance with state law (Program 7, Zoning Ordinance Updates).

Mobile Homes / Manufactured Housing

Manufactured housing and mobile homes can be an affordable housing option for low- and moderate-income households. A mobile home or manufactured home is defined as a structure which is transportable in one or more sections, is eight feet or more in body width, or 40 feet or more in body length, in the traveling mode, or, when erected onsite, is 320 or more square feet.[12] Mobile homes are defined as being constructed prior to June 15, 1976, while a manufactured home is constructed on or after the same date.

Government Code Section 65852.3 requires manufactured homes to be allowed on permanent foundations wherever single-family homes are allowed, and subject to the same development standards to which a conventional single-family residential dwelling is subject. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land

[12] Health and Safety Code Sections 18007 to 18008

planned and zoned for residential use and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

The Zoning Code defines mobile homes and manufactured housing as follows:

> "Manufactured housing" means single-family detached housing that is built to the National Manufactured Housing Construction and Safety Standards Act of 1974. Includes mobile homes.
>
> "Mobile home" means a transportable, factory-built home, designed to be used as a year-round residential dwelling and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974.

Huntington Park permits manufactured housing on permanent foundations in all residential zone districts, subject to a Development Permit. A Development Permit requires review by the Community Development Director to ensure compatibility of the manufactured home with surrounding uses (see a description of the Development Permit process, below). The City has adopted the following development standards to govern the installation of mobile and manufactured homes:

1. Homes shall have a minimum eave projection of 2 feet on at least 2 opposite sides, with at least 1 foot on any one side;
2. Roofs must have a minimum pitch of 1:4 and shall be constructed of non-reflective/non-metallic roofing material;
3. Exterior siding shall be non-reflective/non-metallic and shall be installed from the ground up to the roof; and
4. Homes shall have a minimum width of 20 feet, unless part of any approved modular style.

Under the Municipal Code, single-family dwellings are not subject to the requirement to obtain a Development Permit. The City will amend its Zoning Ordinance to allow manufactured homes as a use by right in all residential zones. The City will amend the Zoning Code to remove the Development Permit requirement for the installation of a manufactured homes (Program 7, Zoning Ordinance Updates).

Permits and Procedures

The evaluation and review process required by the City contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price.

In Huntington Park, projects are governed by just three levels of decision-making bodies: the Community Development Director, Planning Commission, and City Council.

Pre-Application Conference

For all discretionary entitlements, staff recommends that a Preliminary Review (per Section 9-2.103, Pre-application conference) be submitted. The Preliminary Review allows staff to comprehensively review the proposal and work with the applicant to resolve any issues prior to the formal application submittal. Additionally, staff provides the applicant with a recommendation and conditions of approval that will be recommended to the Planning Commission, allowing the applicant the opportunity to work with staff and decide whether to move forward. The initial staff review in the Preliminary Review Process is 30 to 45 days. Once revised plans are re-submitted, the second

review is an additional two weeks and the applicant is provided with staff's recommendation and conditions during this review.

Development Permit

The City utilizes a Development Permit as its process for site plan review. The purpose of the Development Review is to "protect the integrity and character of the residential, commercial, and industrial areas of the City and ensure consistency with the General Plan" (Huntington Park Municipal Code, Section 9-2.1001). In practice, the Development Permit process allows other departments to review and comment on projects, and ensure that the project includes required infrastructure improvements. Development Permits are approved with conditions and can be referred to the Planning Commission for review, but they may also be approved administratively.

Approval of all Development Permits are subject to the following findings (Section 9-2.1007):

1. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards;
2. The proposed development is consistent with the General Plan;
3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;
4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
5. The subject site is physically suitable for the type and density/intensity of use being proposed;
6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare; and
7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public interest, health, safety, convenience or welfare of the City.

A number of the required findings are subjective in nature (findings 3, 5, and 7, above). The subjective nature of those findings can be considered constraints to housing development in that they do not specify concrete, quantitative data by which a determination on a project's consistency with the required findings can be made. These findings alone may increase the likelihood that a project is required to be reviewed by decision makers in hearing, leading to a protracted review process and potentially a denial based on interpretation. Because Development Permits are recognized by the City to be the most appropriate mechanism for reviewing housing development proposals, eliminating subjectivity will remove constraints to the development of housing (Program 7, Action 7-2).

Conditional Use Permits

Conditional Use Permits (CUPs) are used for activities or uses that may affect the surrounding environment in ways that cannot be determined prior to proposal at a particular location. All CUPs require approval by the Planning Commission. Multifamily projects in residential zones require a Major Development Permit, described above, whereas projects in commercial and mixed-use districts require a Conditional Use Permit.

An application for a Conditional Use Permit is deemed complete when an application form and environmental checklist is submitted. The City's Environmental Information Form[13] serves as the initial study under the California Environmental Quality Act (CEQA).

The Commission must make the following findings to approve the project:

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of CEQA and the City's Guidelines;
4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience or welfare of the City;
5. The subject site is physically suitable for the type and density/intensity of use being proposed; and
6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

The City recognizes that the Development Permit is a more appropriate tool to ensure the compatibility of residential uses within commercial districts than a Conditional Use Permit, which focuses on the use rather than the design. Therefore, the Housing Element includes Program 7 to modify the required entitlement from a CUP to a Development Permit for multi-family residential projects in the C-P, C-N, and DTSP zones and SROs in any zone.

Administrative Variances

When residential development projects propose to deviate significantly from applicable codes, a zone variance is required. The City does offer a waiver of development standards for variances deviating less than ten percent from the Code, referred to as a "Minor Variance." Minor Variances are minor adjustments from the standards and granted only when, because of special circumstances applicable to the property, the strict application of this Code denies the property of privileges enjoyed by other property located nearby and in an identical zoning district. Minor Variances do not require a public hearing or notice and may be granted by the Community Development Director. The Director shall record the decision in writing and shall recite the findings upon which the decision is based, in compliance with state law (Government Code Section 65906 or as this section may be amended/replaced from time to time). The Director may instead defer action and refer the application to the Commission for a decision. The Director may approve and/or modify an application in whole or in part, with or without conditions, only if all of the following findings are made:

[13] City of Huntington Park, Environmental Assessment Checklist, http://hpca.gov/DocumentCenter/View/267/Environmental-Assessment-Checklist

1. That there are special circumstances applicable to the property, including location, shape, size, surroundings or topography so that the strict application of this Code denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;
2. That granting the Minor Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and unavailable to the property for which the Minor Variance is sought;
3. That granting the Minor Variance will not be detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located;
4. That granting the Minor Variance does not constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning district in which the property is located;
5. That granting the Minor Variance does not result in an adjustment which would exceed ten (10) percent of the standard(s) being modified or allow use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and
6. That granting the Minor Variance will not be inconsistent with the General Plan.

Design Review

The City's Design Review procedures and requirements are outlined in Article 18 of the Zoning Code. The Design Review process is explicitly a discretionary process. The following project types are required to undergo Design Review:

1. New structure(s)/development and related plans which require a Development Permit except as exempted in Section 9-2.1804;
2. Additions and exterior modifications to existing structures that require a Development Permit except as exempted in Section 9-2.1804;
3. Planned Sign Programs (9-3.1206); and
4. Other public or private improvement projects as determined by the Council, Commission or Director.

The required findings are as follows:

1. The proposed development is consistent with all applicable provisions of this Code and other applicable City codes, ordinances and General Plan goals;
2. The general design considerations, including the character, scale and quality of design are consistent with the purpose/intent of this Article and any adopted design guidelines;
3. The architectural design of structures and their materials and colors are visually compatible with surrounding development. Design elements (e.g., screening of equipment, exterior lighting, signs, awnings, etc.) have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development, and/or between the different types of uses in a mixed use development;
4. The location and configuration of structures are compatible with their sites and with surrounding sites and structures and do not unnecessarily block views from other structures or dominate their surroundings;

5. The general landscape design, including the location, type, size, color, texture and coverage of plant materials, provisions for irrigation, maintenance and protection of landscape elements have been considered to ensure visual relief, to complement structures and to provide an attractive environment;
6. The design and layout of the proposed project will not interfere with the use and enjoyment of neighboring development (existing and future), will not result in vehicular or pedestrian hazards and will lead to a reduction in opportunities for crime;
7. The interior and exterior building design and/or site layout, including on-site parking, has been designed and integrated to ensure the intended use will best serve the potential users or patrons of the site; and
8. Special requirements or standards have been adequately incorporated, when applicable, into the site or building design (e.g., transportation demand management improvements, mitigation measures, utilities, American Disabilities Act regulations, density bonus requirements, open space, historic preservation, etc.).

The Community Development Director is responsible for conducting design review. If Planning Commission or City Council approval is required for the project's other entitlements, the Director's recommendations are forwarded to the appropriate review body. Because the City's Design Review process is conducted administratively, the process doesn't constrain the development of housing by adding additional hearings to a project's review.

However, the discretionary nature of the Design Review process is a constraint to the development of housing, even if it is conducted administratively. Discretionary processes were universally cited by developers as causing delays, increasing uncertainty, and increasing costs. Discretionary review processes may also complicate the use of CEQA exemptions for infill development that would otherwise be available. Program 8, Development Procedures, contains provisions to limit discretion in the review of housing development applications, and would apply to the Design Review process.

Processing Timeframes

The Permit Streamlining Act governs the processing time for planning applications, although an applicant can waive these time limits. The length of processing time depends on the scale and complexity of the project and the knowledge, expertise, and ability of the development team and their ability to prepare plans in accordance with City requirements, make timely submissions (and resubmissions), and revise plans based on feedback received.

Huntington Square (Case No. 2021-05) at 6101 State Street would subdivide one lot into two, build 48 residential units on one lot and nine affordable units on the second lot in the C-G zone. The application was submitted on May 26, 2021, and a Planning Commission meeting was scheduled for June 30, 2021. This project had many entitlements, including a General Plan Amendment, Zoning Ordinance Amendment, Tentative Parcel Map, and Density Bonus along with the Development Permit. Timelines for processing any discretionary permit would be similar. A complex commercial project at 2901/2909 East Slauson Avenue and 5731/5795 Bickett Street involving site cleanup, demolition of three buildings, renovation of an existing building, and development of two new commercial buildings[14] was approved in three months (application submitted September 14,

[14] Case No. 2020-05 CUP/DP

2020, and approved on December 9, 2020), Processing timelines are reasonable and do not delay a project; therefore, processing timeframes are not a constraint.

Due to staffing shortages, the average time for processing Building Plan Checks has been four to six months. This is considered a constraint. The City will hire more staff to conduct Plan Check (Program 8, Development Procedures). The City will implement changes to its Minor Development Permit requirements to improve the timeline for processing (Program 7, Zoning Ordinance Updates) and will identify inter-departmental constraints to timely processing throughout the planning period (Program 8).

Senate Bill 330

The Housing Crisis Act of 2019 (SB 330) aims to expedite and increase certainty in the development process with changes to the Housing Accountability Act and Permit Streamlining Act. The City doesn't currently have procedures to implement SB 330 but will develop checklist and application materials (Program 8, Development Procedures).

SB 35 (2017), Streamlined Approval Process

Pursuant to Government Code Section 65913.4, jurisdictions that have not met their allocated Regional Housing Needs Allocation (RHNA) numbers are required to streamline certain proposed developments that include affordable units. As of June of 2019, Huntington Park had insufficient progress towards its Above Moderate Income RHNA and therefore, under SB 35, is required to approve proposed developments with at least 10 percent affordable units with a ministerial permit.[15] The City will develop objective design standards and procedures for implementing SB 35 (Program 8, Development Procedures).

Fees

Development is subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by state law. These fees can be a constraint to the maintenance, improvement, and development of housing because the additional costs borne by developers contribute to overall increased housing unit cost. However, fees are necessary to maintain adequate planning services and other public services and facilities in the city.

There are two types of fees imposed on new development: planning fees that fund direct services for processing the necessary permits for a project (i.e., application fees for a zone change or variance, building permits, plan check, etc.), and development impact fees which are used to fund physical infrastructure (such as sewerage facilities, schools, parks, etc.). When developers of housing refer to fees as impediments to housing construction, they are generally referring to both types of fees.

The City periodically evaluates the actual cost of processing development permits when revising its fee schedule. The last fee schedule update was adopted in 2018.

Planning Fees

Planning fees for residential development increase depending on the complexity of the entitlement requested. For example, if an applicant proposes a new single-family home or ADU, a Minor

[15] SB 35 Statewide Determination Summary, https://www.hcd.ca.gov/community-development/housing-element/docs/sb35_statewidedeterminationsummary.pdf

Development Permit fee will be required in the amount of $412 along with the $5,000 Parkland Fee. The total costs for multiple family projects increase by the amount of a Major Development Permit fee of $1,875 per project. The project cost also varies as different entitlements may be requested, including Variances, General Plan Amendments, Tentative Tract/Parcel Maps, Development Agreements, and Environmental Assessments. Planning fees are listed in Table IV-6.

Table IV-6
Planning Fees

TYPE OF REQUEST	FEE
Minor Development Permit	$412
Major Development Permit	$1,875
Preliminary Plan Reviews (1st & 2nd)	$930
Development Permit Amendment	$1,951
Conditional Use Permit, Variance	$4,972
Zone Change	$5,616
General Plan Amendment	$6,387
Tentative Tract Map	$2,644
Tentative Parcel Map	$2,644
Development Agreement	$3,789
Environmental Assessment	
Categorical Exemption	$285
Negative Declaration	$1,179
Mitigated Negative Declaration	$1,622
Environmental Impact Report	Consultant Fee plus 25% Admin Fee
Quimby/Park Development Fees	Reference HPMC Section 9-3.1602
Publicly Visible Art Fee	1% of construction valuation
Building and Safety Plan Check	Based on Building Valuation
Building and Safety Permit Fees	Based on Building Valuation

Source: City of Huntington Park, Master Fee Schedule 2018

Development Impact Fees

Residential developers are required to provide and/or fund infrastructure to serve their projects. Developers of single- and multifamily residential projects are required to pay development impact fees to fund capital improvements for parks and public safety services proportional to the demands placed on these services by the project. Developers are also required to provide the infrastructure necessary for utility connections to the project, including water, electricity, and sewer, as well as funding their portion of any off-site system expansions or upgrades that are necessary to serve the project. For larger projects requiring environmental review, developers are responsible for funding any infrastructure improvements required to mitigate project impacts and have not been previously identified as part of a capital improvement program covered by the development impact fees.

Publicly Visible Art Program

In 2001, the City established a Publicly Visible Art program to improve and enhance the quality of life for individuals living, working, and visiting the City. Balanced development of cultural and artistic resources preserves and improves the quality of the urban environment and increases property values. All new residential developments of two or more units, public and institutional buildings, and all commercial and industrial development projects with a construction value of $100,000 are subject to the program and are required to provide publicly visible art as part of their project, such as sculptures, murals, or fountains. Alternatively, projects can contribute one percent of the construction valuation of their project to the City Art Fund. The City's Art Ordinance exempts affordable and senior housing units from the calculation of construction valuation.

Parkland Fees

The City adopted parkland dedication and/or in-lieu parkland ("Quimby") fees on residential development in 2004. Any new residential development of one unit or more, and any addition of one or more units to an existing residential property, is subject to the park dedication requirement. While the parkland standard under the Quimby Act is for three acres of parks per 1,000 population, Huntington Park is severely park deficient with only 0.74 acres of parks per 1,000 residents. The parkland dedication and/or fee requirement intends to require developers to pay a share of the costs for development of new and rehabilitation of existing park and recreation facilities to serve the residents of the development. The City's Parkland Ordinance exempts affordable and senior housing units from the fee calculation.

Recognizing that fees charged under the formula in Municipal Code Section 9-3.1602 pose an undue economic hardship and constraining development, in 2007, the City adopted Resolution 2007-12, establishing a per-unit flat fee of $5,000. This amount is lower than the fee determined through implementation of the formula and does not constrain housing development while still contributing to park development and maintenance.

Implications for Housing Development

Because the City does not have a robust history of multifamily development, there is a shortage of data on which this Housing Element can evaluate the impact of fees.

Program 8 would commit the City to analyze fees on a regular basis. There are existing state laws dictating how cities may calculate development fees and establishing a schedule for updates, but the City will also conduct analysis of fees and regular outreach as part of Program 8, Development Procedures, to determine what constraints still exist that may prevent the City from meeting its RHNA obligations.

The Housing Plan also has a number of actions to reduce fees. Program 2 would reduce fees for ADUs, and Program 10 would provide fee waivers or deferrals for lot consolidation.

Based on the analysis below, multifamily and single-family development per-unit fees costs are comparable, and do not pose a constraint to development.

Multifamily Development

Huntington Square (6101 State Street), approved in August 2021 (Ordinance No. 2021-02), is a 48-unit affordable housing development. The project required a General Plan and Zoning Map amendment, a tentative Parcel Map, and a Major Development Permit. Typical multifamily

development for a site that is zoned for residential development would require only a Major Development Permit.

The project had an estimated total development cost of $27,437,069, of which fees, permits, and studies made up $416,250, or about two percent of the total development cost. The amount of fees per unit was $8,671.

Single-Family Development

A typical new single-family dwelling is required to obtain a Major Development Permit. The development permit application includes environmental review, other administrative fees, and parkland fees, for a total cost of $8,310.

Off-Site Improvements

Developers of projects that will include streets are required to install the curbs, gutters, sidewalks, utility systems, and landscaping. These facilities are typically subject to the City's street design standards and comply with HUD accessibility guidelines. The City uses a standard 30-foot curb-to-curb width requirement within a 54-foot right-of-way for local residential streets. Collector streets are 40 feet curb-to-curb, within a 60 to 66-foot right-of-way. Developers are responsible for installing all improvements and utilities necessary for the private driveways pursuant to City standards.

Building Codes

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic, or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's building codes are based upon the California Building, Plumbing, Mechanical, and Electrical Codes. These are the minimum necessary to protect the public's health, safety, and welfare. No additional regulations have been imposed by the City that would unnecessarily add to housing costs.

Non-Governmental Constraints

Environmental Constraints

Huntington Park is a completely urbanized community, and no natural habitat remains in the city. No mineral resources are known to exist. Environmental constraints that are present in the city are described below.

Seismic Hazards

There are no active or potentially active earthquake faults known to traverse the City of Huntington Park, thus, no ground rupture hazards are expected in the City. The City is, however, located within a seismically active region and is subject to ground shaking hazards associated with earthquake events in the region. Seismicity, in the Los Angeles area historically has been defined by earthquake events along the Newport Inglewood, San Fernando, San Jacinto, and San Andreas faults. Other faults of concern in the area include the Whittier fault, the Elysian Park Thrust, and the Santa Monica-Hollywood fault. The major faults in the Southern California region are described below.

- The Newport-Inglewood Fault Zone is located approximately nine miles west of the City. The 1933 Long Beach Earthquake occurred on the Newport-Inglewood fault. A maximum credible earthquake of Magnitude 6.8 on the Newport-Inglewood fault has the potential of generating horizontal peak ground accelerations of about 0.2 to 0.3 in the area. Ground-shaking could last approximately 22 seconds, with seismic Mercalli intensity values of VII to VIII. This type of earthquake would be particularly damaging to older low-rise structures located within the City.
- The Palos Verdes Hills Fault, located 20 miles to the southwest of the City and is considered to be an active fault based on late Pleistocene and Holocene age displacements that have been interpreted along offshore segments of the fault in the San Pedro shelf. The fault is considered to be capable of generating a maximum credible earthquake of Magnitude 7.0 that would cause seismic intensities in the IX to X range. The Palos Verdes fault could result in greater damage than that anticipated from an earthquake on the San Andreas fault due to its proximity.
- The Sierra Madre Fault Zone is located approximately 15 miles northeast of the City at the base of the San Gabriel Mountains and forms a prominent 50-mile long east-west structural zone on the south side of the San Gabriel Mountains. The Sierra Madre fault system was responsible for the uplift of the San Gabriel Mountains by faulting in response to tectonic compression.
- The Whittier-Elsinore Fault Zone is located along the southern base of the Puente Hills approximately nine miles east of the City of Huntington Park. This northwest-trending fault extends from the Whittier Narrows area continuing southeast across the Santa Ana River, past Lake Elsinore, into western Imperial County and then continuing on into Mexico. This fault is expected to be capable of generating a Magnitude 6.6 earthquake.
- The Santa Monica-Malibu Coast Fault System is an east-west trending fault system located along the southern margin of the western Santa Monica Mountains and into Santa Monica Bay. The nearest fault trace is located approximately 22 miles to the west of the City. Although there has been very little seismic activity along this fault system, the Malibu Coast fault segment has been characterized as active based on displaced soils. This displacement was estimated to have occurred about five thousand years ago.
- The San Andreas Fault Zone is located approximately 37 miles to the north and northeast of the of the City at its nearest point. This fault zone extends from the Gulf of California continuing northward to the Cape Mendocino area where it continues northward along the ocean floor. The total length of the San Andreas Fault Zone is approximately 750 miles. The length of the fault and its active seismic history indicates that it has a very high potential for large-scale movement in the near future (Magnitude 8.0).
- The San Jacinto Fault Zone, located approximately 44 miles to the northeast of the City, is part of the San Andreas Fault System. The two fault strands separate near the San Gabriel Mountains, where the San Jacinto fault extends southeastward to form the southwestern boundary of the San Jacinto Mountains and the San Timoteo Badlands. This fault is thought capable of generating a maximum credible earthquake of magnitude 7.0. Strong ground shaking from this earthquake would last about 25 seconds, with MM intensity values in the VIII to IX range.
- The Elysian Park Blind Thrust Fault is exposed for approximately two miles at Elysian Park but is not exposed over the rest of its trace toward the east. (Blind thrust faults are low-angle or low-lying faults occurring generally 5 to 15 kilometers below the ground surface which have no surface manifestation.) The Elysian Blind Thrust is located approximately five miles

from the City of Huntington Park at its nearest point. The Elysian Park Fault was the source of the magnitude 5.9 earthquake near Whittier in 1987. This fault is thought to be capable of generating earthquakes of magnitude 7.2 to 7.6 and would result in intense ground-shaking in the entire Los Angeles basin.

- The Torrance-Wilmington Fault is a newly postulated, blind thrust fault and fold system located under the Palos Verdes Peninsula. Although this fault system is not well defined, it is estimated that if one of the segments ruptures, an earthquake of Magnitude 5.0 to 7.5, would occur.

Most injuries and property damage from a major earthquake impacting the City will be caused by strong ground motion, especially structural damage to buildings. The developed areas of Huntington Park consist mostly of low density and medium density residential zones. Less extensive areas are devoted to low-rise commercial development. Low-rise buildings (less than three stories) common in the City are more likely to be damaged by a near-field earthquake, such as one occurring on the Newport-Inglewood fault or the Hollywood fault.

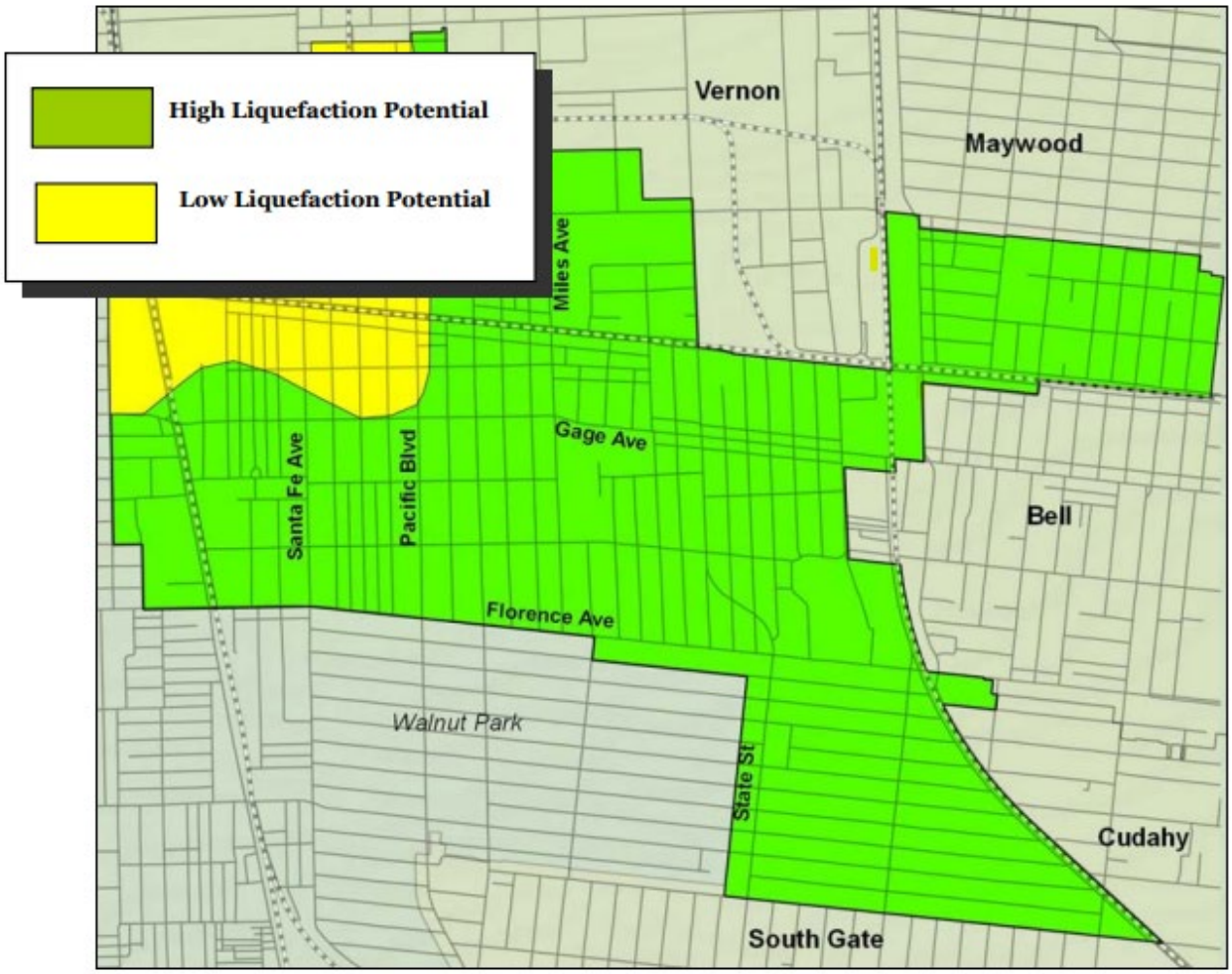
The wood-frame construction used in the residential and some commercial development in the City generally performs well during earthquakes. These buildings may experience significant structural and nonstructural damage, but rarely collapse. However, a trend in wood-frame construction in recent years, in particular in housing construction, has been the split level and irregular floor plans. Earthquake intensities of VIII in the Mercalli Scale may cause torsional racking of the foundation and wall elements of irregular structures. Single-family residences built before the 1952 Building Code was implemented are more likely to slip off their foundations as a result of strong ground motion associated with nearby earthquakes. Mobile homes are also susceptible to slipping off their foundation.

All future development projects will be required to conform to applicable development standards governing seismic safety. Adherence to applicable regulations and policies will ensure future development does not result in any significant adverse impact.

Landslides and Erosion

A study of earthquake hazards by the United States Geological Survey (USGS) indicates that a majority of the City has a moderate to high potential for liquefaction (Figure IV-1). According to the USGS, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. Structures constructed on soils that liquefy may sink or topple over as the soil loses its bearing strength. Areas containing shallow groundwater within 30 feet or less of the ground surface are susceptible to liquefaction hazards during seismic shaking. The General Plan Health & Safety Element Policy 2 requires a review of soils and geologic conditions in areas with liquefaction potential.

Figure IV-1 Areas In The City of Huntington Park Subject to Potential Liquefaction



The City of Huntington Park has a relatively flat topography, and hazards associated with slope instability, erosion, and landslides are considered unlikely. Because of the City's level topography, there are no landslide hazards in the City or the surrounding area.

Flood, Tsunami and Sea Level Rise Related Hazards

The City is located approximately 14 miles to the north of the Pacific Ocean and will not be exposed to the effects of a tsunami. In addition, there are no surface bodies of water located in the City; therefore, the risk of being impacted by a seiche is non-existent. A seiche occurs when two waves traveling in opposite directions collide, creating a larger standing wave.

A review of the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works, indicated that the City is located in Zone X. This flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain.

The City of Huntington Park is located within the inundation paths of the Hansen and Sepulveda Dams. Large areas downstream of the Hansen and Sepulveda Dams, including the City of

Huntington Park, are at risk of inundation in the event of dam failure. The Hansen and Sepulveda Dams are operated by the Army Corps of Engineers and were constructed primarily for flood control. The flood hazards associated with dam failure will affect most areas south of the dams.

The General Plan Health & Safety Element, Policy 8 requires local drainage-related improvements to be implemented as part of new development approvals.

Wildfire

There are no open grass areas in or around the City which present brush fire or wildfire hazards in the City of Huntington Park. The major risk involves structural fires associated with older buildings in the City which may not be consistent with the more recent and stringent fire safety codes and regulations. Furthermore, industrial uses may also be considered to have a greater risk for fire due to the higher potential for use of flammable, explosive, and hazardous materials. The industrial uses in Huntington Park are located within the western and northern portions of the City.

The City of Huntington Park contracts with the Los Angeles County Fire Department (LACFD) for fire protection and emergency services. Fire stations are located in the City of the Huntington Park and the surrounding area to meet the demand for fire protection in the area. The LACFD has a service area covering over 22,000 square miles. There are 235 fire stations throughout the County which respond to approximately 200,000 calls per year. The City of Huntington Park has access to all the resources and facilities of the County Fire Department. Thus, other fire stations may respond to a fire in the City of Huntington Park, if the need arises. The Los Angeles County Fire Department operates two fire stations in the City: Fire Station 164, located at 6301 South Santa Fe Avenue, serves as the area's battalion headquarters (Huntington Park is serviced by Los Angeles County Fire Department-Battalion 13); and Fire Station 165, located at 3255 Saturn Avenue. Response time county-wide is under five minutes.

Noise

Noise is generally defined as unwanted sound. The decibel (dB) scale (a logarithmic loudness scale) is most often used to quantify sound levels or intensity. There are three weighted scales (A, B and C) used in conjunction with the dB scale. Each sub-scale is used for a different purpose and provides specific information. The A and B scales are more accurate and objective representations of sound pressure levels than the C scale. However, since the human ear is not equally sensitive to all frequencies within the entire noise spectrum, noise measurements are weighted more heavily within those frequencies that correspond to human sensitivity using an A-weighting (referred to as dBA). The human ear can detect changes in sound levels of between 3 and 5 dBA under normal ambient conditions. Changes of less than 3 dBA are noticeable to some people under extremely quiet conditions while changes of less than 1 dBA are only discernable by few people under controlled, extremely quiet conditions.

The City of Huntington Park Municipal Code also regulates noise levels in the City by referencing the Los Angeles County Noise Control Ordinance. The Code makes it unlawful for any person to make or cause any loud, unnecessary, and unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area.

Hazardous Materials

All businesses that handle hazardous materials are required by various Federal, State, and local agencies to submit a business plan to their local administering agency (the reportable quantities are 50 or more gallons of a liquid, 500 pounds or more or a solid, or 200 cubic feet or more of a gas at standard temperature and pressure; quantities for acutely hazardous materials vary according to the substance).

The primary concern associated with the release of a hazardous material relates to the public health risks of exposure. Toxic gases are a primary concern, since a gaseous toxic plume is more difficult to contain than a solid or liquid spill and a gas can impact a larger segment of the population in a shorter time span. Releases of hazardous materials may also occur during a natural disaster, such as during an earthquake. Improperly stored containers of hazardous substances may overturn or break, pipelines may rupture, and storage tanks may fail. Containers may also explode when subjected to high temperatures, such as those generated by a fire. If two or more chemicals which are reactive when combined come in contact as a result of a spill, the hazard may be compounded. The Uniform Fire Code includes criteria designed to minimize the risk of an accident. These guidelines are to be followed when storing, using, or transporting hazardous materials, and include secondary containment of substances, segregation of chemicals to reduce reactivity during a release, sprinkler and alarm systems, monitoring, venting and auto shutoff equipment, and treatment requirements for toxic gas releases.

The city has a long history of industrial activity and still currently has a number of active industrial uses, leading to current and historical soil contamination issues. A declining local industrial economy means that much of the city's industrial land will redevelop as residential development. The Housing Element Sites Inventory identifies many sites meeting this criteria. A summary of those issues known at the time of this Housing Element follow.

Active Uses

According to the Envirofacts Database, the U.S. Environmental Protection Agency (EPA) is currently regulating 127 facilities in the City. These uses range from plating/manufacturing; foundries; pharmacies; auto repair shops; dry cleaners; copy and printing companies; light industrial; hardware stores; and gasoline service stations. The EPA identifies these uses as being handlers and/or consumers of hazardous materials.

Historical Uses and Cleanup Sites

The California Department of Toxic Substances Control (DTSC) indicates through its Hazardous Waste and Substances Site list that there is one use that is currently undergoing state remedial action through the Site Cleanup Program. Furthermore, additional sites engaged in cleanup activities, or that have completed remediation are identified by the State Water Resources Control Board's GeoTracker database. The GeoTracker database also identifies other facilities presently undergoing DTSC regulation. The facilities include Leaking Underground Storage Tanks (LUSTs), military cleanup sites, permitted USTs, and active operations utilizing hazardous materials or generating hazardous waste.

Roadways

Florence Avenue is a major truck route connecting industry in the City to the I-710 and I-110 freeways and presents a potential for hazardous material accidents and spills during transport. In

addition, the railroad lines that serve the area occasionally transport hazardous materials. Trains travelling on the SPRR railroad line parallel to Randolph Street; on the UPRR line along the east side; and on the Alameda Corridor also carry hazardous cargoes. The City has no jurisdiction or control over the transport of hazardous materials on freeways and railroads. The California Highway Patrol is in charge of spills that occur on the local freeways along with Caltrans.

Residential Pollution Burdens

As previously indicated in Chapter II, CalEnviroScreen is a mapping tool that helps identify California communities that are most affected by many sources of pollution and where people are often especially vulnerable to pollution's effects.

The Environmental Justice Element of the General Plan contains a number of policies and programs to mitigate and reduce the impacts of pollution on residents of Huntington Park. This Housing Element also contains programs (Program 3, Safe and Sanitary Homes, and Program 4, Home Rehabilitation) to assist residents to retrofit homes with air filtration and other improvements to lessen the in-home pollution burden.

Implications for the Housing Element Sites Inventory

The City is largely built out, leaving industrial sites to provide the highest opportunity for redevelopment without increasing displacement risk. The sites in the City's Sites Inventory in the Slauson/Long Beach and Pacific/Randolph planned transit station areas have high pollution exposure. In the Slauson/Long Beach station area, some opportunity sites contain active manufacturing and other industrial land uses. All residential development sites will have to undergo Phase I Environmental Site Analyses (see Policy 4.7), leading to a Phase 2 and/or 3 analyses if necessary. Soil remediation measures may be required.

Project design is an important tool that can decrease residents' exposure to pollution. Program 14, Comprehensive Planning Updates, includes Action 14-3, Open Space Planning, which will increase the City's tree canopy to improve air quality. Action 8-4 will establish citywide design standards that will include building design provisions to orient buildings away from sources of pollution and require indoor air filtration to improve indoor air quality.

To encourage redevelopment, the new Transit-Oriented Development Ordinance (Program 10, Action 10-5) establishes clear, objective design standards and streamlined, administrative approval of qualifying projects. The City will also pursue funding to assist with site cleanup and provide incentives for the transition from industrial to residential uses (Program 10, Adequate Housing Sites). The City will mitigate indoor air pollution by implementation of Program 3, Safe and Sanitary Homes.

Federal and State Environmental Regulations

Federal and state regulations require an environmental review of proposed discretionary projects that do not fall within specified exemptions outlined in CEQA Statute and Guidelines (e.g., subdivision maps, development of large sites, use permits, etc.). The cost of complying with environmental regulations can add costs to development. However, these regulations help preserve the environment and ensure environmental quality for Huntington Park residents.

Regional plans and programs related to public safety included the State Seismic Hazards Mapping Act, CEQA Statute and Guidelines, California Noise Insulation Standards (Title 24), and the Federal

Emergency Management Agency (FEMA) Flood Insurance Program. Pursuant to CEQA, nearly all residential development that requires a discretionary action also requires environmental review concurrent with the approval process. The preparation, review, and certification of CEQA documents may add time to the development process.

Pursuant to State law, the City developed and adopted a Local Hazard Mitigation Plan (LHMP)[16] in 2004. Under FEMA regulations, the City's LHMP is expired. Updating the LHMP will be an implementation program in the City's updated Safety Element, which was in progress at the time of publishing this Housing Element (Program 3, Safe and Sanitary Homes).

Infrastructure Constraints

As discussed under Development Fees and Improvement Requirements, the City requires developers to provide on-site and off-site improvements necessary to serve their projects. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities, and school sites, consistent with the Subdivision Map Act.

Additionally, the City's Capital Improvement Program (CIP) contains a schedule of public improvements, including streets and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that the construction of public improvements is coordinated with development. As a result of these policies, any infrastructure constraints which currently exist must be fully mitigated and financed as growth occurs.

Because the city is mostly built out, most infrastructure is in place where development is contemplated by the Sites Inventory. Some infrastructure is aging and will need replacing, and the capacity of many of the systems managed by entities other than the City are unknown. This lack of information is a constraint to development, and the City will remedy this primarily though completion of Program 14, Comprehensive Planning Updates, in which the City commits to updating its General Plan with current population projections and, in particular, updating the Public Facilities Element to establish a comprehensive plan for infrastructure sufficient to support new development in the city.

Wastewater

The City of Huntington Park Public Works Department maintains the City's sewer system. Sewage generated by the City is conveyed to regional sewage treatment facilities maintained and operated by the Los Angeles County Sanitation District. Wastewater collected by the LACSD is conveyed to the Joint Water Pollution Control Plant located at 24501 Figueroa Street in Carson. This treatment plant provides primary and secondary treatment for approximately 280 million gallons per day (mgd) and has a total permitted capacity of 400 mgd. Thus, a remaining capacity of 120 mgd is available for future development in the region.

The City will update its General Plan, including its Public Facilities Element, to identify deficiencies in the physical infrastructure and establish a comprehensive plan for improvement and ensuring adequate capacity in the system to accommodate development anticipated by the Housing Element (Program 14, Comprehensive Planning Updates).

[16] City of Huntington Park Natural Hazards Mitigation Plan, 2004. https://www.hpca.gov/DocumentCenter/View/4366/City-of-Huntington-Park-Natural-Hazards-Mitigation-Plan

Water

The City of Huntington Park is served by four water companies, which obtain their supply of water from two sources: groundwater from local wells and water supplied by the Metropolitan Water District. The four water companies are discussed in more detail in Section IV, *Resources*.

Government Code Section 65589.7 requires cities and counties to work with water and sewer services to adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. The City's Public Works Department currently hooks up water and sewer services to projects with permits without special priorities, requirements, or conditions for specific project types. The City will work closely with local water and sewer providers to adequately serve and prioritize qualified lower-income, single- and multi-family development (Program 9). Additionally, the 2020 Urban Water Management Plan identified local and regional projects intended to increase water supply and increase opportunities for water recycling.

Storm Water Drainage

The County Flood Control District provides flood control for the city and physical infrastructure is in fairly good condition. Development proposals are assessed for drainage impacts and required facilities. With these existing facilities and review procedures in place, the City's flood control system is not expected to limit development during the planning period.

Dry Utilities

Southern California Edison is responsible for supplying electricity to the city and surrounding areas. Other dry utilities such as natural gas, telephone and data services, and cable television are serviced by contracted providers within the city. Providers include, without limitation, SoCalGas, AT&T, and Spectrum.

Market Constraints

Various factors not under the control of the government also affect the cost, supply, and distribution of housing. These factors include land cost, construction costs, and availability of financing.

Development Costs

A key component of the total cost of housing is the price of raw land and any necessary improvements. The diminished supply of land available for residential construction combined with a fairly high demand for such development has served to keep the cost of land relatively high in cities across Southern California. The availability and price of land are potential constraints to a housing development for all income levels.

Another major cost associated with housing development is the cost of building materials, which have risen dramatically in recent years. Hard construction costs include building shell costs, on- and off-site improvements, parking, and all contractor costs. As part of the City's density bonus program, the City allows for affordable units to be slightly smaller in size (maintaining the same number of bedrooms) and have different interior finishes than market-rate units, provided that all project units are comparable in construction quality and exterior design. Another factor that can reduce construction costs is the economies of scale realized with a greater number of units built at

one time; this is of particular benefit when density bonuses are used for the provision of affordable housing.

Construction Cost

Construction costs depend on several factors, including type of construction; custom versus tract development; cost of materials; site conditions; finishing details; amenities; size; and structural configuration. The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA protected wood-frame housing. Estimates are based on "good-quality" construction, providing for materials and fixtures well above the minimum required by state and local building codes.

The California Construction Cost Index (CCCI) is based on the Building Cost Index (BCI). This index measures changes in cost for production factors in housing construction. Typically, this cost accounts for materials of various types, equipment, salaries, and transport services. These indices provide average estimates for San Francisco and Los Angeles only and are produced by the Engineering News Record (ENR). Taking these factors into account, construction costs have risen 24 percent in California since June of 2016.

The ICC estimated in 2021 that the average cost per-square-foot for good-quality housing in Los Angeles County was approximately $117 for multi-family housing, $130 for single-family homes, and $147 for residential care/assisted living facilities.[17]

Although construction costs are a substantial portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production in Huntington Park.

While development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public services and improvements. Therefore, the city's calculation of the Parkland fees dependent on appraisal value and costs along with the fees calculated from the Master Fee Schedule are not seen as a constraint to the development of housing.

Cost and Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community; lending practices, rates, and fees charged; laws and regulations governing financial institutions and equal access to those institutions; and availability of a range of credit options to residents in all neighborhoods regardless of race, gender, income, or location. The following discussion analyzes residential lending in Huntington Park as well as issues affecting equal access to credit. Huntington Park is typical of Southern California communities with regard to private sector home financing programs.

Under State law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or socio-economic conditions in the area ("redlining"). There is no evidence of redlining being practiced in any area of the City.

[17] 7 DGS California Construction Cost Index CCCI. 2021. https://www.dgs.ca.gov/RESD/Resources/Page-Content/RealEstate-Services-Division-Resources-List-Folder/DGS-California-Construction-Cost-Index-CCCI

The City currently advertises funding opportunities for lower-income residents to assist with home rehabilitation and lead-based hazard mitigations through Program 3. Although the City cannot control development costs and other market constraints, the city actively reviews available funding and implement financial programs throughout the planning period. This is a common annual practice and therefore does not require the development of a new program.

VI. HOUSING ACTION PLAN

Sections II through IV of this Housing Element describe the housing needs, opportunities, and constraints in the City of Huntington Park. This section presents the City's eight-year Housing Action Plan for the 2021-2029 planning period. This Plan sets forth Huntington Park's goals, policies, and programs to address the identified housing needs of the city.

Goals and Policies

The overall goal of the Housing Element is to provide adequate housing in the city, both in quality and quantity, to provide appropriate shelter for all without discrimination.

The goals and policies of the Housing Element presented below address Huntington Park's identified housing needs and are implemented through a series of housing programs offered through the Community Development Department and other City departments. Within this overarching goal, the City has established goals and policies to address the development, maintenance, and improvement of the housing stock.

Provision of New Housing

GOAL 1: PROVIDE OPPORTUNITIES FOR THE DEVELOPMENT OF SUITABLE HOUSING TO MEET THE DIVERSE NEEDS OF EXISTING AND FUTURE RESIDENTS.

POLICY 1.1 Promote opportunities for homeownership to low- and moderate-income households through homebuyer assistance programs or inclusionary housing requirements that apply to ownership projects.

POLICY 1.2 Facilitate the development of missing-middle housing (accessory dwelling units, duplexes, triplexes, and small-lot subdivisions consistent with state law) to provide affordable housing opportunities in existing neighborhoods.

POLICY 1.3 Facilitate the development of new housing of types through the use of objective design standards and other permit streamlining techniques.

POLICY 1.4 Provide for housing for people with special needs, including people with disabilities, large households, and seniors, through the use of zoning incentives, dedication of funding, and flexible and/or objective design standards.

POLICY 1.5 Increase the development of affordable housing across the city through the use of density bonuses, dedicated funding, and other incentives that promote the construction of multifamily developments.

POLICY 1.6 Through the use of zoning, dedication of funding, and permit streamlining techniques, facilitate the development of high-density housing in areas served by existing or planned transit service.

POLICY 1.7 Introduce more flexible zoning and incentives for existing lower-density residential areas to create opportunities for more “missing middle” medium-density scale housing types.

Housing Conservation and Maintenance

GOAL 2: MAINTAIN AND ENHANCE THE QUALITY OF EXISTING HOUSING AND RESIDENTIAL NEIGHBORHOODS AND PROVIDE GREATER HOUSING STABILITY FOR HOUSEHOLDS AT ALL INCOME LEVELS.

POLICY 2.1 Preserve the character, scale, and quality of established residential neighborhoods, while continuing to facilitate new housing to meet the community's existing and future housing need.

POLICY 2.2 Maintain affordability controls on government-assisted housing units in the City, through dedication of funds and partnerships with nonprofit housing providers to acquire and preserve units in projects with expiring affordability controls.

POLICY 2.3 Promote safe housing by developing programs that subsidize the rehabilitation of residential structures that are substandard or in disrepair, provide rehabilitation funding for room additions to alleviate overcrowding, and complete other necessary home improvements.

POLICY 2.4 Strengthen neighborhoods through a partnership with nonprofits in the acquisition and rehabilitation of deteriorated properties and provision of long-term affordable housing.

POLICY 2.5 Promote quality rental housing and strategies to address substandard conditions of units. Establish procedures to use the City's existing Code Enforcement program to hold landlords accountable for rental housing repairs. Dedicate funding to rental housing rehabilitation and connect owners of rental properties with code violations with funding programs.

POLICY 2.6 Educate property owners on the benefits of lead-based paint abatement, home repair, and remodeling using design and materials consistent with the historic character of the residence.

POLICY 2.7 Ensure that all rental properties in Huntington Park are safe and sanitary by performing inspections of all new and existing rental units. Educate and train rental property owners on best practices for property management. Connect property owners with resources for owners of rental properties to assist with repairs and improvements.

POLICY 2.8 Inform residents about the dangers of in-home toxic material and pollution exposure (including lead, air pollution, asbestos) and the city resources available to address these issues.

POLICY 2.9 Develop and maintain public programs to increase access to at-home pollution exposure remediation for residents of Huntington Park, including lead-based paint inspections and household air purification devices.

POLICY 2.10 Protect existing residents from displacement by expanding tenants' rights programs, enforcement, and legal assistance needed to access those rights.

Removal of Governmental Constraints

GOAL 3: MINIMIZE THE IMPACT OF GOVERNMENTAL CONSTRAINTS ON THE MAINTENANCE, IMPROVEMENT, AND DEVELOPMENT OF HOUSING.

POLICY 3.1 Monitor all regulations, ordinances, departmental processing procedures, and fees related to the rehabilitation and construction of housing units to assess the impact on housing costs.

POLICY 3.2 Reduce barriers to building new housing and amend the Zoning Code and other ordinances to allow for more flexibility and faster processing time.

POLICY 3.3 Encourage the use of alternatives to current parking standards that lower the cost of housing, support GHG and VMT reduction goals and recognize the continued expansion of shared and alternative mobility.

Provision of Adequate Housing Sites

GOAL 4: PROVIDE ADEQUATE SITES FOR THE DEVELOPMENT OF NEW HOUSING THROUGH APPROPRIATE LAND USE AND ZONING.

POLICY 4.1 Implement land use policies that allow for a range of residential densities and housing types to address Huntington Park's housing needs.

POLICY 4.2 Promote the development of sites suitable for multifamily housing, including those listed in the Housing Element Site Inventory.

POLICY 4.3 Facilitate the consolidation of small parcels by providing a density bonus for lower-income housing on small lots consolidated into a single building site.

POLICY 4.4 Pursuant to Government Code section 65583.2(h), owner-occupied and rental multifamily projects in which 20 percent or more of the units are affordable to lower-income households shall be allowed by right on Housing Element Inventory sites rezoned to accommodate a shortfall of capacity.

POLICY 4.5 Pursuant to Government Code section 65583.2(i), on all Housing Element Inventory sites rezoned to accommodate a shortfall, residential projects that contain no commercial uses shall be allowed on Housing Element Inventory sites zoned for mixed use, and at least 50 percent of the floor area shall be devoted to residential uses.

POLICY 4.6 Incentivize though zoning the development of new residential uses in less-productive industrial, office, and commercial areas. Pursue funding to assist with environmental remediated, if necessary.

POLICY 4.7 Require Phase I Environmental Site Assessments and, if required, subsequent remediation, to be completed for all residential projects.

POLICY 4.8 Provide for the redevelopment of properties with existing uses and structures through incentives such as relaxed development standards, parking standards, and other zoning requirements.

Equal Housing Opportunity

GOAL 5: PROMOTE EQUAL OPPORTUNITY FOR ALL RESIDENTS TO RESIDE IN THE HOUSING OF THEIR CHOICE.

POLICY 5.1 Continue to cooperate with the Fair Housing Foundation to enforce fair housing laws and provide public education and outreach.

POLICY 5.2 Inform the Fair Housing Foundation of any known violations of applicable Federal and State laws.

POLICY 5.3 Continue to implement the Southeast Regional Mental Evaluation Team (SERMET) to provide support and resources to the mentally ill and homeless population in the community.

POLICY 5.4 Coordinate with the Los Angeles Area Homeless Services Agency (LAHSA) and other local communities to provide a continuum of care of services and facilities for the homeless. Support local service providers offering needed facilities and housing support services to homeless individuals, families, and persons at risk of homelessness.

POLICY 5.5 Continue to address the special housing needs of persons with disabilities through the provision of supportive housing, homeowner accessibility grants.

POLICY 5.6 Protect local renters from adverse living conditions by disseminating information and resources regarding tenant's rights and home safety.

POLICY 5.7 Develop design and development standards to ensure equitable access to green space for all residents.

POLICY 5.8 Promote the development of active transportation infrastructure and amenities throughout the city.

Housing Programs

Housing Element goals and policies are implemented through the programs described below. Pursuant to Government Code Section 65583, housing programs must address the following major areas:

- Conserve and improve the condition of the existing supply of affordable housing;
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low, and moderate-income households;
- Provide adequate sites to accommodate the city's share of the regional housing need for households of each income level;
- Remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities;
- Promote the creation of accessory dwelling units that can be offered at affordable rents; and
- Affirmatively furthering fair housing and promote equal housing opportunity.

Huntington Park's programs for addressing these requirements are described in this section.

Provision of New Housing

Homebuyer programs are vital given that housing prices in Huntington Park rank among the highest in eastern Los Angeles County and northern Orange County. The City is also supportive of the development of accessory dwelling units to meet the needs of its growing population and multi-family rental housing for lower-income households, including working families and university students.

Program 1. First-Time Homebuyer Assistance

Action 1-1. First-Time Homebuyers Program

The City will reinstate a First-Time Homebuyers Program using HOME funds and other grant funding. The City shall promote this program by:

- Establishing parameters for the First-Time Homebuyer Program,
- Preparing multi-lingual informational documents,
- Advertise program by posting informational documents on the city website, providing the documents in general public information areas throughout City Hall, and periodic advertising in the city newsletter.

Responsible Agency: Community Development Department

Timeframe: 2024 and ongoing

Objective: Assist 25 homebuyers throughout the planning period

Action 1-2. Mortgage Assistance Program

The City will operate a Mortgage Assistance program for lower-income homebuyers using CalHome funds. The City shall promote this program by:

- Preparing multi-lingual informational documents,
- Advertising the program by posting informational documents on the city website, providing the documents in public information areas throughout City Hall, and periodic advertising in the city newsletter; and
- Conducting workshops with community-based organizations.

Responsible Agency: Community Development Department

Timeframe: Ongoing, beginning 2022

Objective: Assist 25 homebuyers throughout the planning period

Action 1-3. Los Angeles County Homebuyer Programs

Los Angeles County offers a Homebuyer Assistance Program and Mortgage Credit Certificates. The City of Huntington Park shall provide referral information to prospective buyers at the public counter and on the City website.

Responsible Agency: Community Development Department

Timeframe: Make referrals throughout the planning period beginning January 2023

Objective: Refer 30 potential homebuyers

Program 2. Accessory Dwelling Units and Missing Middle Housing

Action 2-1. Update Accessory Dwelling Unit Ordinance

The City currently has a Second Unit Ordinance which permits the construction of second units, but it is not consistent with Government Code Section 65852.2. The City will update the Zoning Ordinance to conform with current state law. The updated ordinance will establish flexible zoning requirements and development standards, provide for expedited ministerial processing, and establish fee reductions.

Responsible Agency: Planning Division

Timeframe: Amend ADU Ordinance within one year of Housing Element adoption

Objective: Amended ADU ordinance consistent with state law

Action 2-2. Accessory Dwelling Unit Marketing

The City will promote new ADU regulations, including public workshops, the preparation and distribution of informational packets at the Planning Department counter and on the City's website. Conduct workshops with community-based organizations to educate homeowners and promote the construction of ADUs to provide additional housing and build wealth. Coordinate with and use tools provided by the Gateway Cities Council of Governments, including an ADU calculator tool and a model ordinance (see Program 10 for more information).

Responsible Agency: Planning Division

Timeframe: Create and distribute materials when ADU ordinance is updated

Objective: Distribute marketing materials and conduct two workshops annually

Action 2-3. Affordable Accessory Dwelling Units

To ensure the City meets the anticipated lower-income ADU production, the City will identify state, federal, or local funding and provide a list of grants and financial incentives for lower-income households to construct new ADUs or legalize existing ADUs and promote homeowner participation in the Housing Choice Voucher program. Potential sources of funding may include (as available) California Housing Finance Agency (CalHFA) or Permanent Local Housing Allocation (PLHA).

The City will annually monitor the affordability of constructed ADUs by developing a worksheet to track income levels throughout the course of the planning period, and implement additional actions if not meeting target numbers at affordability levels anticipated in the housing element.

The City will conduct public outreach to homeowners and multifamily housing developers to provide education on the permitting process; determine constraints to affordable ADU development.

Responsible Agency: Planning Division

Timeframe: Identify funding sources and make resources available on the City's website by December 2023; annual monitoring and development of additional implementation strategies within six months of identification of constraints or shortfall in expected affordable ADU production; conduct outreach to homeowners/developers by December 2023.

Objective: Ensure affordability of 78 ADUs throughout the planning period

Action 2-4. Accessory Dwelling Unit Streamlining

The City will explore the feasibility of adopting "Pre-Approved" ADU Plans and over-the-counter approvals.

Responsible Agency: Planning Division and Building Division

Timeframe: Complete feasibility analysis by 2025

Objective: Determine feasibility of adopting pre-approved plans and over-the-counter approvals

Action 2-5. Accessory Dwelling Unit Legalization

The City will conduct a special study session with the Planning Commission and City Council to establish a process to legalize existing, unpermitted ADUs. Upon adoption of a program, the City's Code Enforcement Division shall distribute flyers/brochures to assist homeowners during on-site visits as the notice of correction is being issued.

Responsible Agency: Planning Division and Code Enforcement Division

Timeframe: Study session completed and work plan developed by January 2024

Objective: Legalization of 150 ADUs

Action 2-6. SB 10 (2021) Implementation

Evaluate the effect and feasibility of adopting an ordinance compliant with SB 10 (2021). Evaluation should include an evaluation of the capacity of the qualifying parcels, the effect full buildout would have on the City's Regional Housing Needs Allocation obligations and the City's resources, and alternatives to adopting such an ordinance. Results of the City's analysis will be presented in a special study session with the Planning Commission and City Council.

Responsible Agency: Planning Division

Timeframe: June 2024

Objective: Complete a feasibility analysis, hold a public study session, and develop a work plan

Action 2-7. California HOME Act (SB 9) Implementation

Develop application materials, promotional materials, objective standards, and procedures for implementing the California HOME Act (SB 9, 2021). Process amendments to the Huntington Park Municipal Code if inconsistent with and/or necessary to implement SB 9. Coordinate with and use tools provided by the Gateway Cities Council of Governments (see Program 10 for more information).

Responsible Agency: Community Development Department

Timeframe: Spring 2024

Objective: Application materials and/or updated ordinance to facilitate SB 9 applications

Housing Conservation and Maintenance

Conserving and improving the condition of the housing stock is an essential goal for Huntington Park. The majority of Huntington Park's housing stock was built prior to 1980, the age when most homes begin to require major rehabilitation improvements. The focus neighborhoods identified by this Housing Element as

evidencing physical problem conditions can be specifically targeted for City housing improvement assistance.

Program 3. Safe and Sanitary Homes

Action 3-1. Code Enforcement

Link Code Enforcement efforts with the City's housing rehabilitation programs. Code Enforcement staff will refer property owners cited for code violations to the City's housing rehabilitation assistance programs.

Responsible Agency: Planning Division and Code Enforcement Division

Timeframe: Ongoing

Objective: Complete corrections to 300 residential properties on an annual basis

Action 3-2. Rental Inspections

Develop a mandatory rental inspection ordinance that requires all rental units to be registered with the City and inspected to ensure compliance with all applicable building, fire, health, and zoning codes. Through Action 5-4, Rental Housing Rehabilitation, Code Enforcement staff will connect property owners with resources to assist with repairs to ensure the cost of repair is not passed on to tenants. Ensure Code Enforcement programs do not cause harm to vulnerable residents, especially undocumented residents, by ensuring that that the Fair Housing Foundation follows up on all violations.

Responsible Agency: Community Development Department

Timeframe: 2024

Objective: Adopted Rental Inspection Ordinance; inspect 200 rental units annually

Action 3-3. Rent Escrow Account Program

To address issues of substandard rental housing, provide a financial incentive for landlords to correct reported issues. Explore the feasibility of establishing a rent escrow account program, wherein tenants can deposit their rents into an escrow account when a landlord has failed to correct code violations within the time permitted. Partner with community-based organizations for outreach, promotion, and administration, as feasible.

Responsible Agency: Community Development Department

Timeframe: June 2023

Objective: Complete a feasibility analysis, study session, and work plan

Action 3-4. Home Safety Guidebook

Develop a Home Safety Guidebook mailer that informs residents about common household exposures and the City resources available to help resolve these issues.

Responsible Agency: Community Development Department

Timeframe: June 2023

Objective: Home Safety Guidebook available on the City's website and mailed to residents

Action 3-5. Safe-At-Home Grants

Establish a Safe-At-Home grant program that provides funding to lower-income residents for home maintenance and upgrades necessary to reduce impacts from pollution exposure, including but not limited to, lead-based paint mitigation, asbestos mitigation, and air pollution.

Responsible Agency: Community Development Department

Timeframe: End of 2025

Objective: Provide assistance to 30 homes per year (total of 180 homes during the planning period)

Program 4. Home Rehabilitation

Action 4-1. Rehabilitation Grants and Loans

The City operates the following rehabilitation programs:

- The **Lead Hazard Control Program** provides grants for lead hazard remediation.
- The **Minor Home Repair Program** (owner-occupied properties) is a CDBG-funded program allowing lower-income homeowners the opportunity to make repairs and improvements.
- The HOME-funded **Owner-Occupied Rehabilitation Program** offers grants to qualified low- to moderate-income homeowners.
- The **CalHome Owner Occupied Rehabilitation Program** will provide loans for lower-income households for home repairs necessary to eliminate blight for critical disadvantaged communities.

The Minor Home Repair Program and the Owner-Occupied Rehabilitation Program have lacked funding in recent years, but the city will allocate CDBG and HOME funding to them, and will seek additional funding to assist more households.

Responsible Agency: Community Development Department

Timeframe: Ongoing

Objective: Provide funds for the rehabilitation of four units per year (32 units during the planning period). Provide funding for minor home repairs to 30 homes per year (total of 180 homes during the planning period).

Program 5. Monitoring and Preserving Affordable Housing

Action 5-1. Affordable Housing Inventory and Monitoring

The City will continue to keep an inventory of affordable housing units in compliance with AB 987, and conduct monitoring of assisted rental housing as defined by the City's Rental Monitoring Protocol, including annual verification of household incomes and rents and periodic site visits to include property inspection, affirmative marketing, and tenant selection procedures.

Responsible Agency: Community Development Department

Timeframe: Annual monitoring of resources

Objective: Monitor all affordable units

Action 5-2. Preservation of At-Risk Units

Monitor the list of at-risk housing units and provide incentives and negotiation efforts to renew any expiring affordability covenants. The affordability restrictions for one project, Concord Huntington Park, is scheduled to expire during the Housing Element planning period. Promote the use of additional affordable housing assistance programs to preserve units in the Concord Huntington Park development. When available, the City will utilize resources such as HOME funds, CDBG funds, Project-Based Vouchers, Low-Income Housing Tax Credit Programs and other state or federal funding sources to stimulate private developer and non-profit entity efforts in the preservation of housing for lower-income households.

Responsible Agency: Community Development Department

Timeframe: Before expiration of affordability covenants in 2029

Objective: Preserve 162 units at risk of conversion to market-rate housing in the Concord Huntington Park project

Action 5-3. Noticing for At-Risk Units

Assist owners of the Concord Huntington Park development and other deed-restricted rental properties to comply with state preservation notice law (Government Code sections 65863.10, 65863.11, and 65863.13) within three years, one year, and six months of the expiration of deed restrictions. Contact property owners three years before the expiration date to ensure tenants receive proper notification of any changes and are aware of available special Housing Choice Vouchers.

Responsible Agency: Community Development Department

Timeframe: Within three years, one year, and six months of the expiration of deed restrictions

Objective: Preservation of 162 affordable units at risk of conversion to market-rate housing in the Concord Huntington Park project

Action 5-4. Rental Housing Rehabilitation

Apply for additional funding to preserve the existing stock of affordable and market-rate rental housing, including providing loans, grants, and/or rebates to owners of rental properties to make needed repairs and rehabilitation. Partner with nonprofit housing developers to acquire and rehabilitate rental housing that is substandard, deteriorating, or in danger of being demolished.

Responsible Agency: Community Development Department

Timeframe: With the first Action Plan after adoption of the Housing Element and annually throughout the planning period

Objective: Secure funding to be used for rental housing rehabilitation

Action 5-5. Tenant/Community Opportunity to Purchase

Promote the use of SB 1079 (2020), which created a new foreclosure sale process for two-to-four-unit buildings that allows qualified parties a means to purchase property in foreclosure, subject to certain requirements. Provide technical assistance and support to SB 1079 implementation efforts to achieve an effective notification system. Consider creation of a local tenant/community opportunity to purchase ordinance that would cover a wider array of buildings outside of foreclosure, including rental housing with expiring federal and/or state subsidies and/or affordability protections. Pursue funding sources, including

grants and loans, to assist tenant and community-based organizations purchase multi-family buildings. Require purchasers to preserve units as permanently affordable. Promote the creation of City or nonprofit ownership entities that could acquire affordable ownership units and buildings. Assist former tenants in purchasing units converted to condos pursuant to the City's condominium conversion provisions (Article 15 of the Zoning Code).

Responsible Agency: Community Development Department

Timeframe: 2025

Objective: Conduct a study session and develop a work plan for implementation

Program 6. Energy Conservation Program

Action 6-1. Zoning Code Updates for Energy

The City will review the Zoning Code, subdivision requirements, and other applicable codes to promote energy conservation in housing rehabilitation and the construction of new housing.

Responsible Agency: Community Development Department

Timeframe: October 2024

Objective: Amend Zoning Code

Action 6-2. Green City Ordinance

The City of Huntington Park will adopt a "Green City" ordinance in conformance with current State requirements. This program will ensure that developers and/or architects incorporate certain State-mandated energy and water-conserving equipment in any new development.

Responsible Agency: Community Development Department

Timeframe: October 2024

Objective: Adopt new Green City Ordinance

Action 6-3. Promotional Materials

The City's website will be expanded to include a "Green City" section that will refer users to a wide range of initiatives from other energy and water providers that will be effective in helping to conserve these resources. The programs will include rebates from other energy providers for energy-conserving refrigerators, water heaters, and other household appliances. The key elements of this program include the following:

- Encouraging and supporting cost-effective energy technologies (passive solar space heating and cooling and water conservation) in the review of new residential development. The City shall permit the installation of photovoltaic/solar and solar water heating systems on new residential construction.
- Establishing an information kiosk in Civic Center near the planning counter that will include brochures and handouts promoting energy conservation from local utility providers. In addition, the City's website will be updated to publicize the availability of the various rebate programs and tax incentives that will reduce the cost of installing energy-saving devices.

- City of Huntington Park will update the Zoning Ordinance and subdivision requirements and other applicable codes to promote energy conservation in housing rehabilitation and in the construction of new housing.
- The City shall support ongoing programs from SCE and Sempra Energy that promote energy conservation. The programs sponsored by the utility providers include rebates for energy-conserving refrigerators, water heaters, and other household appliances.
- The City will review the Zoning Ordinance to ensure that there are no requirements that are overly restrictive concerning the installation of solar panels. The City will then amend the Zoning Ordinance to ensure that solar panels are permitted in all Zone Districts.
- Title 24 of the California Building Code requires phasing out older, less energy-efficient toilets by replacing them with toilets that use only 1.6 gallons per flush. The City will continue to ensure that this requirement is being implemented.
- The City shall promote water conservation (drought-tolerant landscaping, water-conserving plumbing fixtures, etc.) in the review of new development.

Responsible Agency: Community Development Department

Timeframe: October 2024

Objective: Create and advertise handout materials to be available at the public counter, through the City's web page, and through periodic advertisements in the City newsletter

Removal of Constraints

The Housing Element must address, and where legally possible, remove/mitigate governmental constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to minimize governmental constraints on residential development and facilitate the development of a variety of housing types.

Program 7. Zoning Code Updates

Action 7-1. Zoning Changes to Achieve Consistency with State Law

A number of changes to the City's Zoning Ordinance are required to achieve consistency with state law. These revisions include:

- Allow supportive housing as a use by right in all zones where multi-family and mixed uses are permitted; eliminate parking requirements for supportive housing located within ½ mile of public transit.
- Allow transitional housing as a use by right in all multifamily and mixed-use zones, and subject to only the standards that apply to residential uses in the same zone.
- Amend Article 20 (Emergency Shelters) to comply with Housing Element law (Government Code Section 65583(a)(4)) as follows:
  - Allow Emergency Shelters subject to the same standards that apply to residential or commercial development within the same zone.
  - Remove 30-bed limit.
  - Modify parking standards for emergency shelters to a ratio based on to the number of shelter staff.

  - Remove requirement that an emergency shelter operator has operated a shelter within the past two years.
  - Remove requirements for phone and laundry facilities.
  - Remove transit accessibility requirements.
  - Remove requirements for "other amenities" at the discretion of the Director of Community Development.
- Allow small employee housing (six or fewer) in all residential zone districts to comply with the Employee Housing Act.
- Establish by-right processing procedures for Low Barrier Navigation Centers in areas zoned for mixed use and non-residential zones permitting multifamily uses, and should the City receive an application for these uses, process them as required by State law.
- Amend the Zoning Code to remove the requirement for discretionary review of all projects including two or more residential units. The requirement is inconsistent with new ADU legislation and the California HOME Act (SB 9, 2021), which allows ministerial lot splits and duplexes.
- Amend Article 22 of the Zoning Code to comply with California Density Bonus Law (Government Code Sections 65915—65918).
- Remove the Development Permit requirement for the installation of manufactured homes, and additional restrictions that do not apply to single-family homes**.**
- Eliminate the prohibition on multiple dwelling units on lots created before January 1, 2019, containing no more than one dwelling unit, and therefore exempt from the minimum lot size standards, to comply with state ADU law and the California HOME Act (SB 9, 2021).

Responsible Agency: Community Development Department

Timeframe: June 2023

Objective: Updated Zoning Code consistent with state law

Action 7-2. Address Constraints

The Constraints section of this Housing Element identified a number of constraints that must be addressed through Zoning Ordinance updates. Those updates include:

- Modify the findings 3, 5, and 7 for Development Permits (Section 9-2.1007) to remove subjective language.
- Establish an administrative approvals process for and allow priority processing affordable housing projects.
- Modify the Downtown Specific Plan permit requirement for multi-family residential projects from a Conditional Use Permit to a Development Permit.
- Increase the 30-foot height limit in the C-N district to 35 feet.
- Modify group home regulations by revising the definition of Group Homes to distinguish between licensed and unlicensed facilities, revising allowed land uses in single-family neighborhoods to allow larger, unlicensed facilities, revising the conditional use permit requirement for large group homes to apply only to licensed facilities, and establishing objective and transparent conditions of approval for facilities requiring a conditional use permit.
- Modify Reasonable Accommodation ordinance to allow use of the reasonable accommodation process to except large, licensed group homes from the conditional use permit process.

- Amend the definition of "family" to define "housekeeping unit and remove reference to "non-profit" housekeeping unit.

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Create permitting processes for multifamily housing and housing for special needs populations that reduce discretionary review and subjective standards, eliminate identified constraints, and allow for more flexibility in permitting.

Action 7-3. Parking Strategies

Evaluate the City's residential parking requirements and develop strategies for reducing requirements. Conduct a parking study to determine parking needs for multifamily residential and mixed-use projects. Based on results, develop Zoning Ordinance amendments to allow flexibility in parking standards. Develop a transportation demand management plan, using Southern California Association of Governments Transportation Demand Management resources.

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Completed parking study and amended Zoning Code

Action 7-4. Zoning Changes to Address Affirmatively Furthering Fair Housing Issues

The Constraints section of this Housing Element identified a number of changes to the Zoning Code that have the potential to address Affirmatively Furthering Fair Housing issues. The City will amend the Zoning Code to:

- Make changes to Reasonable Accommodation ordinance (Article 19 of the Zoning Code) to remove application fee requirement, increase privacy protections, remove conditional use permit requirement, and remove provisions for Planning Commission approval.
- Modify the City's Density Bonus ordinance (Article 22, Density Bonus/Affordable Housing Incentives) to provide a density bonus for new housing projects that include family-sized housing and services, and extremely low-income units
- Provide density bonus or other incentives for including universal design elements into new housing projects

Responsible Agency: Community Development Department

Timeframe: Within one year of Housing Element adoption

Objective: Updated Zoning Code

Action 7-5. Zoning Changes to Maintain RHNA Progress

The City will monitor its progress toward meeting its share of the regional housing need and modify the Zoning Ordinance as needed to maintain progress. The City will establish a developer working group and annually conduct outreach to developers to evaluate remaining regulatory constraints and develop specific methods and strategies to address and remove the identified constraints to facilitate production of affordable housing. These include:

- Height limits
- Minimum unit size requirements
- Ground-floor commercial requirement in mixed-use projects in the Downtown Specific Plan

If 50 percent of the units in each income category have not been permitted by the midpoint of the planning period (October 2025), the City will make changes to address constraints identified by the working group.

Responsible Agency: Community Development Department

Timeframe: Meet with developers and recommend changes to the Zoning Code annually after completion of the Annual Progress Report, and make changes by January 2026.

Objective: Facilitation of residential development sufficient to keep pace with City's share of RHNA

Program 8. Development Procedures

Action 8-1. Evaluation of Fees

The City will review planning and development fees to ensure planning and development fees are not constraining development, and develop strategies to address constraints. Annually, the City will conduct outreach to developers and analyze applications for development to determine the ratio of fees to overall project costs. The City will also evaluate impact fees consistent with state law.

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Update Master Fee Schedule by 2023

Action 8-2. SB 35 and SB 330 Implementation

Establish a streamlined, ministerial review process for qualifying multi-family residential projects consistent with SB 35 and SB 330 (the Housing Crisis Act of 2019).

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Create a checklist and written procedures for processing SB 35 and SB 330 applications

Action 8-3. Objective Design Standards

The Housing Accountability Act, SB 35, and SB 2162 require that the City review housing development projects based on objective standards. The City will review, revise, and develop citywide objective development standards related to the review of all residential and mixed-use residential developments. Review the standards for historic preservation and adopt objective standards for projects involving multifamily residential uses. Design standards will include measures to reduce residents' exposure to pollution.

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Create an SB 35 checklist and written procedures for processing SB 35 applications; adopt Citywide Design Guidelines

Action 8-4. Staff Augmentation

Hire additional staff or on-call consultants to perform Building Plan Checks to reduce processing times.

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Reduce average Plan Check times to less than one month

Action 8-5. Inter-Departmental Working Group

Form a working group to identify inter-departmental constraints to the review and processing of development permits. Use process improvements developed for the review and processing of ADUs as model process improvement.

Responsible Agency: Community Development Department

Timeframe: Working group shall meet quarterly; process improvements will be proposed annually with completion of the City's Annual Progress Report.

Objective: Facilitate development of housing sufficient to maintain progress with the City's RHNA

Program 9. Priority Water and Sewer Connections for Affordable Housing

Per Government Code Section 65589.7, the city is required to work with water and sewer services to adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. The City's Public Works Department currently hooks up water and sewer services to projects with a permit without any special priorities, requirements, or conditions for specific projects. To ensure compliance as well as incentivize low-income housing, the City will submit a cover memo and Housing Element to the local water and sewer provider to prioritize connections for qualified lower-income single-family and multifamily development.

Responsible Agency: Public Works Division

Timeframe: Submit memo within 30 days of adopting this Housing Element

Objective: Submit cover memo and Housing Element to local water and sewer providers

Provision of Adequate Housing Sites

A major element in meeting the housing needs of all segments of the community is the provision of adequate sites for all types, sizes, and prices of housing. The City's General Plan, Development Code and specific plans describe where housing may be built, thereby affecting the availability of land for residential development. Specific housing sites are identified in Appendix B.

Program 10. Identify Adequate Sites and Assist in the Development of Adequate Housing

Action 10-1. Lot Consolidation

To facilitate the consolidation of small parcels smaller than one-half acre into larger development sites, the City will offer the following incentives:

- Assisting affordable housing developers in identifying opportunities for lot consolidation using the City's GIS system and property database
- Expedite processing for lot consolidations processed concurrently with planning entitlements

- Provide fee deferrals for lot consolidation until certificate of occupancy
- Publicizing the program on the City's website, at the Planning counter, and by notice to affordable housing providers

The City will provide information over the public counter and encourage pre-development meetings regarding consolidation incentives.

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Application materials and information published to city's website.

Action 10-2. Residential Sites Inventory and Monitoring of No Net Loss

Consistent with the "No Net Loss" law (SB 166), develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory,
- Actual units constructed and income/affordability when parcels are developed, and
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

Responsible Agency: Community Development Department

Timeframe: Annually

Objective: Maintain progress toward meeting the City's RHNA

Action 10-3. Brownfields Program

To encourage the redevelopment of land formerly used for commercial or industrial uses to residential or mixed-use development, the City will establish the following incentives:

- Pursue funding from the U.S. Environmental Protection Agency and the California Department of Toxic Substances Control to fund cleanup efforts on inventory sites.
- Improve notification about environmental assessment and brownfield recovery funds to aid developers in building housing on formerly contaminated sites.
- Establish a website listing resources and a City contact for more information.
- Meet with at least one established and bona fide developer per year to explore cleanup and redevelopment of sites in inventory.

Responsible Agency: Community Development Department

Timeframe: Submit first funding applications by the end of 2023 and on an ongoing basis as they come available; meet with developers annually

Objective: Apply for funding to fund cleanup of five sites within the planning period

Action 10-4. Promotion of City-Owned Sites

Consistent with the Surplus Land Act, the City will work with community partners, affordable housing developers, and business owners in the Downtown Specific Plan area to create a strategy for the development of City-owned parking lot sites in the Downtown Specific Plan area. Loss of parking on City-

owned sites will be mitigated through strategies developed through implementation of Program 8, Zoning Code Updates. The total capacity on these sites is 248 units. The City will require affordable housing consistent with the Surplus Land Act.

Responsible Agency: Community Development Department

Timeframe: 2025

Objective: Develop 248 housing units, with a minimum affordable housing component consistent with the Surplus Land Act

Action 10-5. Transit-Oriented Development Overlay District

Establish a Transit-Oriented Development (TOD) Overlay District for sites around the stations in or adjacent to Huntington Park along the planned West Santa Anta Branch Transit Corridor. The TOD Overlay is intended to facilitate the development of a compact mix of high-density residential, commercial, office, and light industrial uses in areas with a high potential for pedestrian activity, generally within one-half mile of existing and planned transit stations. Development standards will be sufficient to facilitate this type of development, similar to TOD areas in neighboring jurisdictions, and will include, but not be limited to:

- Density limitations of up to 70 units per acre and with a minimum density of 20 units per acre
- Height limits up to 65 feet
- Reduced parking standards
- Objective design and development standards
- Ministerial approval process for multifamily development, including single-room occupancy facilities (SROs)
- Allow emergency shelters by right

To comply with the requirements of Government Code section 65583.2, subdivisions (h) and (i), the program will:

- permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households. By-right means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval;
- accommodate a minimum of 16 units per site;
- require a minimum density of 20 units per acre; and
- at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
- allow 100 percent residential use, and
- require residential use occupy 50 percent of the total floor area of a mixed-use project.

Responsible Agency: Community Development Department

Timeframe: Concurrent with adoption of the Housing Element

Objective: Establish a new TOD Overlay Zone and rezone 36 sites in the City's inventory

Action 10-6. Minimum Density

To ensure that sites in the Housing Element Sites Inventory develop at densities anticipated in the inventory, the City will establish minimum densities of at least 20 units per acre in the Downtown Specific Plan.

Responsible Agency: Community Development Department

Timeframe: December 2023

Objective: Facilitate the development of 910 units during the planning period

Action 10-7. Reuse of Sites with Existing Uses

To facilitate the redevelopment of sites in the Housing Element Sites Inventory with existing uses, the City will develop zoning standards and/or an Adaptive Reuse Ordinance. New regulations will provide incentives for transitioning structures and parcels originally developed for non-residential purposes to residential uses. Incentives will include, but not be limited to, flexible development standards, reduced parking standards, and reduced application review timeframes.

Responsible Agency: Community Development Department

Timeframe: 2024

Objective: Facilitate development of 2,668 units on non-vacant sites

Program 11. Density Bonus and Other Affordable Housing Incentives

Action 11-1. Promote Density Bonus Programs

The City will promote density bonus and other affordable housing program by providing brochures describing the program and its benefits and making them available at the counter and information desk in City Hall. City staff will provide housing developers with information about the density bonus program and other affordable housing incentives at the public counter, over the telephone, or during pre-application meetings. The City's Density Bonus ordinance and program will be updated per Action 7-1.

Responsible Agency: Community Development Department

Timeframe: Material complete and available by June 2023; ongoing promotion efforts

Objective: Materials available at City Hall and City staff trained and able to provide technical assistance

Action 11-2. Outreach to Developers

Meet with at least one established and bona fide developer annually to provide information on density bonus programs and other available incentives and promote sites in inventory for development.

Responsible Agency: Community Development Department

Timeframe: Annually

Objective: Meet with two developers annually

Action 11-3. Regional Affordable Housing Program Coordination

The Gateway Cities Council of Governments (COG) is developing a number of strategies to encourage, facilitate, and fund affordable housing throughout the region. The City will continue to participate in regional coordination and use tools produced by the Gateway Cities COG. These include:

- Feasibility study for subregional housing trust fund
- Subregional inclusionary housing strategy
- ADU resources, including a cost calculator and model ordinances
- SB 9 resources, including model ordinance

Responsible Agency: Community Development Department

Timeframe: Ongoing, as completed by Gateway Cities COG

Objective: Adoption of inclusionary housing ordinance and participation in subregional housing trust fund

Equal Housing Opportunities

To adequately meet the housing needs of all segments of the community, the City promotes housing opportunities for all persons regardless of race, religion, gender, family size, marital status, ancestry, national origin, color, age, or physical disability.

Program 12. Fair Housing

Action 12-1. Fair Housing Complaints

The City will continue to refer equal housing-related complaints to the Fair Housing Foundation, which acts as an independent third party to receive and address discrimination complaints. The City will make available literature on the Program at the Huntington Park City Hall, Chamber of Commerce, Library, City of Huntington Park website, and other community areas. Further marketing of the services available from Fair Housing will occur through informational pieces in the City-wide newsletter and information provided on the City's official website.

Responsible Agency: Community Development Department

Timeframe: Materials available on City's website by June 2023; ongoing outreach

Objective: Refer all complaints to the Fair Housing Foundation

Action 12-2. Housing Choice Voucher Program Promotion

The city will promote the Housing Choice Voucher (HCV) Program to tenants and landlords by posting flyers at the counter and around city hall, advertising in the city newsletter, and posting the information on the city website. Encourage landlord participation in the HCV program locally by conducting outreach and education to potential tenants and landlords/property management regarding the Fair Employment and Housing Act prohibition on housing discrimination based on source of income, including public subsidies.

Responsible Agency: Community Development Department

Timeframe: Materials available by October 2023; ongoing outreach

Objective: Refer 100 households to the HCV program. Hold at least one workshop targeting landlords and real estate professionals to encourage participation in the HCV program and educate them regarding the Fair Employment and Housing Act.

Program 13. Affirmatively Furthering Fair Housing and Increasing Access to Opportunity

Action 13-1. Protecting Existing Residents from Displacement

The City will evaluate and commit to adopting one of the following strategies to protect residents from displacement:

- Community benefit zoning: Offer incentives (e.g., a density bonus, expedited processing, or fee deferrals) if a project incorporates community benefits such as special needs housing (provide a minimum of 15 percent of units suitable for large families, persons with disabilities, veterans, people transitioning out of homelessness, and/or seniors), public infrastructure improvements, public realm improvements, dedication of open space, relocation assistance beyond minimum requirements to displaced residents, or first-right-of-return to displaced residents.
- Vacant property ordinance that would require landowners to register vacant parcels or properties with vacant buildings and pay an annual monitoring fee.
- Replacement requirements in targeted growth areas such as specific plan areas, near transit stations and along transit corridors, and on sites identified to accommodate the housing needs of lower-income households.
- Tenant protections such as a tenant harrassment ordinance, a just cause eviction ordinance, or tenant bill of rights.

The City will partner with three community organizations to conduct community workshops. The City will incorporate the results of community outreach into a feasibility analysis to be released publicly and presented to the City Council in a public study session. Based on Council direction, City staff will develop a workplan to adopt the Council's recommendations.

Responsible Agency: Community Development Department

Timeframe: Community workshops complete by December 2023; conduct feasibility analysis by June 2024; adopt new regulations by December 2025

Objective: Adopt local regulations to protect existing residents from displacement

Action 13-2. Homeless Services and Housing

To address the local and regional need for homeless services and housing, the City will administer programs and funding, including:

- The City of Huntington Park Police Department will provide support and participate in the Southeast Regional Mental Evaluation Team (SERMET), a successful mental health and homeless outreach partnership with the Los Angeles County Department of Mental Health. Concentrate outreach efforts in the Downtown Specific Plan area, along railroad rights-of-way, parks, and in the northwest part of the city.
- The City will seek new funding for the development and operation of emergency shelters, transitional housing, and permanent supportive housing, and emergency housing assistance Potential new funding sources include Project Homekey, and the Continuum of Care program.
- Train SERMET team members to inform veterans of available Housing Authority of the County of Los Angeles veterans' housing programs, and provide SERMET team with printed materials to distribute.

- Together with SERMET, Los Angeles Homeless Services Authority (LAHSA), and service providers local to Southeast Los Angeles, conduct increased outreach to people experiencing homelessness within the City to ascertain needs and better tailor efforts to decrease homelessness within the City.

Action 7-1 includes provisions to streamline and facilitate the provision of housing for people experiencing homelessness, including emergency shelters, low-barrier navigation centers, and transitional and supportive housing.

Responsible Agency: City of Huntington Park Police Department (HPPD) and Community Development Department

Timeframe: Apply for funding annually or as available. Provide SERMET members with training and materials by December 2024. Develop and implement outreach plan by June 2024.

Objective: Establish and preserve 86 housing units or shelter beds

Action 13-3. Special Needs Housing

Pursue and prioritize funding for resources to assist and housing for special needs populations, including extremely low-income households, female-headed households, and seniors and people with disabilities. Specific actions include the following actions:

- Prioritize CDBG funding for after-school programs, child care, youth services, and other programs to increase housing opportunities for female-headed and single-parent households. (See also Action 7-4, Zoning Changes to Address Affirmatively Furthering Fair Housing Issues.)
- Eliminate the requirement for a Conditional Use Permit for SROs and approve SROs through a Development Permit process eliminate the current requirement for a Conditional Use Permit and approve SROs through a Development Permit process, modify subjective standards that do not apply to other multifamily development types, remove the prohibition on the conversion of existing hotels, motels, or apartments to SROs, and evaluate the cap on SRO units citywide.
- Update the City's Density Bonus Ordinance to provide greater incentives for projects that include units affordable to extremely low-income households. Further updates to the Density Bonus Ordinance are outlined in Action 7-4. The City may also update any funding policies to prioritize funding for projects that include units for extremely low-income households.

Housing Choice Vouchers provide an important source of funding for rent subsidies for extremely low-income households. Actions 2-3 and 12-2 support the Los Angeles County Development Authority (LACDA)'s Housing Choice Voucher program by publicizing the program and encouraging large and small landlords to participate in the program.

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Support 1,000 extremely low-income households through the provision of housing or services.

Action 13-4. Placemaking

Implement a community development placemaking program for the city's lowest-resource areas. The placemaking program will be created with community involvement from a diverse social and economic spectrum, focused on:

- Wayfinding

- Active transportation opportunities
- Cultural identity and diversity
- Recreation and community programming
- Identifying and actively pursuing economic development opportunities, training, and programs that empower local residents
- Neighborhood-serving needs and opportunities

These efforts may be completed as standalone effort or may be incorporated into the updated General Plan Land Use Element (see Action 14-1).

Responsible Agency: Community Development Department

Timeframe: 2026

Objective: Increase resource levels in lowest-resource census tracts by 2028

Action 13-5. Tenants' Rights Information

The City will partner with fair housing organizations to ensure that information about the California Tenant Protection Act of 2019 (AB 1482). Develop print and online educational materials and make materials available at City facilities and on the City's website.

Responsible Agency: Community Development Department

Timeframe: October 2023

Objective: Disseminate information to community and fair housing organizations

Action 13-6. Relocation Assistance and Replacement Housing

The City will adopt a relocation and replacement housing plan consistent with the Tenant Protection Act of 2019 (AB 1482), California Density Bonus Law (Government Code Section 65915), and the Housing Crisis Act of 2019 (SB 330).

SB 330 (effective January 1, 2020, until January 1, 2025) requires developers demolishing housing to replace statutorily defined "protected units" (any units that were restricted affordable or rent-controlled units within the past five years, units that were rented by a tenant who was low income for any of the previous five years, or units that were removed from the market per the Ellis Act in the previous ten years) and comply with specified requirements, including the provision of relocation assistance and a right of first refusal in the new housing to displaced occupants.

With the passage of AB 1482 (effective January 1, 2020, until January 1, 2030), residential tenants are provided statewide rent control. Any housing units covered under AB 1482 statewide rent control are therefore also subject to replacement requirements in SB 330.

Density Bonus Law requires replacement housing "if the housing development is proposed on any property that includes a parcel or parcels on which rental dwelling units are or, if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control through a public entity's valid exercise of its police power; or occupied by lower or very low income households" (Government Code Section 65915 (c)(3)(A)).

As permits are requested for the demolition of housing, the City will obtain information related to the following and require replacement consistent with all applicable state laws:

- The number of existing residential units proposed to be demolished or converted; and
- The number of these residential units by bedroom size occupied which meet the criteria established by state law, described above.

Responsible Agency: Community Development Department

Timeframe: October 2023

Objective: Adopt a relocation and replacement housing plan

Action 13-7. Small Business Support

To support small businesses and prevent displacement of those businesses due to conversion of land uses from commercial to mixed-use or residential, the City will continue to encourage and support efforts to assist locally owned businesses to remain in Huntington Park. Working with nonprofit agencies, the City will outreach to small businesses and conduct needs assessments for a select number of businesses. The City will also continue to coordinate with the Chamber of Commerce to conduct outreach to local businesses and help them access capital (e.g., the California Rebuilding Fund, Loan Guarantee Program, Disaster Relief Loan Guarantee Program, California Capital Access Program).

Responsible Agency: Community Development Department

Timeframe: Ongoing, renewing funding for small business support program annually

Objective: During the planning period, outreach to 100 small businesses, and conduct 10 business needs assessments

Program 14. Comprehensive Planning Updates

Action 14-1. General Plan Update

The City will update elements of the General Plan including but not limited to Land Use, Circulation, Public Facilities, and Open Space that were not in progress at the time of the 6th Cycle Housing Element Update. The General Plan update will comply with new state laws and provide more clarity for developers and property owners. The Land Use Element will be updated to include growth projections consistent with this Housing Element. The Public Facilities Element will establish a comprehensive plan for ensuring adequate water and wastewater capacity to accommodate the 2,500 housing units anticipated in this Housing Element, and will include a funding strategy for increasing capacity, bolstering conservation measures, and improving water recycling infrastructure.

Responsible Agency: Community Development Department

Timeframe: 2026

Objective: Updated General Plan

Action 14-2. Safety Element Update

Adopt an updated General Plan Safety Element in accordance with Government Code Section 65302(g)(2).

Responsible Agency: Community Development Department

Timeframe: June 2023

Objective: Adopted Safety Element

Action 14-3. Open Space Planning

Pursue funding for and develop an urban greening plan to increase access to open space throughout the City. Complete updates to the City's General Plan Land Use and Public Facilities elements to update population projections and parks ratio. Adjust the open space requirements in the City's residential development standards to reduce barriers to building housing while still ensuring equitable access to greenspace throughout the city.

Responsible Agency: Community Development Department

Timeframe: End of 2025

Objective: Adopt Citywide comprehensive open space plan

Action 14-4. Active Transportation Planning

Conduct outreach and a feasibility analysis for a comprehensive citywide bicycle and pedestrian plan. Use regional resources such as the Gateway Cities Council of Governments Strategic Transportation Plan and other Gateway Cities regional coordinating and funding efforts. Planning efforts may include, but are not limited to, updating the General Plan Circulation Element or adopting a bicycle and pedestrian master plan. Present results of feasibility analysis at a public study session.

Responsible Agency: Community Development Department

Timeframe: 2027

Objective: Complete a feasibility analysis, study session, and work plan for planning effort

Quantified Objectives for 6th Cycle

The City of Huntington Park has established the following quantified housing objectives for the 2021-2029 Housing Element:

Table VI-1
Quantified Housing Objectives

TYPE OF CONSTRUCTION	INCOME CATEGORY					
	EXTREMELY LOW	VERY LOW	LOW	MOD	ABOVE MOD	TOTAL
New Construction	240	240	324	392	1,304	2,500
Preservation (Code Enforcement of Substandard Housing)	80	80	80	80	80	**400**
Conservation (At-Risk Housing)	0	0	162	0	0	**162**

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Appendix B

Draft Health and Safety Element

CITY OF HUNTINGTON PARK GENERAL PLAN



HEALTH AND SAFETY ELEMENT

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GENERAL PLAN ACTIVITY LOG

Adoption Date: February 19, 1991

Subsequent Amendments Adopted by City Council

Adoption Date	Amendment	Case No.
	Amended concurrent with adoption of the 6th Cycle Housing Element.	

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1 INTRODUCTION TO THE HEALTH AND SAFETY ELEMENT

SCOPE OF HEALTH AND SAFETY ELEMENT

The Health and Safety Element of the City of Huntington Park General Plan focuses on public safety through prevention and preparedness. The implementation of the programs outlined in this Element will assist in preventing or reducing the potential for injury, damage and disruption resulting from natural or man-made catastrophes. Public safety programs include procedures for the elimination or avoidance of hazards, emergency preparedness, and emergency response. This Element also serves as the framework for emergency preparedness planning that may be undertaken in the future. Finally, the Health and Safety Element outlines the public safety issues that will need to be considered as part of the implementation of land use and development policy provided for in this General Plan.

The Health and Safety Element also establishes specific standards related to public safety. These standards serve as guidelines for future planning and land use decisions. The Health and Safety Element maps the location of known hazards, evacuation routes, and indicates peak water supply requirements, minimum road widths, clearances around structures, and other factors affecting safety procedures.

RELATIONSHIP TO GENERAL PLAN

The Health and Safety Element is consistent with other elements of the General Plan. The information, policies and programs contained in this element are closely related to other General Plan elements. For example, the placement of sensitive land uses that may be subject to various hazards described in this element is regulated by policies contained in the Land Use Element. Evacuation, which is assessed in this element, is mediated by the efficiency of traffic flow determined in part by the Circulation Element. The Health and Safety Element, however, is concerned with the health and welfare of those persons living, working, or visiting the City. The successful implementation of the Health and Safety Element may result in a significant reduction in loss of life and injury. According to the State's planning laws, a Health and Safety Element is required for the protection of the community from any unreasonable risks associated with the effect of seismically induced surface rupture, ground-shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mud slides and landslides, subsidence, and other geologic hazards known to the legislative body; flooding and wild land and urban fires, and hazards associated with climate change. The Health and Safety Element shall include the mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

The City of Huntington Park Health and Safety Element fulfills the aforementioned requirements. The Health and Safety Element considers a wide range of natural and man-made hazards that could affect the City in the future . As stated previously, this Health and Safety Element emphasizes the importance of emergency preparedness in reducing the potential for loss of life, injury, and property damage. An additional objective of the Health and Safety Element is to implement programs that will help to avoid the creation of hazardous conditions. Finally, the Health and Safety Element underscores the City's commitment to provide the material and human resources needed to deal with future emergencies.

2 PLANNING BACKGROUND

OVERVIEW OF SEISMIC HAZARDS

The City of Huntington Park is located on the northeastern portion of the Los Angeles Basin. This basin is an alluvial plain bounded on the north by the Santa Monica Mountains, on the northeast by Repetto Hills, and Puente Hills, on the south by the Santa Ana Mountains and San Joaquin Hills and on the east by the Pacific Ocean. The severity of earthquakes is normally classified according to their magnitude, or intensity. Because the amount of destruction generally decreases with increasing distance from the epicenter, earthquakes are assigned several intensities, but only one magnitude. The destructiveness of an earthquake at a particular location is commonly reported using the Richter scale (magnitude) or Mercalli scale (intensity).

The Modified Mercalli Scale (MM) employs a subjective classification system based on observations of damage caused by past earthquakes. The scale has 12 levels of damage, the higher the number, the greater the damage. For example, the City of Huntington Park is predicted to experience ground-shaking with a MM intensity of 6.0 to 6.5 during a Magnitude 8.3 along the San Andreas Fault with a maximum MM intensity 6.5 to 7.0. The intensity of seismic ground-shaking at any given location is a function of several factors, but primarily the magnitude of the earthquake, the distance from the epicenter to the planning area, and the local geologic and topographic conditions. The recent Elysian Park and Northridge earthquakes did demonstrate, however, that the ground intensities from these previously unknown blind thrust faults could generate significant damage to both low-rise and high-rise structures which were previously considered to be capable of withstanding the effects of strong ground motion.

SEISMIC FAULTS IN THE AREA

The State of California, under the guidelines of the Alquist-Priolo Special Studies Act, classifies earthquake faults according to the following criteria:

- Active faults exhibit proven displacement of the ground surface within the last 11,000 years (Holocene);
- Potentially active faults exhibit evidence of movement within the last 750,000 to two million years.
- Inactive faults have not moved in the last 11,000 years, as determined from direct geologic evidence, and are presumed to be inactive.

The State definition of an active fault is designed to gauge the surface rupture potential of a fault, and is used to prevent development from being located directly on the trace of an active fault. In general, potentially active faults are, relative to active

faults, less likely to be the origin of a damaging earthquake. In reality, however, there is a gradation of seismic risk posed by potentially active and active faults.

There are no active or potentially active earthquake faults known to traverse the City of Huntington Park, thus, no ground rupture hazards are expected in the City. The City is, however, located within a seismically active region and is subject to ground-shaking hazards associated with earthquake events in the region. Seismicity in the Los Angeles area historically has been defined by earthquake events along the Newport-Inglewood, San Fernando, San Jacinto, and San Andreas faults. Other faults of concern in the area include the Whittier fault, the Elysian Park Thrust, and the Santa Monica-Hollywood fault, as shown in Figure 1.

The major faults within the Southern California region, their distance and direction relative to the City of Huntington Park, the maximum credible earthquake postulated for each fault, and the maximum probable earthquake for the faults identified in Table 1. The maximum credible earthquake is the largest magnitude event that appears capable of occurring under the presently known tectonic framework. The maximum probable earthquake is the maximum earthquake likely to occur during a 100-year interval.

The major faults in the Southern California region are described below.

- The **Newport-Inglewood Fault Zone** is located approximately 9.0 miles west of the City. The 1933 Long Beach Earthquake occurred on the Newport-Inglewood fault. A maximum credible earthquake of Magnitude 6.8 on the Newport-Inglewood fault has the potential of generating horizontal peak ground accelerations of about 0.2 to 0.3 g in the area. Ground-shaking could last approximately 22 seconds, with seismic Mercalli intensity values of VII to VIII. This type of earthquake would be particularly damaging to older low-rise structures located within the City.
- The **Palos Verdes Hills Fault** is located 20 miles southwest of the City and is considered to be an active fault based on late Pleistocene and Holocene age displacements that have been interpreted along offshore segments of the fault in the San Pedro shelf. The fault is considered to be capable of generating a maximum credible earthquake of Magnitude 7.0 that would cause seismic intensities in the IX to X range. The Palos Verdes fault extends for a distance of approximately 60 miles from San Pedro Bay to the Santa Monica Bay. The Palos Verdes fault could result in greater damage than that anticipated from an earthquake on the San Andreas Fault due to its proximity to the City.
- The **Sierra Madre Fault Zone** is located approximately 15 miles northeast of the City at the base of the San Gabriel Mountains and forms a prominent 50-mile long east-west structural zone on the south side of the San Gabriel Mountains. The Sierra Madre fault system was responsible for the uplift of the San Gabriel Mountains by faulting in response to tectonic compression.

Figure 1 Regional Fault Map



Table 1 Major Faults

Fault	Distance	Maximum Magnitude
Whittier	9 miles E	7.00
Santa Monica-Hollywood	10 miles NW	7.00
Raymond Hill	10 miles NE	6.50
Sierra Madre	15 miles NE	6.50
San Fernando	25 miles NW	6.50
Elysian Park	5 miles N	7.60
San Jacinto	44 miles NE	7.50
Palos Verdes	20 miles SW	7.00
San Andreas	37 miles NE	8.25
Malibu Coast	22 miles W	7.00
Source: United States Geological Survey		

The **Whittier-Elsinore Fault Zone** is located along the southern base of the Puente Hills approximately 9.0 miles east of the City of Huntington Park. This northwest-trending fault extends from the Whittier Narrows area continuing southeast across the Santa Ana River, past Lake Elsinore, into western Imperial County and then continuing on into Mexico. This fault is expected to be capable of generating a Magnitude 6.6 earthquake.

The **Santa Monica-Malibu Coast Fault System** is an east-west trending fault system located along the southern margin of the western Santa Monica Mountains and into Santa Monica Bay. The nearest fault trace is located approximately 22 miles west of the City. Although there has been very little seismic activity along this fault system, the Malibu Coast fault segment has been characterized as active based on displaced soils. This displacement was estimated to have occurred about 5,000 years ago.

The **San Andreas Fault Zone** is located approximately 37 miles to the north and northeast of the City at its nearest point. This fault zone extends from the Gulf of California continuing northward to the Cape Mendocino area where it continues northward along the ocean floor. The total length of the San Andreas Fault Zone is approximately 750 miles. This fault has been active during historic times including the 1906 (estimated Magnitude 8.0) earthquake in San Francisco and the 1857 Fort Tejon earthquake (estimated Magnitude 7.9) where at least 250 miles of surface rupture occurred. The length of the fault and its active seismic history indicates that it has a very high potential for large-scale movement in the near future (Magnitude 8.0), and should be considered in land use planning for most areas of California.

The **San Jacinto Fault Zone** is located approximately 44 miles northeast of the City and is part of the San Andreas Fault System. The two fault strands separate near the San Gabriel Mountains, where the San Jacinto fault extends southeastward to form the southwestern boundary of the San Jacinto Mountains and the San Timoteo Badlands. This fault is thought capable of generating a maximum credible earthquake of magnitude 7.0. Strong ground-shaking from this earthquake would last about 25 seconds, with MM intensity values in the VIII-IX range.

The **Elysian Park Blind Thrust Fault** is exposed for approximately two miles at Elysian Park but is not exposed over the rest of its trace toward the east. (Blind thrust faults are low-angle or low-lying faults occurring generally five to 15 kilometers below the ground surface which have no surface manifestation). This fault underlies the urbanized portion of the Los Angeles Basin, including downtown Los Angeles, as inferred from geophysical and geomorphologic evidence and the clustering of deep earthquakes in the region. The Elysian Blind Thrust is located approximately five miles from the City of Huntington Park at its nearest point. The Elysian Park Fault was the source of the magnitude 5.9 earthquake near Whittier in 1987. This fault is thought to be capable of generating earthquakes of magnitude 7.2 to 7.6 and would result in intense ground-shaking in the entire Los Angeles basin.

The **Torrance-Wilmington Fault** is a newly postulated, blind thrust fault and fold system located under the Palos Verdes Peninsula. Although the location of the Torrance-Wilmington Fault System is not well defined, the fault and fold belt have been divided into several segments. It is estimated that if one of the segments ruptures, an earthquake of Magnitude 5 to 7.5, would occur. If two or more segments rupture simultaneously, an earthquake of a magnitude greater than 7.8 could occur.

The four largest recent earthquakes that have caused major damage in the Los Angeles basin include the 1933 Long Beach (Magnitude 6.3), 1971 San Fernando (Magnitude 6.4), the 1987 Whittier Narrows (Magnitude 5.9), and the 1994 Northridge (Magnitude 6.7) earthquakes. The 1933 Long Beach earthquake occurred on the southern segment of the Newport-Inglewood fault, from Newport Beach to Signal Hill. The 1971 San Fernando earthquake occurred along the San Fernando segment of the Sierra Madre fault zone. The Whittier Narrows earthquake occurred on the Elysian thrust fault in 1987. Finally, the most recent major earthquake, the Northridge earthquake, occurred on the Oakridge fault in the San Fernando Valley in January 1994. Most injuries and property damage from a major earthquake impacting the City will be caused by strong ground motion, especially structural damage to buildings. The developed areas of Huntington Park consist mostly of low density and medium density residential zones. Less extensive areas are devoted to low-rise commercial development. Low-rise buildings (less than three stories) common in the City are more likely to be damaged by a near-field earthquake, such as one occurring on the Newport-Inglewood fault or the Hollywood fault.

The wood-frame construction used in the residential and some commercial development in the City generally performs well during earthquakes. These buildings may experience significant structural and nonstructural damage, but rarely collapse. However, a trend in wood-frame construction in recent years, in particular in housing construction, has been the split level and irregular floor plans. Earthquake intensities of VIII in the Mercalli Scale may cause torsional racking of the foundation and wall elements of irregular structures. Single-family residences built before the 1952 Building Code was implemented are more likely to slip off their foundations as a result of strong ground motion associated with nearby earthquakes. Mobile homes are also susceptible to slipping off their foundation.

Critical facilities are structures and parts of a community's development that must remain operational after an earthquake. In addition, those facilities that pose unacceptable risks to public safety if severely damaged are also of critical concern. Essential facilities such as medical centers, fire and police stations, emergency operations centers, schools, and communication centers are also considered to be critical facilities. High-occupancy facilities have the potential of resulting in a large number of casualties or crowd control problems. This category includes the Civic Center, churches, and large multi-family residential complexes. Dependent care facilities that house populations with special evacuation considerations, such as pre-schools and schools, group care homes, and nursing and convalescent homes are also considered critical facilities.

The State, with the passage of the Garrison Act of 1969, has jurisdictional responsibility to ensure that public schools are adequately constructed to seismic standards. The Los Angeles County Fire Department is responsible for inspections of deficient electrical, plumbing, mechanical, or fire safety fixtures in high-occupancy residential and commercial facilities.

The California Department of Conservation, Oil, Gas, and Geothermal Division has prepared Planning Scenarios for a major earthquake on the Newport-Inglewood and San Andreas faults to assist in emergency response and recovery efforts. These reports show the City of Huntington Park as having seismic intensities of eight and above, and liquefaction hazards. The Long Beach Freeway and other infrastructure and utility lines in the area would be subject to localized damage.

LIQUEFACTION RISK

Liquefaction may occur when loose, unconsolidated, saturated fine-to-medium-grained sandy soils are subjected to ground vibrations during an earthquake. Liquefaction occurs in areas where the ground water table is within 50 feet of the ground surface when the Mercalli scale intensities are VII or greater. When these sediments are shaken, a sudden increase in pore water pressure causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and cracks in the soil causing water-soil slurry to bubble onto the ground surface. These are called sand boils, sand blows, or sand volcanoes. Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping. Structures constructed on soils that liquefy may sink or topple over as the soil loses its bearing strength.

A study of earthquake hazards by the United States Geological Survey (USGS) indicates that a majority of the City is subject to liquefaction, although the portion located north of Gage Avenue, west of Pacific Boulevard, and east of Wilmington Avenue is not at risk for liquefaction (refer to Figure 2). Areas containing shallow groundwater within 30 feet or less of the ground surface are susceptible to liquefaction hazards during seismic shaking.

Figure 2 Liquefaction Map



FLOODING AND INUNDATION HAZARDS

The City is located approximately 14 miles to the north of the Pacific Ocean and will not be exposed to the effects of a tsunami. In addition, there are no surface bodies of water located in the city; therefore, the risk of being impacted by a seiche is non-existent. A seiche occurs when two waves traveling in opposite directions collide, creating a larger standing wave.

A review of the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the FEMA Flood Map Service Center, indicated that the entire city is located in Zone X an "Area of Minimal Flood Hazard"[1]. This flood zone represents areas outside the 500-year flood plain. Thus, properties located in Zone X are also not located within a 100-year flood plain.

[1] FEMA Flood Map Service Center. https://msc.fema.gov/portal/search?AddressQuery=Huntington%20Park#searchresultsanchor

The City of Huntington Park is located within the inundation paths of the Hansen and Sepulveda Dams. Large areas downstream of the Hansen and Sepulveda Dams, including the City of Huntington Park, are at risk of inundation in the event of dam failure. The Hansen and Sepulveda Dams are operated by the Army Corps of Engineers and were constructed primarily for flood control. The flood hazards associated with dam failure will affect most areas south of the dams.

The **Hansen Dam** is located on the northern edge of the San Fernando Valley, approximately four miles west of Sunland. The inundation area of the Hansen Dam include areas along the Tujunga Creek and several communities in the valley, the City of Los Angeles, cities in south central Los Angeles, and areas along the Los Angeles and San Gabriel Rivers. The City of Huntington Park is located approximately 25 miles south of the dam but dam failure will affect the entire City of Huntington Park. Flood waters will arrive 17.75 hours after failure with a maximum depth of one foot approximately 21 hours after failure.

The **Sepulveda Dam** is located on the Los Angeles River near the intersection of the Ventura and San Diego Freeways near the City of Van Nuys. The probable maximum flood from the Sepulveda Dam is expected to last four days with a total volume of 163,200 acre-feet. The flood will affect areas along the Los Angeles River, and the cities of Los Angeles, Huntington Park, South Gate, Compton, Lynwood, Maywood, Huntington Park, Huntington Park, and Huntington Park Gardens. The flood waters are anticipated to reach the City approximately ten hours after failure. A maximum flood elevation of two feet is expected approximately 12 hours after failure.

FIRE HAZARDS

There are no open grass areas in or around the City which present brush fire or wildfire hazards in the City of Huntington Park. The major risk involves structural fires associated with older buildings in the City which may not be in compliance with the more recent and stringent fire safety codes and regulations.

Furthermore, industrial uses may also be considered to have a greater risk for fire due to the higher potential for use of flammable, explosive, and hazardous materials. The industrial uses in Huntington Park are located within the western and northern portions of the City.

HAZARDOUS MATERIALS

All businesses that handle hazardous materials are required by various Federal, State, and local agencies to submit a business plan to their local administering agency (the reportable quantities are 50 or more gallons of a liquid, 500 pounds or more or a solid, or 200 cubic feet or more of a gas at standard temperature and pressure; quantities for acutely hazardous materials vary according to the substance).

Every hazardous material handler is required to submit a business plan and an inventory of hazardous substances and acutely hazardous materials to the Huntington

Park Police Department and the County Fire Department on a yearly basis. If the hazardous materials inventory of a business should change, a revised business plan must be submitted. Hazardous material users and generators in the City include gasoline stations, auto repairs shops, printers and photo labs, clinics, dry cleaners, schools, fire stations, and a variety of other commercial and industrial land uses. See the Environmental Justice Element for more detailed information about hazardous waste in Huntington Park.

The State of California defines a hazardous material as a substance that is toxic, ignitable or flammable, or reactive and/or corrosive. An extremely hazardous material is defined as a substance that shows high acute or chronic toxicity, carcinogenicity, bio-accumulative properties, persistence in the environment, or is water-reactive (California Code of Regulations, Title 22).

The primary concern associated with the release of a hazardous material relates to the public health risks of exposure. Toxic gases are a primary concern, since a gaseous toxic plume is more difficult to contain than a solid or liquid spill and a gas can impact a larger segment of the population in a shorter time span. Releases of hazardous materials may also occur during a natural disaster, such as during an earthquake. Improperly stored containers of hazardous substances may overturn or break, pipelines may rupture, and storage tanks may fail. Containers may also explode when subjected to high temperatures, such as those generated by a fire. If two or more chemicals which are reactive when combined come in contact as a result of a spill, the hazard may be compounded.

The Uniform Fire Code includes criteria designed to minimize the risk of an accident. These guidelines are to be followed when storing, using, or transporting hazardous materials, and include secondary containment of substances, segregation of chemicals to reduce reactivity during a release, sprinkler and alarm systems, monitoring, venting and auto shutoff equipment, and treatment requirements for toxic gas releases.

EMERGENCY RESPONSE

The City of Huntington Park contracts its fire services through the Los Angeles County Fire Department. The Los Angeles County Fire Department operates two fire stations in the City: Fire Station 164, located at 6301 South Santa Fe Avenue, serves as the area's battalion headquarters (Huntington Park is serviced by Los Angeles County Fire Department-Battalion 13); and Fire Station 165, located at 3255 Saturn Avenue.

HEALTH CARE SERVICES AND EMERGENCY SHELTERS

Primary health care is provided by the St. Francis Medical Center in Lynwood; Downey Community Hospital; U.S.C. Medical Center and the Los Angeles Community Hospital in East Los Angeles; Martin Luther King, Jr. Hospital in Los Angeles; Rio Hondo Memorial Hospital in Downey; Rancho Los Amigos Medical Center in Downey; and Community Hospital of Huntington Park. A number of

structures have been designated as emergency shelters by the Emergency Preparedness Commission for the cities in Los Angeles County.

FIRE PROTECTION STANDARDS – FIRE FLOW

To ensure emergency water supply throughout the City, new construction is required to meet specific fire flow standards. Fire flows for individual structures are calculated according to size of the structure (floor area), type of construction (wood, non-combustible, fire-resistance), building height, presence of sprinkler systems, distance between buildings, and type of use. The Los Angeles County Fire Department's Fire Prevention Bureau determines the minimum flows for new construction based on building plans and developers are responsible for providing adequate fire flows. This ensures that hydrant capacity is available to meet fire emergency needs of all developments. The City of Huntington Park follows the County Fire Department Fire Code standards for fire flows and emergency access roads. Fire flows of 1,000 gallons per minute (gpm) to 5,000 gpm at 20 pounds per square inch (psi) of residual pressure for a duration of two to five hours is needed at residential and commercial uses, with hydrants every 300 to 600 feet, based on the type of occupancy. The water system must be capable of supplying adequate quantities of water for firefighting purposes, in addition to the daily supply for domestic demand in the area. Adequate reservoir capacity is determined by the availability of water for peak day supply plus fire flow requirements. Generally, peak day supply is twice the average day demand and total fire flow requirements are estimated by the population of the area.

Figure 3 below shows the location of critical facilities, such as fire stations and medical centers, throughout the city.

Figure 3 Critical Facilities



CLIMATE CHANGE HAZARDS

The impacts of climate change on Huntington Park are included in this Health and Safety Element, as mandated by State law. Climate change is driven by the human contribution of certain gases, like carbon dioxide and methane, into the atmosphere. These gases, commonly known as greenhouse gases (GHGs) absorb and re-emit heat that has been discharged from the Earth's surface. This works to trap heat near the Earth's surface, increasing the natural greenhouse effect. GHGs from human activities have been collecting in the atmosphere since the 1800's and are raising global average temperatures. This rise in average temperatures across the globe affects precipitation patterns, temperature, and ocean water levels, temperatures, and chemistry. The Intergovernmental Panel on Climate Change, a United Nations subgroup responsible for global advancement and communication of climate change science has concluded that global climate change will impart adverse effects on the Earth's natural and built systems, resources, and populations.

The intergovernmental Panel on Climate Change has established several GHG emissions scenarios used to describe possible future GHG emissions and associated warming. These emissions scenarios are referred to as Representative Concentration Pathways (RCPs). Two of these RCPs are commonly used to compare possible futures and were selected for the City's 2023 Climate Vulnerability Assessment, consistent with guidance from the California Government Office of Emergency Services (Cal OES) California Adaptation Planning Guide. The two scenarios used for the climate vulnerability assessment are RCP 4.5 which represents a "medium emissions "scenario, and RCP 8.5 which represents a "high emissions" scenario.

The City conducted a Climate Change Vulnerability Assessment (Appendix S-1) consistent with Government Code Section 65302(g) as amended by SB 379, which assesses how the populations and assets in Huntington Park are vulnerable to climate change. According to the vulnerability assessment, the City is most vulnerable to increased extreme heat and worsened air quality. Additionally, climate change is expected to result in Huntington Park experiencing more extended droughts and stronger storms, which may cause more frequent, localized stormwater flooding., Specific impacts on the community and assets of Huntington Park will vary based on exposure, physiological and socio-economic characteristics of the City's populations and resources. The following section includes key findings from the climate vulnerability assessment including overviews of each climate hazard and how it may impact health and safety in Huntington Park. Refer to the climate vulnerability assessment for additional details about the RCPs, climate hazards, and potential climate impacts.

EXTREME HEAT

The number of extreme heat days and warm nights is expected to increase dramatically over the rest of the century.

Extreme heat can cause a wide range of health problems such as rashes, cramps, heat exhaustion, heat stroke, or even death. In Huntington Park, an extreme heat day is defined as any day when the maximum temperature exceeds 96.1°F. Historically, the city experienced an average of two extreme heat days per year. The average number of extreme heat days is expected to increase to a total of 10 (RCP 4.5) to 21 (RCP 8.5) days per year by the end of the century.

Warm nights affect the body's ability to cool down and recover from heat stress during extreme heat periods exacerbating heat-related health problems including, heat exhaustion, dehydration, and cardiovascular stress. In Huntington Park, a warm night is defined as nights when the daily minimum temperature is above a threshold temperature of 70.3°F (CEC 2021). Historically, the city has had an average of five warm nights per year. End-of-century projections range from 25 (RCP 4.5) to 63 (RCP 8.5) additional warm nights annually.

Urban heat island effect compounds the impact of increased temperatures and disproportionately impacts low-income communities and communities of color.

Urban heat island is a term that refers to developed areas that are hotter than the surrounding landscape primarily due to the use of building materials and surfaces that absorb and re-radiate heat (like roofs and pavements), as well as a lack of vegetation, particularly trees. The urban heat island effect causes people in cities to have higher heat exposure than residents in less densely developed areas. Urban heat island will likely compound the impact and risk of extreme heat days and higher average temperatures resulting from climate change. In some locations, the effect could be twice as strong as the impact of global warming.

Within urban landscapes, neighborhoods with more impermeable and dark colored surfaces, and fewer trees, parks, and water features, have greater heat exposure and heat related risk than urban communities with more green space and reflective surfaces. These differences in development patterns typically correspond with income and demographic disparities across the urban environment. Low-income communities and many communities of color across Los Angeles County are the most impacted by the urban heat island effect.

The condition of housing stock can increase heat health risk.

Housing and socio-economic factors can intersect in ways that compound the risks of climate impacts such as extreme heat events. When housing is in short supply and unaffordable this can lead to overcrowding, especially for lower-income communities. Aging, overcrowded, and poorly insulated housing can contribute to risk from heat related illness, which can in turn lead to hospital visits and even increased mortality. If the electricity grid is strained during a heat wave and there are power outages, this can further increase the risk of heat related illnesses if access to adaptations such as air conditioning, fans, and refrigeration are lost. Aging and overcrowded housing, in addition to affordability issues increases risk of heat related health issues in Huntington Park.

All priority populations groupings identified in the climate vulnerability assessment are likely to face impacts from extreme heat and warm nights.

Extreme heat and warm nights can lead to heat related illnesses such as heat stress, heat stroke, and dehydration, which can be life-threatening. In addition, extreme heat conditions can exacerbate asthma, cardiovascular disease, certain disabilities, and other respiratory and cardiovascular conditions leading to increased emergency room visits, hospitalizations, and fatalities.

The populations most impacted by extreme heat include seniors, children, people with chronic health conditions, especially asthma and cardiovascular disease, outdoor workers, and people experiencing homelessness.

AIR QUALITY

Air quality is expected to worsen in Huntington Park due to existing regional characteristics combined with climate driven increases in dust, smog, smoke, and decreases in natural filtrations.

- **Regional characteristics.** The City of Huntington Park is in the South Coast Air Basin. Air quality in this basin is primarily influenced by a wide range of emissions sources – such as dense population centers, heavy vehicular traffic, industry – and weather. The region often has low wind speeds, and together all these conditions can contribute to high-pollution days.
- **Dust.** Increased temperature leads to dry, dusty conditions also associated with drought. Dust particles are considered a type of air pollution, called particulate matter, because they are small enough to be breathed into the lungs where they can cause health issues. Particulate matter can cause increased respiratory disease, lung damage, cancer, reduced visibility, and surface soiling.
- **Smog.** Increases in ambient temperature can lead to higher levels of smog. Depending on the level of exposure, smog can cause various health impacts ranging from mild discomfort to more serious aggravation of existing health conditions. Smog can cause coughing, sore or scratchy throat, difficulty breathing, airway inflammation or damage, and increased susceptibility to lung infection. Exposure to smog can also aggravate lung diseases such as asthma, emphysema, and chronic bronchitis. Higher rates of ground-level smog leads to raised cardiovascular and respiratory morbidity and mortality rates.
- **Fewer Natural Filtrations.** Long dry periods without rain lead to less reliable air quality for the entire region. Moisture in the air can filter pollutants and provide for overall improved conditions. Trees remove gaseous air pollution. Large healthy trees remove more pollution than younger, smaller trees. Rising temperatures could increase mortality for large healthy trees which would reduce the ability for urban vegetation to reduce air pollutants, therefore increasing pollutant exposure to sensitive populations.
- **Wildfire Smoke.** Wildfires have increased throughout the state and are expected to continue to increase. Wildfire smoke can travel many miles beyond the perimeter of the fire, meaning that increased wildfires regionally will lead to increased exposure to wildfire smoke. Wildfire smoke is a mixture of gaseous pollutants, hazardous air pollutants, water vapor, and fine particulate matter, which is made up of very small particles. Fine particulate matter is the main component of wildfire smoke and the principal threat to public health. Exposure to fine particulate matter of up to 24-hours has been associated with premature mortality, increased hospital admissions for heart or lung issues, acute and chronic bronchitis, asthma attacks, emergency room visits, respiratory symptoms, and restricted activity days.

The populations most impacted by reduced air quality are children, seniors, and people with chronic health conditions, outdoor workers, and people experiencing homelessness.

As discussed in the Environmental Justice Element, all 26 census tracts in Huntington Park are deemed "disadvantaged communities" defined as low-income areas disproportionately affected by environmental pollution.

Particulate matter of all sizes most impacts infants, children, and older adults with preexisting heart or lung diseases. Groups most sensitive to smog include children, the elderly, people with respiratory disorders, and people who exercise strenuously outdoors, including outdoor workers. Smog has also been shown to have particularly disproportionate adverse impacts on populations experiencing homelessness and with lower median incomes. Outdoor workers and people experiencing homelessness will have greater levels of exposure to harmful air pollution.

DROUGHT

The number of days between rainstorms is known as a dry spell. In California there is a lot of variation in how much rain falls each year and in each storm. When the amount of rain from all storms in a year, or groups of years, is averaged together it can seem like there have not been major changes in the amount of rain that has fallen. However, the maximum length or dry spells is increasing, and is expected to increase through the end of century. End-of-century projections estimate an increase in the maximum length of dry spells between 7 to 16 days (RCP 4.5 - RCP 8.5) for a total maximum dry spell length of 167 to 176 days each year. These long periods without rain can lead to drought conditions. Dry, hard-packed soil, and impermeable surfaces like asphalt, can make it more difficult or impossible for water to filter into the ground when it rains, instead causing more storm water runoff. This can lead to temporary storm flooding in some areas, but it can also mean that water doesn't stay in the landscape and that big storms don't necessarily make up for long dry spells when it comes to relieving drought conditions.

More heat and less water can cause trees and plants to die if they are not given additional water. These can mean losing the benefits of green spaces (such as cooling and cleaning the air) and increasing cost to maintain them. Drought can lead to increased water rates, and higher water bills. Most impacted populations would be those with the fewest resources, including people experiencing homelessness, who may experience increased cost for and decreased access to water.

STORMWATER FLOODING

Though flooding in Huntington Park is currently infrequent and considered a low-probability event, the increased frequency of high-precipitation storms may contribute to increased storm flooding in localized areas throughout the city.

When an influx of stormwater exceeds a drainage system's capacity to infiltrate water into the soil or to carry it away, localized stormwater flooding can occur. Urban

landscapes tend to be built with lots of impermeable surfaces. Impervious surfaces, such as asphalt and pavement, don't allow water to infiltrate the ground, and storm water instead must travel along the ground's surface, as runoff. Most runoff is channeled into gutters and storm drains, and eventually into the regional flood channels. Existing development and drainage infrastructure was not built to manage stormwater flows from the increased precipitation events that are occurring and will continue to occur more frequently with climate change. Retrofitting these infrastructure systems can be costly.

Localized flooding could impact properties and leave roads temporarily unusable. Areas with high amounts of impermeable surfaces and those adjacent to drainage systems are prone to stormwater flooding during periods of heavy rainfall.

Flooding can cause water damage to property, disrupted commutes, trash and pollution in runoff, including the potential movement of hazardous materials in stormwater runoff, and potential loss of power during storms.

EMERGENCY EVACUATION

Emergency evacuation is an important component of disaster preparedness. Huntington park has a gridded street system that allows for efficient evacuation. The City does not have set evacuation routes and relies instead on a dynamic evacuation strategy which is based on the location and extent of the hazard or safety incident requiring evacuation, the speed in which evacuation needs to occur, and available evacuation locations. The grided street system allows for many viable evacuation routes in any given scenario. Therefore, the Safety Element does not identify pre-determined evacuation routes or locations, as evacuation routes will be dependent upon the location, extent, and type of hazard.

Responsibility for identifying emergency shelters is with the City Police Department. Their role is to identify facilities for evacuation in cases where shelter is required. Evacuation locations are typically located at local schools and parks, as judged appropriate for a particular evacuation scenario.

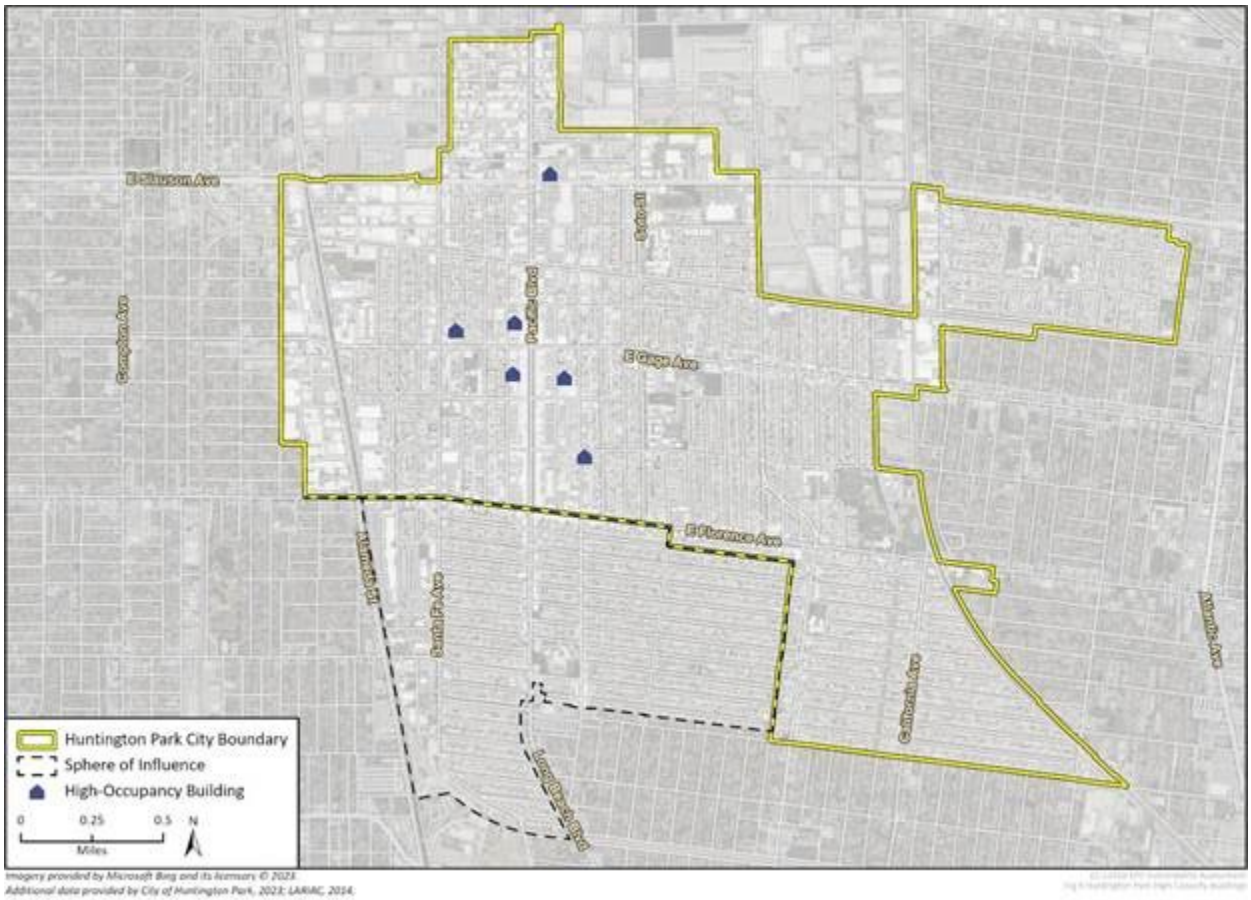
Consistent with Government Code Section 65302.15, the City conducted an emergency evacuation analysis to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. The City evaluated two emergency scenarios that were likely to occur in Huntington Park. The emergency scenarios were as follows:

- A hazardous material spill in the Alameda Corridor
- A structure fire at a high-occupancy senior living community

Evacuation routes and emergency shelter locations were selected for the specific scenarios evaluated. Under actual emergency conditions, situation-specific routes and emergency shelter locations would be determined by emergency responders, as appropriate. See Appendix S-2 for the full results of the analysis.

In keeping with Government Code Section 65302(g)(5), Safety Elements must also identify residential developments in hazard areas that do not have at least two emergency evacuation routes, referred to as single access roads. Single access roads are a local street that feeds into a collector with a singular point of entry and exit. These roads present potential evacuation complications necessitating added evacuation management. GIS evaluation of Huntington Park did not identify any neighborhoods with single ingress/egress. The gridded street system provides multiple evacuation route options for all areas of the city. However, the Fire Department and Police Department identified several buildings with a high number of residents or occupants that may require assistance evacuating. Occupants of these buildings could require additional resources and planning to ensure timely and safe evacuation despite the numerous ingress and egress routes. The locations of these high-occupancy buildings are included in Figure 4, below.

Figure 4 High Occupancy Buildings



3 PLANNING VISION

HEALTH AND SAFETY ELEMENT POLICIES AND PROGRAMS

The City of Huntington Park seeks to minimize the danger to residents, workers, and visitors to the City from the various hazards described within the Health and Safety Element with the implementation of the policies and programs outlined in the following section. The policies are arranged under each of the hazards discussed previously. Health and Safety programs will implement the policies identified in this section and are included under the relevant hazard and policy.

GOVERNANCE AND EMERGENCY PREPAREDNESS

Health and Safety Element Policy 1. The City of Huntington Park should incorporate climate change projections as part of updates to the local hazard mitigation plan and emergency preparedness plans, and as part of the development of other planning documents, including future park, urban greening, storm drain maintenance, or capital improvement plans.

> Program 1.1 Develop a review committee of appropriate staff members to explore the feasibility of incorporating climate impacts and related adaptation actions into relevant planning documents.

Health and Safety Element Policy 2. The City of Huntington Park should update and implement its Natural Hazard Mitigation Plan (NHMP) on a regular five-year cycle.

> Program 2.1 The City should update the HMP and submit it for FEMA approval. Upon adoption of the FEMA-approved HMP, the City should also adopt the HMP into this Health and Safety Element with the same resolution, thereby incorporating all identified policies, programs, and actions into this element.

Health and Safety Element Policy 3. The City of Huntington Park should adequately prepare its operations for emergencies and provide information and resources to residences to help households prepare for emergencies.

> Program 3.1 In the event of a major earthquake or other major disaster, persons living or working in the City may need to be self-sufficient for up to 72 hours before the results of any major relief efforts are realized. Under this program, a database will be created to identify medical professionals, heavy equipment operators, and volunteers trained in first aid and search-and-rescue. The database would identify other volunteers that would staff emergency collection centers, distribution centers, and otherwise assist in the recovery efforts. This information, and the appropriate procedures, would then be incorporated into the City's emergency preparedness plan.

Program 3.2 The City of Huntington Park should hold emergency drills to test the effectiveness of emergency operations plans.

Program 3.3 The City of Huntington Park should expand the emergency operations plan to improve evacuation coordination and assistance as well as post-disaster recovery. Additionally, it should explore new evaluation guidance options such as: stay-at-home requests for unaffected communities, early evacuations under high-risk conditions, implement access restrictions during evacuations.

Program 3.4 The City should develop an improved emergency alert and communications system for delivering evacuation orders and emergency notifications.

Health and Safety Element Policy 4. The City of Huntington Park should provide the community with information on available financial, technical, and educational resources and programming for reducing climate change risks and emergency planning, including on the topics of building weatherization, energy and water efficiency, signs of heat-related illness, and emergency preparedness. The City should distribute information about emergency planning to community groups, schools, churches, and business associations.

Health and Safety Element Policy 5. All educational, promotional, community engagement materials, City emergency preparedness plans, and emergency notifications shall be released by the City in both English and Spanish, consistent with Environmental Justice Element Policy 6.1.

Health and Safety Element Policy 6. The City of Huntington Park's development review process, and its engineering and building standards, should ensure that new construction is designed to minimize risks from geologic, fire, flood, and climate change-related hazards by ensuring the appropriate site planning and design of new development.

Health and Safety Element Policy 7. The City of Huntington Park should expand the resilience of critical facilities and infrastructure through assessment of needed retrofits to function properly while subject to increased climate hazard frequency including drought, stormwater flooding, extreme heat, and poor air quality.

Program 7.1 Encourage schools, hospitals, and critical facilities not operated by the City to identify and seek funding for necessary upgrades.

Program 7.2 Identify and seek funding for necessary upgrades to city-owned and operated critical facilities.

Health and Safety Element Policy 8. The City of Huntington Park should explore the feasibility and funding options for installation of self-sufficient energy systems in residential areas, such as microgrids, to minimize service disruptions during power outages triggered by a climate event or other disaster.

Health and Safety Element Policy 9. The City of Huntington Park should identify targeted and sustained funding sources to improve access to solar to alleviate high energy costs.

Health and Safety Element Policy 10. The City of Huntington Park should coordinate with emergency services as well as utility providers to assess needed service improvements in providing increased redundancy and uninterrupted service for water, power, and emergency service response.

EXTREME HEAT

Health and Safety Element Policy 11. The City of Huntington Park should partner with Los Angeles Unified School District to implement greening projects including renovations that result in removal of asphalt, creation of native plant gardens, planting of trees and development of shaded outdoor learning spaces, with a focus on schools in neighborhoods with fewer trees and less access to parks.

Health and Safety Element Policy 12. The City of Huntington Park should attempt to mitigate impacts from extreme heat through increased and equitable access to publicly accessible green spaces by implementing Housing Element Policy 5.7, Environmental Justice Element Policies 2.1, 2.2, 2.10, 2.12, 5.3, and Environmental Justice Element Programs 2.1.1, 2.2.1, 5.3.1, and 5.3.2. Greenspaces should be modified and designed to include climate-smart landscaping, shade structures, tree canopy, cooling amenities such as splash pads, and materials with low solar gain to improve usability on high heat days.

Program 12.1 Park programming should be adjusted to discourage high-intensity activities during peak heat periods, and provide additional cooling opportunities during warm nights, by potentially extending open hours to early morning or late evening.

Program 12.2 Establish climate-oriented standards for new green spaces, including watering and maintenance, shade, and access to drinking water.

Program 12.3 Conduct a park audit to evaluate existing facilities and identify climate-related improvements.

Program 12.4 Collaborate with schools in Huntington Park to provide landscaping maintenance and safety features to prevent and respond to vegetation drying and loss, provide shade, and maintain safe use through proper lighting and other measures.

Program 12.5 Identify funding to subsidize operation of the Splash Pads at Salt Lake Park and Freedom Park for reduced fees for public use during extreme heat events.

Health and Safety Element Policy 13. The City of Huntington Park should consider initiatives and promote design principles that increase the urban tree canopy through the planting and maintenance of additional climate-resilient trees, prioritizing neighborhoods with tree equity scores below 65, for provision of shade, cooling, and air quality benefits, consistent with the Environmental Justice Element Policy 5.7 and 1.18, and Programs 5.7.1, and 1.21.1.

Program 13.1 Seek funding from grant programs that support urban greening and community forestry projects, such as the Green Schoolyards Grant, to fund tree planting and maintenance projects.

Program 13.2 Explore the creation of a training program to support workforce development in urban forest management, tree planting, and green infrastructure development.

Program 13.3 Develop an urban forest maintenance program that includes partnerships with local community organizations to help engage and educate community members about tree care, while assisting with maintenance activities. The maintenance program should include plans for supplemental watering in the first three years after planting new trees to increase tree establishment and early growth.

Health and Safety Element Policy 14. The City of Huntington Park should reduce heat exposure in the use of public transit and active transportation by encouraging retrofits to bus stops and waiting areas to provide shade cover, and promoting design for thermal comfort for any new active transportation infrastructure including the incorporation of permeable or "cool" pavement, shading, lighting, and safety improvements consistent with the Housing Element Policies 1.6 and 5.8, and Environmental Justice Element Policies 2.3, 2.4, 5.5 and Programs 2.3.1, 2.3.2, 2.3.3, 2.4.1, 5.5.1.

Health and Safety Element Policy 15. The City of Huntington Park should encourage Southern California Edison to retain and enhance lifeline programs for life sustaining services for priority populations, especially due to hazards such as an increase in high heat days and the potential for related power disruptions, and work to increase awareness of these programs among residents.

Health and Safety Element Policy 16. The City of Huntington Park should encourage Southern California Edison to address financial obstacles to the use of air conditioning and other indoor cooling strategies, by setting electricity rates at the point of affordability during peak demand hours for HVAC, especially for priority populations.

Health and Safety Element Policy 17. The City of Huntington Park should mitigate the compounding impact of housing conditions and extreme heat on public health by improving the housing stock, with the aim of reducing overcrowding, increasing affordability, encouraging new developments and home retrofits to include heating, ventilation and air conditioning (HVAC) upgrades or installations, improve insulation,

and replace aging roofs, consistent with Housing Element Policies 2.5, 2.7, and Program 1, and Environmental Justice Element Policies 4.2, 4.5, 4.6, 4.10, 4.11, 4.12 and Programs 4.2.1, 4.10.1, 4.10.2, 4.12.1, 4.12.2.

Program 17.1 Amend the building code to include a requirement that new developments include HVAC.

Program 17.2 Include cooling-related retrofits, such as improved insultation, new windows, new or improved HVAC systems, and roof repair and replacement in home improvement funding programs consistent with Environmental Justice Element Program 4.10.1.

Health and Safety Element Policy 18. The City of Huntington Park should help mitigate the risk of heat-related health impacts to people experiencing and at risk of homelessness by coordinating with local service providers such as the Los Angeles Area Homeless Services Agency (LAHSA) to support provision of housing support services and facilities consistent with the Housing Element Policy 5.4.

Program 18.1 Collaborate with local service providers to ensure community members experiencing homelessness are aware of the available cooling center locations and hours, symptoms and signs of heat illness, and available resources for accessing medical attention if suffering from heat illness.

Program 18.2 Coordinate with churches or other community groups to offer additional cooling services for community members experiencing homelessness during heat waves.

Health and Safety Element Policy 19. The City of Huntington Park should consider the provision of additional cooling access by advocating for expanded operating hours and high-quality HVAC at the Huntington Park Library, consistent with the Environmental Justice Element Policy 2.7 and programs 2.7.1 and 2.7.2, including advocating for special extended early morning and late evening hours during heat waves and considering potential use of existing public facilities as cooling facilities during heat waves.

Program 19.1 The City should seek funding and partner with local CBOs to establish a resilience hub in the city that is operated by a local community organization which can serve as a safe space during climate induced events, including high heat days and warm nights.

Health and Safety Element Policy 20. The City of Huntington Park should consider increasing the capacity of community health care services that will be impacted by increased heat health events.

AIR QUALITY

Health and Safety Element Policy 21. The City of Huntington Park should promote strategies that help improve air quality and reduce greenhouse gas emissions by expanding access to public transportation, restricting truck routes and idling time, improving provisions for bicyclists and pedestrians, and encouraging mixed use and higher density development around transit stations, consistent with the City's Environmental Justice Element Policies 1.10, 1.11, 2.3, 2.11 and Programs 1.10.1, 1.10.2, 1.10.3, 2.3.1, 2.3.2, 2.3.3, 2.11.1 and Housing Element Policies 1.6 and 5.8.

Health and Safety Element Policy 22. The City of Huntington Park should discourage new land uses with potential adverse air quality impacts, including the emission of toxic air contaminants and fine particulates, near residential neighborhoods, schools, hospitals, nursing homes, and other locations where public health could potentially be affected, consistent with the Environmental Justice Element Policy 1.12.

Health and Safety Element Policy 23. The City of Huntington Park should reduce particulate matter and the impacts of particulate matter and other air pollutants consistent with the Environmental Justice Element Policies 1.1, 1.2, 1.4, 1.6, 1.21 and Programs 1.1.1, 1.2.1, 1.4.1, 1.4.2, and 1.6.1.

Health and Safety Element Policy 24. The City of Huntington Park should provide informational resources regarding air pollution health risks and personal adaptation options consistent with the Environmental Justice Element Policy 1.3 and Programs 1.3.1 and 1.3.2.

Health and Safety Element Policy 25. The City of Huntington Park should raise awareness about local asthma risks and personal mitigation strategies and help to mitigate the risks of undiagnosed asthma consistent with the Environmental Justice Element Policies 5.1 and 5.8, and Programs 5.1.1, 5.8.1, and 5.8.2.

Health and Safety Element Policy 26. The City of Huntington Park should consider retrofitting critical facilities under the City's operational control with air filtration devices to reduce indoor air pollution.

FLOODING

Health and Safety Element Policy 27. The City of Huntington Park should work with the Los Angeles County Department of Public Works to identify and implement needed local and regional storm drain improvements to relieve local flooding problems in Huntington Park which are anticipated to increase in frequency and severity due to climate change.

> Program 27.1 Coordinate with the LA County Department of Public Works as it conducts a comprehensive assessment of the current condition of the storm drain system, provide local knowledge of storm drain condition, areas of localized stormwater flooding, and equity needs.

Program 27.2 Partner with the Los Angeles River Upper Reach 2 Watershed Management Area (LAR UR2 WMA) and LA County Department of Public Works to secure funds to implement any needed improvements to critical storm drain infrastructure and address maintenance needs on a regular schedule. Consider upgrading storm drain infrastructure based on climate induced changes in precipitation patterns rather than historical rain events.

Program 27.3 Distribute informational resources to residents and business on proper disposal of waste and debris that can clog the storm drain system, and strategies that can limit on-site flooding.

Program 27.4 Develop a system for reporting and addressing drainage issues in a timely manner.

Health and Safety Policy 28. The City of Huntington Park should revise and update construction codes and regulations to incorporate the increased use of green infrastructure in new developments as a means of improving stormwater quality.

Program 28.1 Provide developer education on low-cost and best practice drainage improvements. Explore the establishment of an incentive program for developers who incorporate green infrastructure into their designs.

Health and Safety Policy 29. The City of Huntington Park should incorporate green infrastructure into street design and maintenance. This should include the incorporation of low impact development (LID) drainage design in public and private streets and parking lots. This also includes the use of best management practices to reduce impervious surfaces, including strategies using vegetation, soils, and natural processes to manage water and create a healthier urban environment.

DROUGHT AND WATER QUALITY

Health and Safety Element Policy 30. The City of Huntington Park should disseminate education and outreach materials regarding the City's conservation measures to decrease water use consistent with Housing Element Programs 6-2, 6-3.

Program 30.1 The Department of Public Works should conduct a water audit of all city-owned buildings and facilities and implement water-saving measures by 2025.

Program 30.2 The City should continue to promote rebate programs for replacement of appliances with more efficient versions on the City website.

Program 30.3 The City should explore the feasibility of incentives for businesses that participate in water conservation efforts through the City's Business Assistance Program.

Health and Safety Element Policy 31. The City of Huntington Park should continue to implement the Watershed Management Program (WMP), including regular ground water quality monitoring, and scheduled street sweeping aimed at reducing pollution

runoff into the Los Angeles River Basin. These programs should emphasize best management practices by residents, businesses, contractors, and public agencies to ensure that surface water quality is maintained at levels that meet state and federal standards.

Health and Safety Element Policy 32. The City of Huntington Park should promote water efficiency best practice and leakage repairs.

> Program 32.1 Through public works develop a public outreach campaign on ways to reduce water use in homes and offer leakage repair services to priority populations as well as assistance for appliance replacements.
>
> Program 32.2 Partner with water utilities and seek funding to distribute leakage detection technologies, such as the Flume app, to eligible properties with compatible water meters.

Health and Safety Element Policy33. The City of Huntington Park should ensure adequate access to clean drinking water in the public realm by requiring public facilities to install public hydration stations, incorporate hydration stations in all recreational and park facilities, where feasible.

SEISMIC HAZARDS

Health and Safety Element Policy 34. The City of Huntington Park shall continue to implement the City's seismic hazard abatement program for existing un-reinforced buildings.

Health and Safety Element Policy 35. In areas with liquefaction potential, the City of Huntington Park shall require review of soils and geologic conditions, and if necessary, on-site borings, to determine liquefaction susceptibility of the proposed site.

Health and Safety Element Policy 36. The City of Huntington Park shall maintain and periodically review emergency procedures for earthquakes in the City's Disaster Response Plan.

Health and Safety Element Policy 37. The City of Huntington Park shall promote earthquake preparedness within the community by participation in quake awareness programs, including distribution of brochure materials in Spanish and English. The City will encourage property owners to anchor buildings to their foundations, bolt water heaters to walls, and implement other preventive measures.

> Seismic Safety Program The City enforces the seismic retrofit requirements of the State of California Uniform Building Code. These standards apply to bracing systems, wall anchors, and the filling in of excess openings. The City has adopted an Earthquake Hazard Reduction Ordinance to address ground-shaking hazards in the City. Department personnel are trained to use the Emergency Response Handbook.

HAZARDOUS MATERIALS

Health and Safety Element Policy 38. The City of Huntington Park shall locate new and existing land uses involved in production, storage, transportation, handling, and/or disposal of hazardous materials a safe distance from other land uses that may be sensitive to such activities.

Health and Safety Element Policy 39. The City of Huntington Park shall coordinate with Los Angeles County in sponsoring regular household hazardous waste disposal programs to enable residents to bring backyard pesticides, cleaning fluids, paint cans, and other common household toxics to a centralized collection center for proper disposal.

Health and Safety Element Policy 40. The City of Huntington Park shall cooperate with the County in local implementation of applicable portions of the Los Angeles Hazardous Waste Management Plan.

Health and Safety Element Policy 41. The City of Huntington Park shall consult with companies operating underground pipelines, as well as the Public Utilities Commission and Office of Pipeline Safety, to determine the likelihood of explosion or rupture in case of accident or earthquake and shall ensure that the Fire Department and other disaster response agencies have access to route, depth, and shut-off information about each line.

Hazardous Materials Control Program. The City shall continue to cooperate with County, State, and Federal agencies involved in the regulation of hazardous materials' storage, use, and disposal. The City shall work with the fire department in requiring hazardous materials users and generators to identify safety procedures for responding to accidental spills and emergencies. The LACFD shall also work with local law enforcement officials in regulating the transport of hazardous materials through the City. The City will continue to promote the safe disposal of "hazardous and toxic substances" used in private households through the support of "Hazardous Materials Collections" conducted at specific locations and times within Huntington Park. The City will continue to collect and maintain up-to-date records concerning the type, location, owners, and responsible persons for properties which involve the handling of hazardous materials and wastes.

Community Hazardous Waste Education Program. The City will implement an education program for households and small businesses regarding identification and disposal of potential hazardous wastes, including machine oils, pesticides, etc.

EVACUATION

Health and Safety Element Policy 42. The City of Huntington Park shall be prepared to efficiently mobilize City staff and use communications systems to facilitate efficient and equitable emergency evacuation.

Program 42.1 Develop a cross department evacuation coordination taskforce in charge of evacuation route maintenance, annual hazard-based evacuation scenario trainings, identification of neighborhoods and households containing vulnerable populations, additional assistance required populations, communication of real time traffic congestion and conditions during an evacuation, and general outlined evacuation planning and trainings. This taskforce will meet regularly with staff from relevant departments to additionally oversee the updates to emergency planning documents and processes.

Program 42.2 Explore the feasibility of partnering with LA Metro and other transportation operators to provide buses and vans to assist with timely evacuation of high-occupancy buildings or community members with limited access to transportation during an emergency.

Program 42.3 Publish the City's Emergency Operations Plan, evacuation information, and resources for emergencies on the City website.

Health and Safety Element Policy 43. The City of Huntington Park shall adopt communication tools to reach at-risk communities and coordinate with local service providers to assist vulnerable populations such as the unhoused, elderly, and young children with evacuations.

Program 43.1 Facilitate community outreach to at-risk populations throughout the community through educational materials and real time evacuation assistance through the cross-department evacuation coordination taskforce.

Program 43.2 Expand emergency alert systems so the Police Department, Los Angeles County Fire Department, and cross-department evacuation taskforce can coordinate advanced mobilization and facilitate evacuations during emergencies.

Program 43.3 Provide property owners, tenants, renters, and landlords of high-occupancy buildings with evacuation checklists as well as information on available resources during different emergencies.

4 PUBLIC SAFETY PLAN

EMERGENCY PREPAREDNESS PROGRAM

The City originally adopted a Civil Defense and Disaster Plan in 1972 and this Plan was updated in February 1983. The Huntington Park Police Department has adopted procedures for dealing with hazardous spills on the highway. These procedures are based on the California Highway Patrol's and the Federal Department of Transportation's Emergency Response Materials. To ensure emergency water supply throughout the City, new construction is required to meet specific fire flow standards. Fire flows for individual structures are calculated according to size of the structure (floor area), type of construction (wood, non-combustible, fire-resistive), building height, presence of sprinkler systems, distance between buildings, and type of use.

FIRE PROTECTIVE STANDARDS FIRE FLOW

The Los Angeles County Fire Department's Fire Prevention Bureau determines the minimum flows for new construction based on building plans and developers are responsible for providing adequate fire flows. This ensures that hydrant capacity is available to meet fire emergency needs of all developments. The City of Huntington Park follows the County Fire Department Fire Code standards for fire flows and emergency access roads. Fire flows of 1,000 gallons per minute (gpm) to 5,000 gpm at 20 pounds per square inch (psi)of residual pressure for a duration of two to five hours is needed for residential and commercial uses, with hydrants every 300 to 600 feet, based on the type of occupancy. The fire standards outlined above are subject to the following conditions:

Fire flow increases with building size (square feet) and/or lot coverage: 20 psi and 600 feet hydrant spacing is required for single-family dwelling, and 20 psi and 300 feet hydrant spacing is required for all other occupancies.

Road width increases where parallel parking allowances, hydrant requirements, or serial fire suppression requirements, or aerial fire suppression requirements indicate the need.

Minimum 20 feet private road width is permitted only if life safety is not jeopardized, topography, or lot shape/dimensions are constraints, and the Fire Department grants discretionary approval.

A paved access is required if any portion of the first-floor building exterior is more than 150 feet from a public vehicle access (private driveway, bridge, alley).

Final fire flow will be based on the size of the building, its relationship to adjacent structures and the type of construction.

Table 2 Fire Standards

Development	Fire Flow (gpm)	Road Width (feet)	Access (feet)	Turn Radius (feet)
Single-Family (Fire Zone 4)	1,000-1,250	20-26	150	32
Single-Family (Fire Zone 3)	750-1,250	20-26	150	32
Two-Family (Duplex)	1,500	26-36	150	32
Mobile Home (Fire Zone 4)	1,250	26-36	150	32
Multi-Family & Hotel	1,000-5,000	26-36	150	32
Schools	1,000-5,000	26-36	150	32
Commercial & Industrial	1,000-5,000	26-42	150	32
High-Rise (5-stories/75')	5,000	NA	NA	32
Source: Los Angeles County Fire Department Fire Code				

FIRE PROTECTION STANDARDS PEAK LOAD WATER SUPPLY

The water system must be capable of supplying adequate quantities of water for firefighting purposes, in addition to the daily supply for domestic demand in the area. Adequate reservoir capacity is determined by the availability of water for peak day supply plus fireflow requirements. Generally, peak day supply is twice the average day demand and total fire flow requirements are estimated by the population of the area. Table 2 lists the Los Angeles County Fire Department Fire Code Standards for water flow, road width, and property accessibility for adequate fire response.

FIRE PROTECTION STANDARDS EMERGENCY ACCESS

The provision of adequate roadway widths will facilitate emergency response during a disaster. The City supports fire access standards that have been established by the County Fire Department to ensure access for firefighting equipment to all areas of the City.

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CITY OF HUNTINGTON PARK GENERAL PLAN



HEALTH AND SAFETY ELEMENT

Appendix S-1
Climate Change Vulnerability Assessment







City of Huntington Park

Climate Change Vulnerability Assessment

March 2023

Prepared by
Rincon Consultants, Inc.

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Executive Summary

The City of Huntington Park Climate Change Vulnerability Assessment evaluates how climate change may impact community members, natural resources, critical facilities, buildings, services, and infrastructure in Huntington Park. This report will inform the development of climate adaptation goals, policies, and implementation programs for the Health & Safety Element as part of the City's General Plan Update.

Climate change is a global phenomenon that can impact public health, natural resources, infrastructure, emergency response, and other aspects of society at the local scale as the averages and extremes of climate conditions change. In Huntington Park, temperature and precipitation are expected to change in the following ways:

- **Increasing temperatures.** Average maximum temperatures in Huntington Park are expected to increase between 3.6° Fahrenheit (F) and 4.4°F by 2050 and between 4.6°F and 7.6°F by 2100.
- **Increasing intensity of precipitation events and longer dry periods.** It is projected that more precipitation will occur during extreme storm events and dry periods will be longer and more frequent.

Changes in temperature and precipitation are expected to influence the frequency, duration, and magnitude of a variety of climate hazards. Climate change models indicate that Huntington Park is expected to experience the following by the end of the century:

- **Extreme Heat.** Huntington Park is projected to experience an increase in the annual number of extreme heat days in the coming decades. In Huntington Park, an extreme heat day occurs when the maximum temperature is above 96.1°F. The annual number of extreme heat days is projected to increase by as much as 21 days and the annual number of warm nights is projected to increase by as much as 63 nights by 2100.
- **Drought.** The City is projected to experience increases in the length of dry spells.
- **Stormwater Flooding.** Climate change may cause changes in precipitation patterns, leaving low-lying and highly paved areas throughout Huntington Park exposed to more frequent stormwater flooding.
- **Air Quality.** Air quality within the Los Angeles region is projected to worsen because of an increase in regional wildfires and average maximum temperature. Longer periods of drought will also contribute to worsening air quality.

Report Organization

The report is comprised of the following sections:

1. **Introduction** describes the methodology and key data sources used to prepare the Climate Change Vulnerability Assessment.
2. **Exposure to Climate Hazards** outlines climate drivers (GHGs in the atmosphere), climate indicators (temperature and precipitation), relevant climate hazards, historical hazard events, how hazards are expected to change, and includes figures mapping climate hazards spatially across Huntington Park.
3. **Sensitivity** identifies populations and assets most at risk to climate change.
4. **Adaptive Capacity** summarizes plans, policies, and programs that help Huntington Park cope with climate hazard events.

5. **Vulnerability Analysis** describes potential impacts for each hazard based on sensitive communities, natural, and built assets, with consideration given to their adaptive capacity. The chapter includes vulnerability scores of low, medium, or high for each population group and asset. See Vulnerability Scoring Methodology section below for more detail.
6. **Conclusion** presents the key findings of this report.

Populations, Assets, and Services at Risk

Projected changes in climate indicators and hazards will adversely impact community members, natural resources, critical facilities, buildings, services, and infrastructure in Huntington Park. Priority populations are comprised of those community members that have either higher exposure, increased physiological sensitivity, or experience societal factors that increase risk from climate change hazards. The Huntington Park Climate Change Vulnerability Assessment describes the impacts climate change is expected to have on the following populations and assets:



Priority Populations

- Individuals with high outdoor exposure
- Under-resourced individuals
- Individuals facing societal barriers
- Individuals with chronic health conditions or health related sensitivities



Natural and Recreational Resources

- Municipal parks & open spaces
- Urban forest



Buildings and Facilities

- Municipal buildings
- Educational facilities
- Hospitals
- Residential and commercial development
- Fire stations
- Police stations



Infrastructure and Critical Services

- Water services
- Wastewater
- Storm drainage and flood protection
- Solid and hazardous waste and recycling
- Fire services
- Emergency services
- Medical services
- Utilities and major utility corridors
- Public transportation
- Roadways
- Active transportation routes

Adaptive Capacity

Adaptive capacity is the ability to adjust to the consequences of climate change. Types of adaptive capacity include adjustments in behavior, resources, processes, and technologies. Huntington Park is currently taking steps to increase the City's adaptive capacity by reviewing and updating existing policies, plans, programs, and institutions that contribute to the City's resilience to climate change hazards. There are existing plans, programs, and policies in place to mitigate some impacts of stormwater flooding, drought, and power outages from extreme heat on the City's buildings, facilities, infrastructure, and critical services. Policies and programs related to air quality and extreme heat are included in the recently adopted Environmental Justice Element.

Vulnerability Analysis

Understanding local climate risks and impacts allows communities to prepare for the future and increase their resilience. Population groups and asset categories with higher risk from climate hazards are described below.



Priority Populations

- **Extreme Heat.** Increased number of extreme heat days will result in increased public health risks, particularly to populations with increased exposure or sensitivity, through heat-impacted diseases and air quality degradation. Individuals with high outdoor exposure, under-resourced individuals, individuals facing societal barriers, and individuals with chronic health conditions are all susceptible to extreme heat.
- **Drought.** Individuals with high outdoor exposure are particularly at risk to drought conditions. During prolonged drought conditions, people experiencing homelessness may have difficulty accessing clean and affordable drinking water.
- **Stormwater Flooding.** Outdoor workers may be exposed to hazardous work conditions during stormwater flooding events and therefore are more likely to experience health impacts. People experiencing homelessness are disproportionately at risk of health impacts during flood events because they often live in flood hazard areas and do not have access to transportation or resources needed to evacuate inundated areas.
- **Air Quality.** Individuals with high outdoor exposure and individuals with chronic health conditions are particularly at risk of negative impacts from poor air quality. Outdoor workers and people experiencing homelessness are disproportionally exposed to air pollutants because they spend much greater time outdoors. Individuals with chronic health conditions or health related sensitivities are at risk of developing or experiencing exacerbated health impacts from poor air quality. Children are extremely susceptible to health impacts from poor air quality because their respiratory system has not fully developed yet. Older adults and pollution burdened individuals are disproportionately impacted by poor air quality because they are more likely to have underlying respiratory and/or cardiovascular conditions. Individuals with cardiovascular disease and individuals with asthma may experience severe health impacts if exposed to poor air quality.



Natural and Recreational Resources

- **Extreme Heat.** Natural and recreational resources are highly exposed to extreme heat and warm nights. Plants are more

likely to experience heat stress and drying. Urban wildlife under these conditions face impacts of heat stress and heat related illness as well as disrupted reproductive cycles.

- **Drought.** Impacts from drought involve risks associated with water scarcity and availability for reliant natural and recreational resources such as parks and open space. There is a risk of generally water-stressed resources and increased maintenance costs.
- **Stormwater Flooding.** Stormwater flooding will reduce overall water quality through transport of debris and pollutants in runoff.
- **Air Quality.** The direct effects of air quality declines on natural resources relates to plant and wildlife health as increased air pollutants causes stress and mortality. Impacts from air quality can further impact natural resources since air quality declines correspond with other hazards such as extreme heat, compounding the risks.



Buildings and Facilities

- **Extreme Heat**. Extreme heat could strain HVAC systems and increase cooling and maintenance costs for buildings and facilities that are not adequately weatherized for increased temperatures.

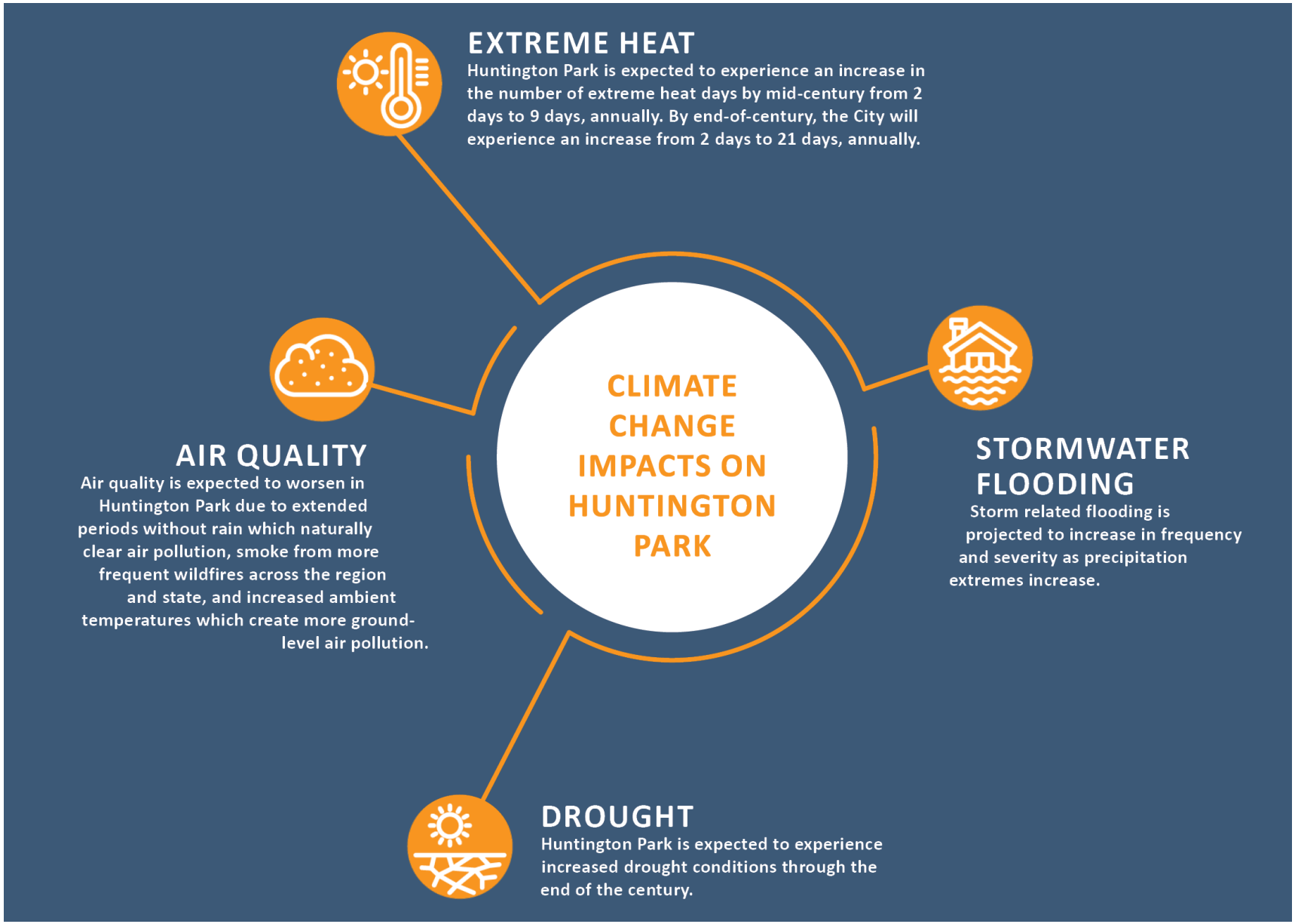


Infrastructure and Critical Facilities

- **Extreme Heat**. Extreme heat affects roadways, active transportation routes, and railroads creating vulnerabilities to damages through sustained heat. Electrical infrastructure is also at risk of grid overload through increased power demand.
- **Drought.** Drought can impact water reliability and water infrastructure. All emergency services depend on water, particularly firefighters who require adequate water supply for fire suppression. Drought vulnerability can create service strain for emergency and medical services.
- **Stormwater Flooding.** Impervious surfaces can impede the absorption of water and augment stormwater flooding in areas of Huntington Park. There is risk of damage from increased extreme precipitation events including erosion, washouts, and an influx of debris and pollutants in runoff. Storm drainage and flood protection services for the City may be impacted by these events.
- **Air Quality** Higher incidence of unsafe air quality generated by increased smog, dust and interactions with higher temperatures can create general strain on existing infrastructure and critical services through increased rates of hospitalization and demand on emergency and medical services.

Key Findings

The Climate Change Vulnerability Assessment identifies the community members, natural resources, critical facilities, buildings, services, and infrastructure most susceptible to climate change hazards in Huntington Park. Although the City has some policies and programs in place to prepare for climate related hazards, gaps remain as summarized in the Climate Change Vulnerability Assessment. This assessment is a starting point for establishing adaptation policies and programs in the Huntington Park Health & Safety Element.


EXTREME HEAT
Huntington Park is expected to experience an increase in the number of extreme heat days by mid-century from 2 days to 9 days, annually. By end-of-century, the City will experience an increase from 2 days to 21 days, annually.
CLIMATE CHANGE IMPACTS ON HUNTINGTON PARK
AIR QUALITY
Air quality is expected to worsen in Huntington Park due to extended periods without rain which naturally clear air pollution, smoke from more frequent wildfires across the region and state, and increased ambient temperatures which create more ground-level air pollution.
STORMWATER FLOODING
Storm related flooding is projected to increase in frequency and severity as precipitation extremes increase.
DROUGHT
Huntington Park is expected to experience increased drought conditions through the end of the century.

1 Introduction

1.1 Background on Climate Change

This report evaluates how climate change may impact vulnerable community members, natural and recreational resources, buildings and facilities, and services and infrastructure in Huntington Park. This report is consistent with Government Code § 65302 (as amended by Senate Bill (SB) 379) which requires cities and counties across California to prepare a Climate Change Vulnerability Assessment to inform updates to the Health & Safety Element of the General Plan. Understanding the City's vulnerabilities to climate change provides a foundation to develop required climate adaptation goals, policies, and implementation programs for the City's Health & Safety Element.

Causes of Climate Change

Climate change is caused by the addition of excess greenhouse gases (GHGs) to the atmosphere, which traps heat near the earth's surface raising global average temperatures in what is referred to as the greenhouse effect. This increase in average temperatures across the globe affects sea level rise, precipitation patterns, the severity of wildfires, the prevalence of extreme heat events, water supply, and ocean temperatures and chemistry (NASA 2022). According to the Intergovernmental Panel on Climate Change (IPCC), GHGs are now higher than they have been in the past 400,000 years, raising carbon dioxide levels from 280 parts per million to 410 parts per million in the last 150 years (IPCC 2021). The dramatic increase in GHGs is attributed to human activities beginning with the industrial revolution in the 1800s, which represented a shift from an agrarian and handicraft-based economy to one dominated by industry and machine manufacturing (NASA 2022).

1.2 Huntington Park Snapshot

Huntington Park is centrally located within the greater Los Angeles metropolitan area. It is located about five miles southeast of downtown Los Angeles. The City borders the cities of Vernon and Maywood to the north, the City of South Gate and unincorporated Los Angeles County to the south, cities of Cudahy and Bell to the east, and the City of Los Angeles and unincorporated Los Angeles County to the west. The City of Huntington Park was first incorporated in 1906, and currently has a population of approximately 59,515 residents. The City has a land area of approximately 3.01 square miles.

1.3 Lexicon

Several words and phrases are used throughout the plan to illustrate climate vulnerabilities within Huntington Park.

- **Adaptation.** The process of adjustment to actual or expected climate and its effects, either to minimize harm or exploit beneficial opportunities. In natural systems, human intervention may facilitate adjustment to expected climate (IPCC 2012).
- **Adaptive Capacity.** The City of Huntington Park's ability to cope with and adjust to the impacts of climate change (Cal OES 2020).
- **Asset.** Refers to a resource, structure, facility or service that is relied on by a community.
- **Cascading Impact.** Climate hazard caused impacts that compromise infrastructure or disrupt critical services (i.e., power supply or water conveyance) broadening the scope of impact past a singular subject to reliant subsystems and populations (Collins et al. 2019).
- **Climate Driver.** An increase in the proportion of greenhouse gases in the atmosphere is the primary human-caused driver of change to the earth's climate (USGCRP 2017).
- **Climate Hazard**. A dangerous or potentially dangerous condition created by the effects of the local climate (Cal OES 2020). Climate hazards of concern for Huntington Park are extreme heat and warm nights, drought, stormwater flooding, and air quality.
- **Climate Indicator.** A measure of a particular aspect of the earth's climate that can be tracked over time to show trends and changes in climate. Climate indicators relevant to the City of Huntington Park and discussed in this report are temperature and precipitation.
- **Compounding Risk**. When two or more extreme events or average events occur simultaneously and increase the scope of impact or severity of the event; an additional risk brought about by increased frequency of events from climate change (Seneviratne et al. 2012).
- **Impact.** Effects on natural and human systems including effects on lives, livelihoods, health, ecosystems, economies, societies, cultures, services, and infrastructure due to the interaction of climate hazards and the vulnerabilities of the system or asset effected (IPCC 2012).
- **Mitigation.** An act or sustained actions to reduce, eliminate, or avoid negative impacts or effects (Cal OES 2020).
- **Resilience.** The capacity of an entity (an individual a community, an organization, or a natural system) to prepare for disruptions, to recover from shocks and stresses, and to adapt and grow from a disruptive experience (Cal OES 2020)
- **Sensitivities**. The degree to which a species, natural system, community, asset, or other associated system would be affected by changing climate conditions (Cal OES 2020).
- **Priority Populations**. Certain populations experience increased exposure, risk, or sensitivity to climate change impacts and often have less capacity and fewer resources to cope with, adapt to, or recover from climate impacts (Cal OES 2020). Assessing and mitigating impacts to these populations is prioritized given the increased risks and sensitivities.
- **Vulnerability.** The propensity or predisposition to be adversely affected (IPCC 2012).

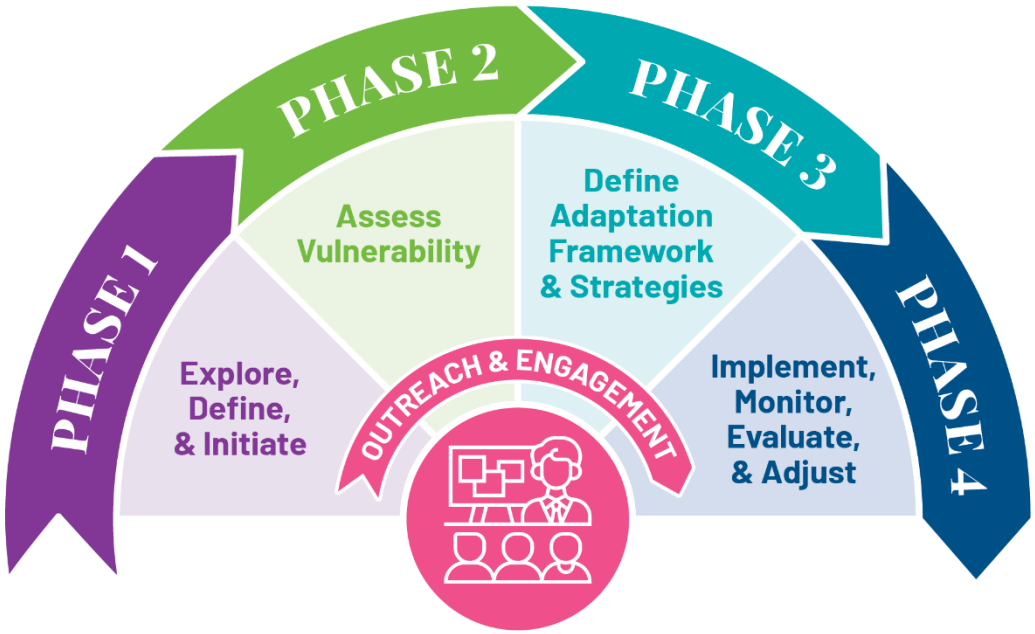
1.4 Vulnerability Assessment Methodology

The following section details state guidance, methods, and sources used in the production of this report.

California Adaptation Planning Guide Phases

The Huntington Park Climate Change Vulnerability Assessment follows the vulnerability assessment process recommended by the California Governor's Office of Emergency Services (Cal OES), as documented in the 2020 California Adaptation Planning Guide (Cal APG).

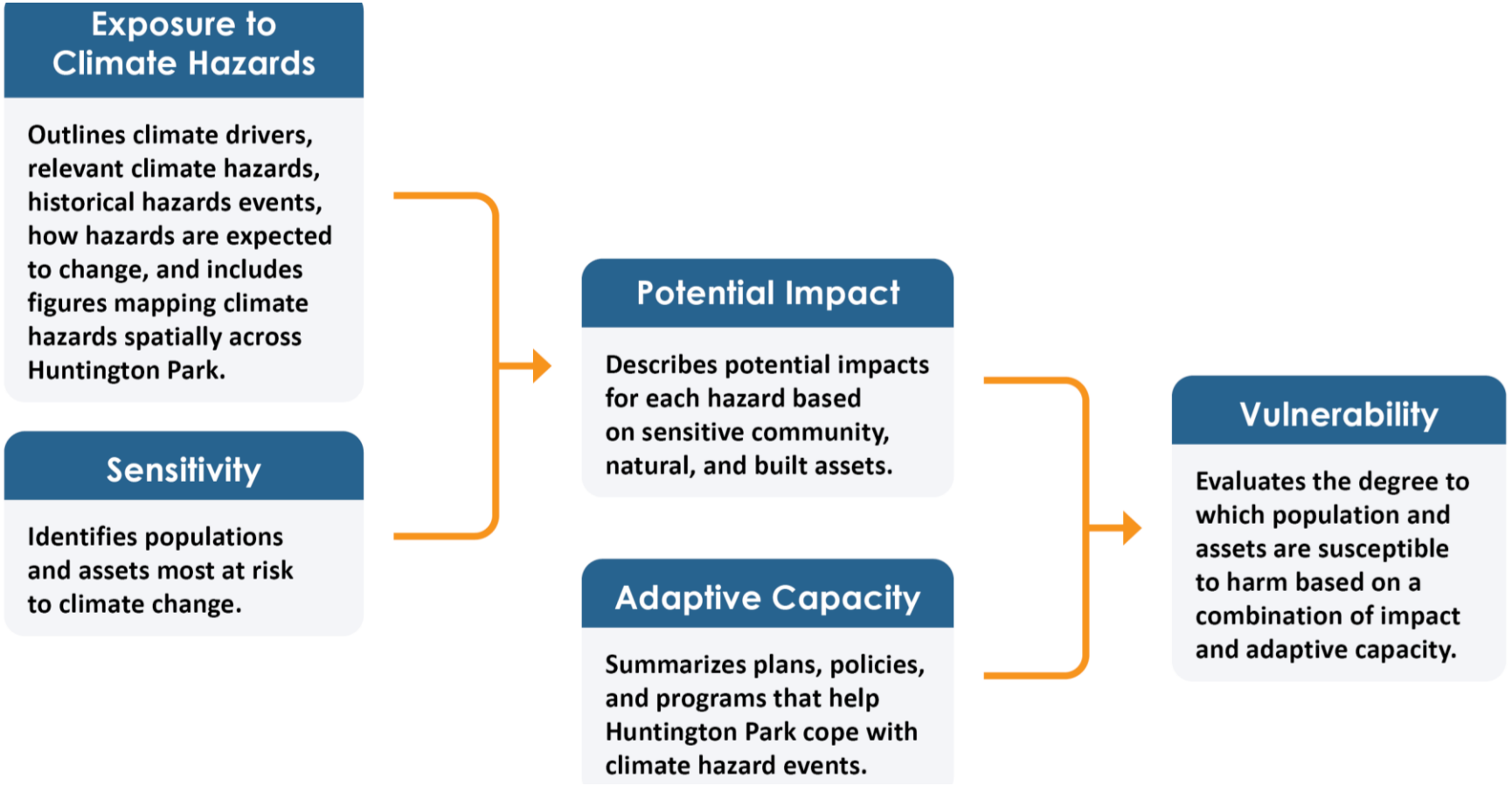
The adaptation planning process outlined by the Cal APG consists of four phases, illustrated in the graphic below. Phase 2 is comprised of the vulnerability assessment process (Cal OES, 2020).



Source: 2020 California Adaptation Planning Guide

The Huntington Park Climate Change Vulnerability Assessment is consistent with Phase 2 of the 2020 Cal APG and is composed of the following parts found in Figure 1.

Figure 1 Vulnerability Assessment Flow Diagram



Vulnerability Scoring Methodology

Vulnerability scoring is a valuable step in the climate vulnerability assessment process because it identifies which assets and populations face the greatest threat from climate hazards. This can aid in the prioritization of adaptation actions. The vulnerability score is a combination of the impact and adaptive capacity scores.

The impact and adaptive capacity scores are developed using a qualitative methodology outlined in the Cal APG, as seen in Table 1. Impact and adaptive capacity scores are assigned for each climate hazard for all assets and sensitive populations. The vulnerability score is prepared by combining the two scores as demonstrated in Table 2. The range of potential impacts spans 1 through 5 with 4-5 representing the highest levels of potential impact.

Table 1 Impact and Adaptive Capacity Scoring Rubric

Score	Impact	Adaptive Capacity
Low	Impact is unlikely based on projected exposure; would result in minor consequences to public health, safety, and/or other metrics of concern.	The population or asset lacks capacity to manage changes; major changes would be required.
Medium	Impact is somewhat likely based on projected exposure; would result in some consequences to public health, safety, and/or other metrics of concern.	The population or asset has some capacity to manage climate impact; some changes would be required.
High	Impact is highly likely based on projected exposure; consequences to public health, safety, and/or other metrics of concern.	The population or asset has high capacity to manage climate impact; minimal to no changes are required.

Source: Cal OES 2020

Table 2 Vulnerability Score Matrix

Potential Impacts	**High**	3	4	5
	Medium	2	3	4
	Low	1	2	3
		High	**Medium**	**Low**
		Adaptive Capacity		

Source: Cal OES 2020

Social Sensitivity Methodology

The presence and overall distribution of priority populations in the City of Huntington Park were identified based on Healthy Places Index (HPI) and U.S. Census and American Community Survey (ACS) data unless supplemented with additional data sources specifically mentioned in discussion of particular populations. This report follows the Southern California Association of Governments (SCAG) Southern California Adaptation Planning Guide (SoCal APG) methodology for identifying, grouping, and analyzing vulnerable populations.

The SoCal APG identifies the following populations as generally experiencing higher risk for climate impacts in a given community:

- Low income
- Experiencing homelessness
- Incarcerated
- Unemployed or underemployed
- Seniors and young children
- Military veterans
- Non-white communities
- Renters
- Students
- Visitors and seasonal residents
- Outdoor workers
- Single female heads of households
- Undocumented immigrants
- Non-English speakers
- Tribal and indigenous communities
- Individuals with impaired health/disabilities
- Isolated individuals (e.g., no car or transit access)
- Individuals with educational attainment less than 4 years of college

Priority populations were identified in Huntington Park through several state recommended data sources. For groups analyzed using U.S. Census data, the report identified populations in Huntington Park present at higher rates than the statewide average. For populations analyzed using the Healthy Places Index, this report used a percentile score of 25 or lower to designate vulnerable populations. Huntington Park's sensitive populations are described in the Populations, Assets, and Services at Risk section later in this report.

Key Data Sources

The following data sources and tools, many of which are recommended within the Cal APG and SoCal APG, were used in preparation of this report.

- **The California Healthy Places Index (HPI)** is an online mapping tool that reports on community conditions that are known to predict health outcomes and life expectancy. The tool was prepared by the Public Health Alliance of Southern California, a collaborative of local health departments in Southern California. The Healthy Places Index displays 25 community characteristics at various legislative boundaries, including census tracts and city and county boundaries. The community characteristics relate to the following identified Policy Action Areas: economic, education, housing, health care access, neighborhood, clean environment, transportation, and social factors. The Healthy Places Index applies a relative percentile score across all census tracts in California using statistical modeling techniques based on the relationship of the Policy Action Areas to life expectancy at birth. Low percentile scores reflect unhealthy conditions. The Healthy Places Index was used to identify priority populations as described above. The Healthy Places Index is useful in providing both big picture and localized insights into community health.

The tool was supplemented with additional information from **alternative** data sources as noted, for indicators that are not included in the Healthy Places Index.

- **U.S. Census, 2015-2019 American Community Survey (ACS)** presents demographic data by census tract and was used to supplement the Healthy Places Index percentile score. U.S. Census data was used to identify the percentage of the Huntington Park population that corresponds to each higher sensitivity group.
- **Cal-Adapt** is an online tool that presents historic and modeled projections based on 10 different global climate models. The tool was developed and is maintained by the University of California Berkeley with oversight from the California Energy Commission (CEC). This tool is used to present projection data related to minimum and maximum temperature, precipitation, extreme heat, warm nights, drought, and wildfire.
- **California's Fourth Climate Change Assessment** was developed by the CEC and other State of California coordinating agencies to present up-to-date climate science, projections and potential impacts associated with climate change. The CEC and coordinating agencies developed nine regional reports to provide regional-scale climate information to support local planning and action. The Los Angeles Region Summary Report (2018) presents an overview of climate science, regional projections, specific strategies to adapt to climate impacts, and key research gaps needed to spur additional progress on safeguarding the Los Angeles Region from climate change. The Los Angeles Region Summary Report was used to understand regional changes that may affect Huntington Park both directly and indirectly.
- **California Heat Assessment Tool (CHAT)** is an online mapping tool funded by the California Natural Resources Agency as part of California's fourth state climate change assessment to help state and local public health officials understand how heat vulnerability will change with increasing temperatures due to climate change. CHAT uses historical and projected daily maximum and minimum temperature, humidity, and emergency room visit data along with population and environmental characteristics to assign census tracts with heat vulnerability scores and to project the frequency and length of Heat Health Events over the course of the century for two climate scenarios (RCP 8.5 and RCP 4.5). A Heat Health Event (HHE) is any heat event that generates public health impacts, regardless of the absolute temperature.
- **Tree Equity Score** is a mapping tool created by the non-profit organization, American Forests, using tree canopy data from Earth Define. Trees provide numerous environmental and health benefits, including improved air quality, shade, and ambient cooling. Trees are often distributed unequally throughout the neighborhoods in cities. Tree Equity Score is intended to help identify census tracts that could benefit from additional tree planting the most and to estimate the benefits of tree planting to make the case for allocating the resources needed to do so. Tree Equity Scores are based on how much tree canopy and surface temperature align with income, employment, race, age and health factors. Scores are meant to indicate whether there are enough trees in specific neighborhoods or municipalities for everyone to experience the health, economic and climate benefits that trees provide.
- **City of Huntington Park Natural Hazard Mitigation Plan** contains a series of proposed actions that align with the General Plan, Capital Improvement Plans, and City Building & Safety Codes. Some of these proposed action items include enhancing debris management and building safety measures for stormwater flooding. The plan also mentions the improvement

of City water systems, enhancing utility and communications systems for emergency services, and conducting community outreach to educate about natural hazards.

Data Limitations

The limitations of this report and analysis stem from gaps in data availability and completeness of data methods. Census data can miss portions of the population (e.g., individuals experiencing homelessness, undocumented individuals) and general demographic information may not fully identify the full extent of populations at increased risk from climate change impacts (Census Bureau 2022; Warren 2022). Federal Emergency Management Agency (FEMA) 100-year and 500-year flood plains do not account for climate change projections, zones are instead based on historical information. Extrapolating air quality hazard exposure data in the context of climate change is difficult and the estimates of exposure to these hazards are likely to be underestimated.

The data presented in **Cal-Adapt** tools are projections, or estimates, of future climate. The limitation in these projections is that the long-term behavior of the atmosphere is expressed in averages – for example, average annual temperature, average monthly rainfall, or average water equivalent of mountain snowpack at a given time of year. The averages discussed often downplay the extremes by which daily weather events occur and when presented as an average, only show moderate changes within the climate. What is often lost in averages is that the frequency of extremes, like atmospheric rivers, may increase while low-moderate intensity weather events decrease through the end of the century. In instances of modeled precipitation projections, it maintains an average similar to historic levels which does not account for anticipated fluctuations in extremes (CEC 2021).

2 Exposure to Climate Hazards

Climate change is a global phenomenon that can impact local health, natural resources, infrastructure, emergency response, and many other aspects of society. There are several climate drivers that impact climate change. The primary driver of climate change is increased GHGs in the atmosphere due to human activity. Future projections of climate and climate hazards are dependent on both location and the trajectory of global GHG emissions over the time period considered. The Cal-Adapt tool provides climate data from global scale models that have been localized (downscaled) to 3.7 mile by 3.7-mile grids (CEC 2021). The data in Cal-Adapt is combined with information from the California Fourth Climate Change Assessment to model future changes in specific types of hazards within this assessment. This report discusses Huntington Park climate projections and impacts as part of California's Los Angeles Region, as detailed in the California Fourth Climate Change Assessment Los Angeles Region Report. Projections throughout this section are outlined by two separate GHG emissions scenarios referred to as Representative Concentration Pathways (RCP) that describe potential trajectories of global GHG emissions (CEC 2021).

- RCP 4.5 is a medium emissions scenario in which global GHG emissions peak by the year 2040 and then decline.
- RCP 8.5 is a high emissions scenario in which global GHG emissions continue to rise through the end of the 21st century.

Additionally, projections are forecasted to mid-century (2035-2064) and end-century (2070-2099) as 30-year averages to be compared to a modeled historical baseline (1961-1990) (CEC 2021).

This section presents information on temperature and precipitation, which are characterized as climate indicators. The following section then provides information on projected changes to natural hazards of extreme heat, drought, poor air quality, and stormwater flooding resulting from changes to climate indicators.

2.1 Climate Indicators

The climate indicators most relevant to Huntington Park are temperature and precipitation. The following section summarizes projected changes to these climate indicators. All projections are pulled from the Cal-Adapt Local Climate Change Snapshot tool (CEC 2021, CEC 2018).

Temperature

Huntington Park has an average maximum temperature of 74.8°F and an average minimum temperature of 55.2°F. Average maximum temperatures are expected to increase in Huntington Park by approximately 3.6°F (RCP 4.5) to 4.4°F (RCP 8.5) by the mid-century and 4.6°F (RCP 4.5) and 7.6°F (RCP 8.5) by end-century. Average minimum temperature are expected to increase in the city by approximately 3.4°F (RCP 4.5) and 4.3°F (RCP 8.5) by mid-century and 4.4°F (RCP 4.5) to 7.5°F (RCP 8.5) by end-century (CEC 2021). Temperature increases affect various climate related hazards including extreme heat and warm nights, drought, and air quality, further described in the Hazards section.

Precipitation

Climate projections show that there will be more frequent and longer dry periods punctuated by increased precipitation intensity of the largest storms or wet periods (CEC 2018). Projections for Huntington Park predict that annual precipitation totals will remain relatively stable, increasing slightly by up to 0.3 inches by end-century. However, as already observed in recent decades, precipitation changes are largely observed as more extreme variability with intense wet years followed by extreme drought (CEC 2018). Climate change is projected to increase the intensity of extreme precipitation events in the Los Angeles region (CEC 2018). Maximum 1-day precipitation values are projected to increase by approximately 0.1 inches by mid-century and between 0.2 inches and 0.3 inches by end-century (CEC 2021). These changes in extremes will produce little net change in precipitation totals as the wetter storms and drier dry periods are summed into the precipitation total, but the individual precipitation events and general conditions are expected to be more extreme and alter the risk landscape for related climate hazards (CEC 2018). In Huntington Park precipitation changes are expected to affect drought, stormwater flooding, and air quality.

2.2 Hazards

This section outlines projected changes for the following climate hazards:



Extreme Heat and Warm Nights



Drought



Stormwater Flooding



Air Quality

Extreme Heat and Warm Nights

In Huntington Park an extreme heat day is defined any day when the maximum temperature exceeds 96.1°F. Historically, between 1961-1990, the city experienced an average of two extreme heat days per year. By mid-century the average number of extreme heat days is expected to increase to a total of 7 (RCP 4.5) to 9 (RCP 8.5) days. The average number of extreme heat days is expected to increase to a total of 10 (RCP 4.5) to 21 (RCP 8.5) days per year by end of century. In addition to increasing frequency of extreme heat days, Huntington Park is also expected to experience a higher number of warm nights.

Warm nights affect the body's ability to cool down and recover from heat stress during extreme heat periods exacerbating heat-related health problems including, heat exhaustion, dehydration and cardiovascular stress, especially for sensitive populations. In Huntington Park, a warm night is defined as nights when the daily minimum temperature is above a threshold temperature of 70.3°F (CEC 2021). Between 1961-1990, the city experienced an average of five warm nights per year. Mid-century projections range from an average increase of 16 (RCP 4.5) to 24 (RCP 8.5) additional warm nights annually. End-of-century projections range from 25 (RCP 4.5) to 63 (RCP 8.5) additional warm nights annually.

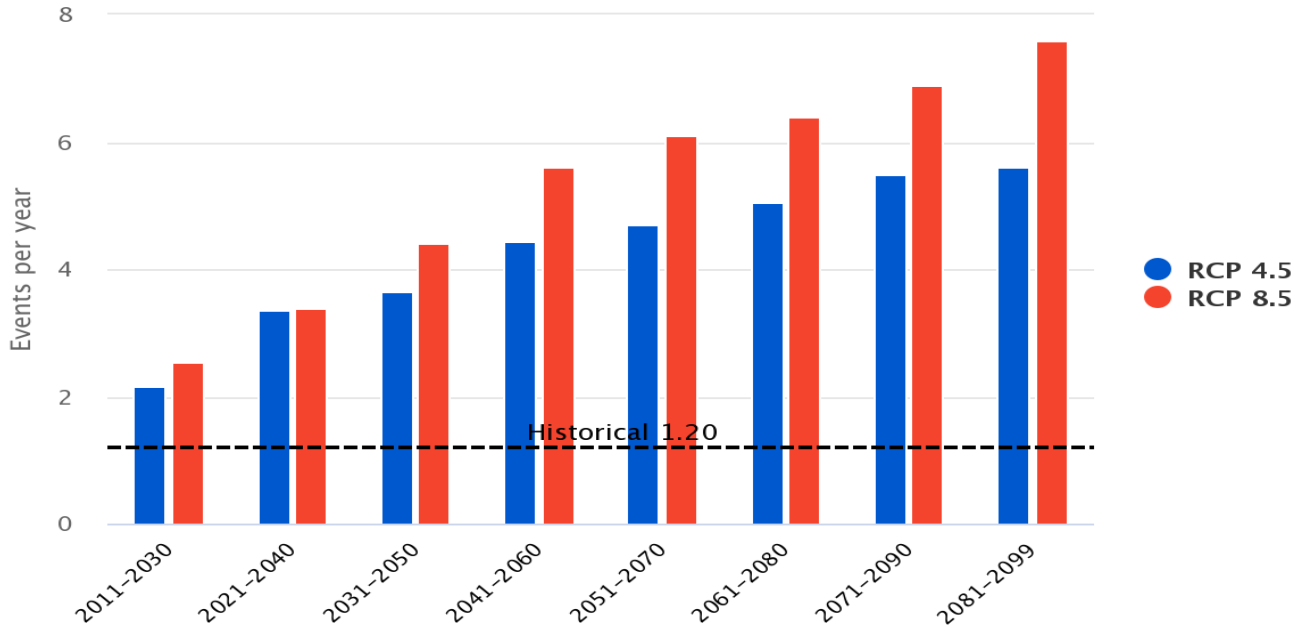
Urban Heat Island (UHI) is a term that refers to developed areas that are hotter than the surrounding landscape primarily due to the use of building materials and surfaces that absorb and re-radiate heat (like roofs and pavements), as well as a lack of vegetation, particularly trees. The UHI effect causes people in cities to have higher heat exposure than residents in less densely developed areas. Within urban landscapes, neighborhoods with more impermeable and dark colored surfaces, and fewer trees, parks, and water features, have greater heat exposure and heat related risk than urban communities with more green space and reflective surfaces. These differences in development patterns typically correspond with income and demographic disparities across the urban environment. Low-income communities and many communities of color across Los Angeles County are the most impacted by the urban heat island effect (LA CDPH 2021). UHI will likely compound the impact and risk of extreme heat days and higher average temperatures resulting from climate change. In some locations, the effect could be twice as strong as the impact of global warming (Huang et al. 2019).

The California Heat Assessment Tool (CHAT) projects increases in heat heath events (HHE) which are heat events such as heat waves that have public health impacts, over the course of the



century for census block groups across California. CHAT projects similar increases in HHEs for all the census block groups in Huntington Park, so an HHE frequency projection chart is included from only one of the census block groups (block # 6037532603) in Figure 2, below. The projections are tailored to estimate the number of heat events with public health impacts for priority populations with experience higher heat-sensitivity than the general population, including those with asthma, the elderly, and children. The red bars indicate the projected number of HHEs in the RCP 8.5 "business-as-usual", or high GHG emissions scenario, and the blue bars indicate the projected number of HHEs under the more moderate RCP 4.5 scenario. Under both scenarios the number of HHEs are expected to increase by several times the historical average, shown as a dotted black line. These projections show that public health is likely to be impacted for all community members in Huntington Park, especially those with higher sensitivity to heat. The projections also show the importance of planning to minimize the public health impacts from increasingly frequent HHEs over the course of the century.

Figure 2 Projected Heat Health Events for Higher-risk Populations in a Selected Census Tract in Huntington Park



Source: California Heat Assessment Tool

Historical Causes of Inequitable Heat Exposure

After the Great Depression the U.S. Government undertook numerous projects to stimulate the economy, expand housing stock, and evaluate the riskiness of home mortgages. The Home Owners' Loan Corporation was established in 1933 with the passage of the Home Owners' Loan Act, with the key task of refinancing mortgages and slowing down the rate of foreclosures (FHFA). During the 1930's the HOLC created detailed maps of urban areas across the United States. HOLC maps documented the perceived risk of lending and determined the lending practices of banks and other mortgage lenders administering the federal loans.

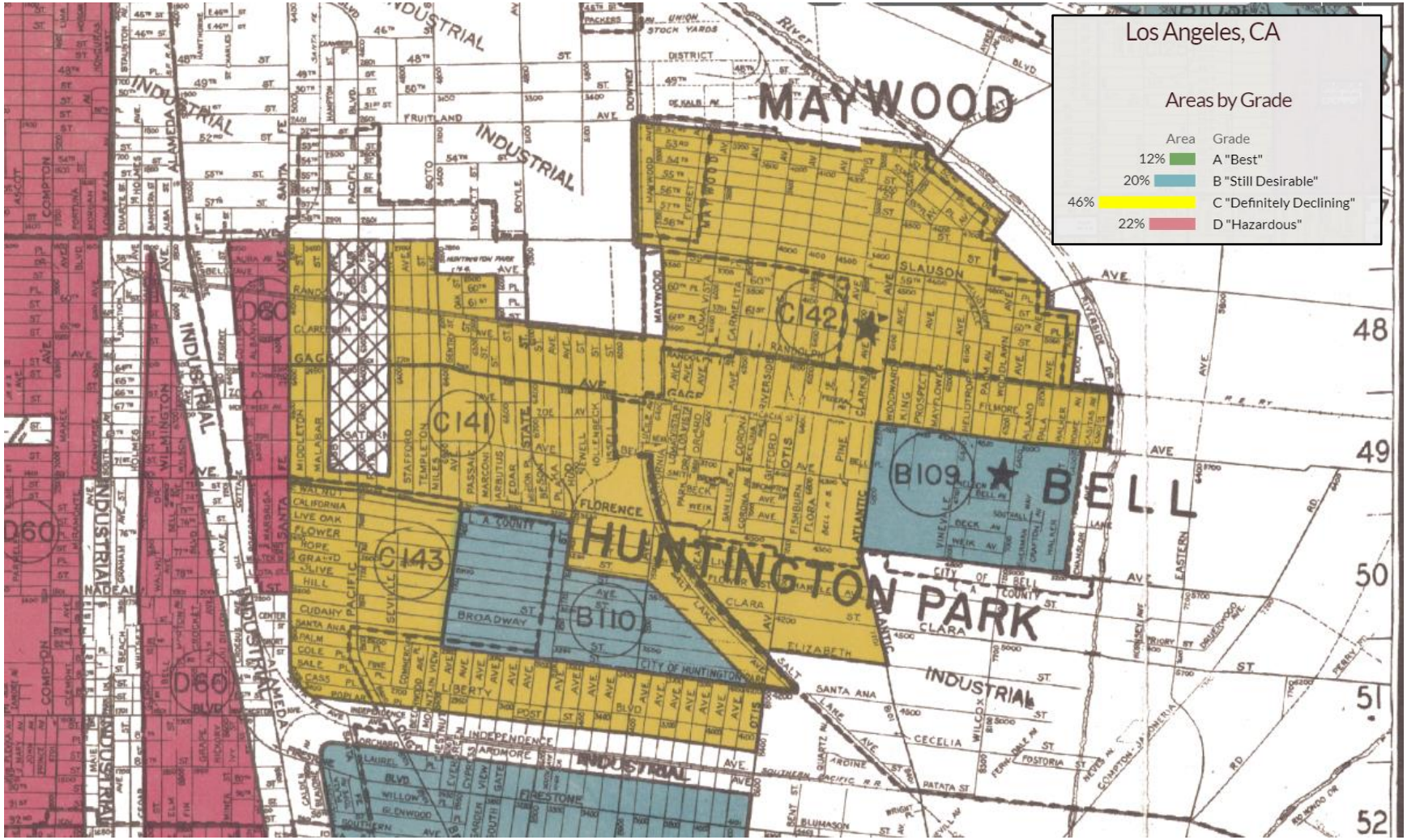
These maps graded neighborhoods on a scale from "A" through "D" and the grade correlated with color coding on the maps of green through red, hence the term "redlining". A-rated neighborhoods, colored green on the maps, were classified as the most desirable, and least risky for lenders. D-rated neighborhoods, colored red on the maps, were classified as the highest risk neighborhoods, and families in these neighborhoods were typically denied mortgages and their mortgages were often not federally insured if they were granted one (Rothstein). The HOLC neighborhood assessments explicitly used racial makeup of residents as a determinant of neighborhood quality and mortgage risk (Rothstein). Neighborhood descriptions included references to the racial make-up of a neighborhood, in particular the homogeneity, percentage of immigrants and whether they were considered "subversive", and the number of black, Mexican, and residents of various non-white ethnic groups (Nelson et al.; Rothstein). In the HOLC assessments, racially integrated neighborhoods and neighborhoods with higher numbers of immigrants and people of color were considered higher risk and perceived as destined to deteriorate in value (Nelson et al.; Rothstein). This led to disinvestment in low-rated areas of cities and a loss of wealth building for generations of American families who were unable to purchase homes (Rothstein). This practice of racial exclusion from homeownership allowed white Americans to accumulate wealth through government backed homeownership while minority communities were excluded and marginalized (Rothstein). Historic disinvestment and constraints on loans to real estate developers tied to racial restrictions resulted in differences in the quality of housing, amount of housing, and the amount of green space and other amenities that were built in different neighborhoods based on the income and racial demographics of potential residents (Nelson et al.; Rothstein).

Many of these development differences still largely persist to this day. Recent research has shown that neighborhoods that HOLC rated as a "D" level of risk are still predominantly low-to-moderate income and communities of color, while "A" neighborhoods are still predominantly white and above average income. Previously red-lined neighborhoods are also correlated with more impervious paved surfaces, fewer trees and green spaces, and higher average temperatures than the non-redlined, historically white neighborhoods in the same city (Hoffman et al.). Another study assessing 175 of the largest urbanized areas in the United States found that the average person of color lives in a census tract with greater than 2 degrees Celsius higher urban heat island intensity compared to non-Hispanic whites (Hsu et al.). A few degrees of temperature difference, and especially warmer temperatures at night, can translate into an appreciably increased risk of heat stress. This means that communities that faced historical housing discrimination often bear a greater health burden as excessive heat events become more frequent and severe due to climate change. This disparate heat exposure risk is known as heat inequity.

Huntington Park was included in the 1939 Los Angeles and Vicinity Residential Security Map produced by HOLC and the Federal Home Loan Bank Board. See Figure 3 below for a close up of the

Huntington Park area in the HOLC map. Green colored areas represent neighborhoods that were graded “A – Best”. No neighborhoods in Huntington Park received an A grade. Most of Huntington Park was graded “C – definitely declining”, colored yellow on the map, the reasoning provided for this grade was the presence of lower-income and working-class residents, powerlines and industrial uses, and mixed quality of housing. The western portion of Huntington Park was rated at the “D – Hazardous” level, colored red on the map, due to the presence of low-income residents, range of building quality, heterogenous population, and increasing numbers of African American and Mexican residents. The southeast portion of the city bordering Walnut Park was graded “B – Still Desirable” due to deed restrictions that limited development to single family housing and prevented non-white families from purchasing homes. This area was developed with federal financing and graded favorably on the mortgage risk map as a result of the good quality homes this financing afforded and the racial segregation achieved through racially restrictive deeds.

Figure 3 Close Up of Home Owners' Loan Corporation (HOLC) Neighborhood Grading Map of Los Angeles circa 1939



Source: Nelson et al. University of Richmond. Mapping Inequality: Redlining in New Deal America.

Tree Equity Score

The number and distribution of trees in cities in the United States, often reflects differences in race and income across city landscapes. While the amount of paved and impermeable surfaces and lack of water features and green spaces can increase the impact of temperature increases from climate change, adding more green spaces and especially trees, can have the opposite effect. Trees provide a number of critical services to cities and residents including shade, improved air quality, increased rain interception and reduced stormwater runoff, and in great enough numbers trees can cool ambient temperatures and reduce the impact of climate change and extreme heat on public health.

Treeequityscore.org analyzes a range of neighborhood characteristics including the existing tree canopy, population density, income, employment, surface temperature, racial demographics, age distributions, and health metrics to create a single tree equity score between 0 and 100. A score of 100 would indicate that a neighborhood has achieved tree equity.

Of the 43 census block groups included in the Tree Equity Score Municipality Report for Huntington Park 11 have a tree equity score below 65. The remaining block groups have a score between 65-89. No census block groups have a tree equity score of 90 or above.. It is estimated that 6,818 trees would need to be planted in the 11 block groups with the lowest scores to get all census block groups to a tree equity score of at least 65. This would increase the total tree canopy of Huntington Park by 4.6% and result in numerous other annual benefits including those listed below.

Estimated Annual Service Benefits from Increasing Huntington Park's Tree Canopy by 4.6% (adding 6,818 trees):

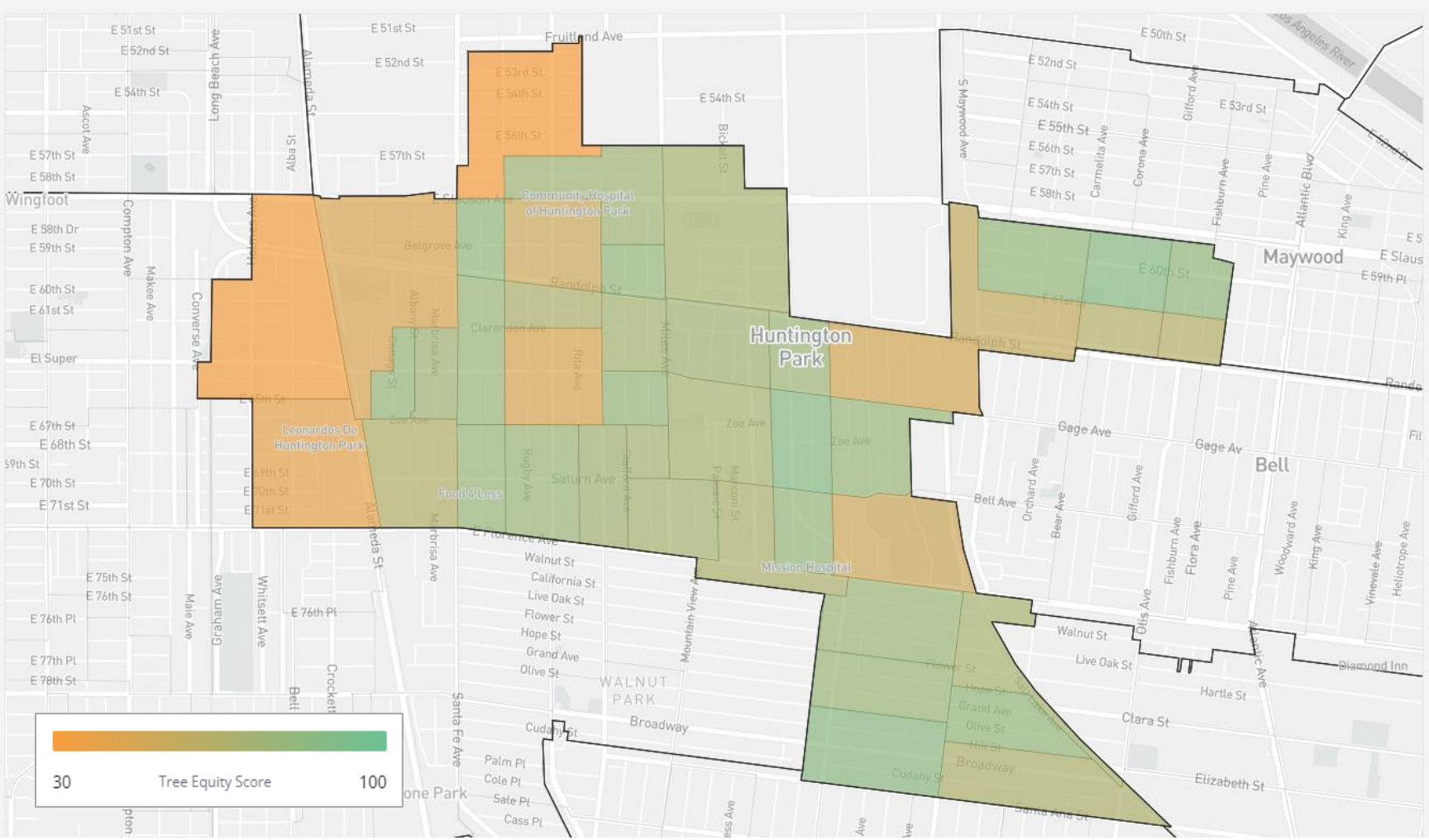
- Carbon Sequestered: 147.9 tons.
- Runoff Avoided: 5,257 m^3.
- Ozone Reduced: 3.6 tons.
- Particulate Matter Pollution Reduced (PM 10 and PM2.5): 1 ton.
- Other pollutants reduced: <1 ton.

Comparing the HOLC map in Figure 3 and the Tree Equity Score map in Figure 4 can shed some light on the legacy of redlining and historic disinvestment on current levels of heat risk throughout the city. In line with the research referenced above, the western portion of Huntington Park that had "D" graded neighborhoods continues to have fewer trees, and lower tree equity scores relative to the rest of the city, the southeastern portion of the city that had been graded "B" has some of the highest tree equity scores in the city, and the historically "C" graded areas vary with a range of tree equity scores, as illustrated in Figure 4 showing current tree equity scores by census block in Huntington Park.

Compounding Risks: Housing and Heat Related Illness

Housing and socio-economic factors can intersect in ways that compound the risks of climate impacts such as extreme heat events. When housing is in short supply and unaffordable this can lead to overcrowding, especially for lower-income communities. Aging, overcrowded, and poorly insulated housing can contribute to risk from heat related illness, which can in turn lead to hospital visits and even increased mortality. If the electricity grid is strained during a heat wave and there are power outages, this can further increase the risk of heat related illnesses if access to adaptations such as air conditioning, fans, and refrigeration are lost.

Figure 4 Municipality Tree Equity Score Map for Huntington Park



Source: Tree Equity Score Municipality Report for Huntington Park.

A study published in 2022 found that housing age, housing crowding ratio, and roof condition were found to be correlated with the risk of heat-related illness indexes and can predict the risk of heat-related emergency department visits and heat-related mortality on a state level. This analysis indicates that housing quality and affordability as characterized by age, crowding, and roof condition can impact heat related illness risk (Hu et al. 2022).

Huntington Park is one of the densest cities in the United States, and overcrowding is prevalent throughout the city with 60% of renter-occupied households and 21% of owner-occupied households being overcrowded. Of those, 20% of the renter-occupied households and 4% of the owner-occupied households are severely overcrowded. Overcrowding is more common in Huntington Park than in the surrounding region, indicating a lack of family-sized housing sufficient to meet demand. The California 2020 Census Hard-to-Count index rated all of Huntington Park as falling within the highest difficulty level for accurately enumerating population. The variables most cited for contributing to difficulty in getting accurate counts were renter occupied units, crowded units, foreign born population and limited English speaking population (CA Census 2020). The large numbers of undocumented immigrants, Spanish speakers, and crowded housing conditions likely contributed to an undercount of the true population of Huntington Park.

Housing affordability issues also impact Huntington Park residents. According to the U.S. Department of Housing and Urban Development ("HUD") and the California Department of Housing and Community Development ("HCD"), housing is considered "affordable" if monthly housing costs are no more than 30% of a household's gross income. In Huntington Park, 62.9% of renter households spend 30% or more of their income on housing cost, compared to 55.3% regionally, and home sale prices are also increasing at a faster rate in Huntington Park compared to the larger region (Huntington Park 2021-2029 Housing Element Update).

The age of housing stock can indicate housing quality and the likely need for rehabilitation work that can impact public health, including remediation of lead-based paint and maintenance or replacement of major elements such as roofing. 78% of the housing stock in Huntington Park was built prior to 1980, and 26.2% of those homes, the largest proportion, were constructed prior to 1939 (Huntington Park 2021-2029 Housing Element Update). Typically housing over 30 years of age is likely to need rehabilitation work to major elements of the structure. Given the age of the housing stock in the city, a large majority of Huntington Park's housing stock is in substandard condition, with approximately 12,395 units citywide estimated to need some level of rehabilitation and/or may require replacement (Huntington Park 2021-2029 Housing Element Update). Considering the study mentioned above it is possible that the age, availability, cost-burden and crowding conditions of Huntington Park's Housing may contribute to increased risk of heat-related illnesses, especially as climate change contributes to more frequent extreme heat events.

A separate study analyzed exposure and vulnerability to heat by housing type and location using census tract level data combined with housing characteristics, climate projections, and an index of adaptive capacity and sensitivity to heat. The analysis revealed that subsidized housing in California simultaneously has the most sensitive populations and barriers to adaptation while being disproportionately located in the hottest census tracts (C. J. Gabbe et al. 2020). Specifically, while 8% of California's total number of housing units are located in tracts with high heat exposure and high sensitivity populations (high-high tracts), these high-high tracts contain 16% of public housing units, 14% of Low-Income Housing

Tax Credit units, and 10% of Section 8 Housing Choice Vouchers (C. J. Gabbe et al. 2020).

Taken together these studies show that housing policy should be considered an essential public health and safety mechanism for mitigating climate change-exacerbated health conditions in Huntington Park. Policies and programs should aim to address heat exposure and adaptation for subsidized housing, high sensitivity populations, and seek to increase housing availability and quality, especially in the hottest parts of the community, in order to help reduce health impacts from extreme heat.

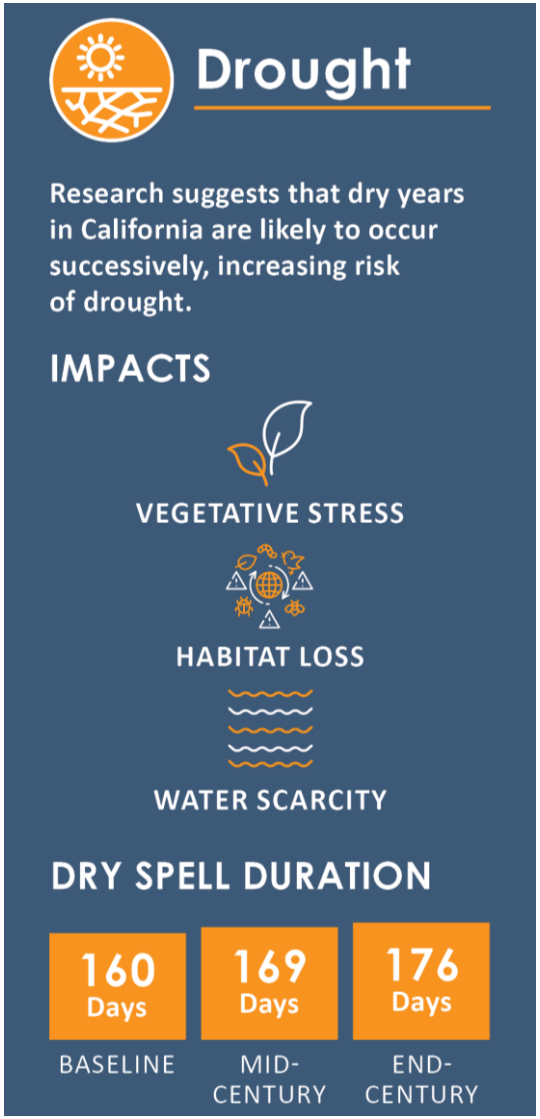
Drought

Climate change will increase the likelihood that low-precipitation years will coincide with above-average temperature years contributing to drought conditions. While the overall average precipitation for Huntington Park is not anticipated to change dramatically by mid- or end-century, this does not reflect a lack of change in risk of drought. Increasing variability of precipitation events is expected to lead to year-to-year precipitation becoming more volatile and the number of dry years in a row increasing (CEC 2018).

The duration of dry spells is projected to vary based on emissions scenario. Like patterns in precipitation, some of the annual variability is obscured within 30-year average. Despite this, the clear trend is for the maximum length of dry spells to increase through the end of century (CEC 2021).

- The Huntington 30-year modeled historical average for maximum length dry spells is 160 days.
- Mid-century projections range between an 8 day (RCP 4.5) and a 9 day (RCP 8.5) increase in maximum length of a dry spell, for a range of 168 to 169 days annually.
- End-century projections range between a 7 day (RCP 4.5) and a 16 day (RCP 8.5) increase in maximum length of dry spell, for a range of 167 to 176 days annually.

Drought can impact natural resources leading to water-stressed vegetation and habitat loss, while water scarcity may necessitate water use restrictions, and sensitive populations may be at greater risk of heat stress and dehydration (CEC 2018).



Stormwater Flooding

When an influx of stormwater exceeds a drainage system's capacity to infiltrate water into the soil or to carry it away, localized stormwater flooding can occur. Urban landscapes tend to be built with impermeable surfaces that do not allow much water to infiltrate the ground and this increases the amount of runoff that must be channeled in storm drainage systems and carried elsewhere. Most urban drainage infrastructure was not built to manage stormwater flows from the increased precipitation events that are occurring and will occur more frequently with climate change and can be costly to retrofit. As a result, the costs and impact of urban flooding are expected to increase as precipitation patterns become more extreme due to climate change (NASEM 2019).

Climate change may cause areas throughout Huntington Park to experience more frequent stormwater flooding. Stormwater systems may be overwhelmed more frequently as more extreme rain events occur, causing localized flooding which could impact properties and leave roads temporarily unusable. Areas with high amounts of impermeable surfaces and those adjacent to drainage systems are prone to stormwater flooding during periods of heavy rainfall.

Flooding impacts directly create physical damage from inundation (Hall et. al 2018). Flooding can also lead to cascading risks due to loss of power, wastewater management issues, pollution carried by stormwater including hazardous materials, and overwhelm storm drainage infrastructure, exacerbating public health concerns.



Air Quality

Local Conditions Impacting Air Quality

The City of Huntington Park is in the South Coast Air Basin (SCAB or Basin), which is bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, and the San Diego County line to the south. The air quality in the SCAB is primarily influenced by a wide range of emissions sources – such as dense population centers, heavy vehicular traffic, industry, and weather. The general region lies in the semi-permanent high-pressure zone of the eastern Pacific Ocean, resulting in light average wind speeds. The SCAB experiences a persistent temperature inversion (increasing temperature with increasing altitude) because of the Pacific high-pressure zone. This inversion limits the vertical dispersion of air contaminants, holding them relatively near the ground. The combination of stagnant wind conditions and low inversions produces the greatest pollutant concentrations in the SCAB. On days of no inversion or high wind speeds, ambient air pollutant concentrations are lowest. During periods of low inversions and low wind speeds, air pollutants generated in urbanized areas are transported predominantly onshore into Riverside and San Bernardino counties.

Ambient Air Quality Measurements

Air quality monitoring stations throughout the region monitor concentrations of air pollutants and determine whether ambient air quality meets the California and federal standards for various air pollutants. From 2019-2021 federal and State 8-hour ozone standards were exceeded, the State worst hour ozone standard was exceeded in 2020 and 2021, and the federal worst hour ozone standard was exceeded in 2020. In addition, the State standard for particulate matter of 10 microns in size was exceeded every year from 2019 to 2021 and the federal standard for particulate matter of 2.5 microns in size was exceeded each year from 2019 to 2021.



Air Quality and Climate Change

Poor air quality is associated with increased health impacts most frequently from inhalation pollutants. Higher temperatures are conducive to air pollution formation,

and rising temperatures could therefore result in worsened air quality. Worsening air quality due to climate change can create respiratory issues for sensitive populations and impact indoor environments that do not have adequate air filtration systems. There are several types of air quality decline sources found below:

- **Dust.** Increased temperature leads to dry, dusty conditions also associated with drought (Hall et al. 2018). Increases in dust conditions increases exposure to particulate matter, including PM_{10} (particulates less than 10 microns in diameter). PM_{10} can cause increased respiratory disease, lung damage, cancer, premature death, reduced visibility, surface soiling. These adverse health effects have been reported primarily in infants, children, and older adults with preexisting heart or lung diseases (CARB 2022).
- **Smog.** Increases in ambient temperature can lead to higher rates of smog also referred to as ozone. Groups most sensitive to O_3 include children, the elderly, people with respiratory disorders, and people who exercise strenuously outdoors (USEPA 2021). Depending on the level of exposure, ozone can cause coughing and a sore or scratch throat; make it more difficult to breathe deeply and vigorously and cause pain when taking a deep breath; inflame and damage the airways; make the lungs more susceptible to infection; and aggravate lung diseases such as asthma, emphysema, and chronic bronchitis. Ground-level ozone specifically will be experienced at higher rates leading to raised cardiovascular and respiratory morbidity and mortality rates (CDPH 2014). Ground-level ozone has also been shown to have particularly disproportionate adverse impacts on populations experiencing homelessness and lower median income (PNAS 2021). Huntington Park will experience increases in ozone concentrations in parallel to temperature increases.
- **Fewer Natural Filtrations.** Precipitation variability and long periods of dry spells lead to less reliable air quality for the entire region. Moisture in the air can filter pollutants and provide for overall improved conditions. Urban vegetation can directly affect air quality. Trees remove gaseous air pollution. Large healthy trees remove more pollution than younger, smaller trees (USDA Forest Service, 2002). Rising temperatures could increase mortality for large healthy trees which would reduce the ability for urban vegetation to reduce air pollutants, therefore increasing pollutant exposure to sensitive populations.
- **Wildfire Smoke.** Temperature, severe wildfire conditions, and the area burned by wildfires have all increased throughout the state and are expected to continue to increase. Higher temperatures accompanied by an increase in the incidence and extent of large wildfires will lead to increased wildfire smoke and associated toxins and air pollution (Hall et al. 2018). Wildfire smoke is comprised of a mixture of gaseous pollutants, hazardous air pollutants, water vapor, and particle pollution (fine airborne particulate matter – $PM_{2.5}$) with particle pollution being the main component and the principal threat to public health (USEPA 2021). Smoke from wildfires is known to contain a large abundance of $PM_{2.5}$ and are estimated to contribute to approximately 18 percent of the total $PM_{2.5}$ atmospheric emissions in the US (Liu 2016). On days where $PM_{2.5}$ exceeds regulatory standards an average of 71.3 percent of the total $PM_{2.5}$ emissions are attributable to wildfires (Liu 2016). Short-term exposures to $PM_{2.5}$ (up to 24-hours duration) has been

associated with premature mortality, increased hospital admissions for heart or lung causes, acute and chronic bronchitis, asthma attacks, emergency room visits, respiratory symptoms, and restricted activity days. These adverse health effects have been reported primarily in infants, children, and older adults with preexisting heart or lung diseases (CARB 2022).

Compounding Risks: Heat and Smog during a Recent Heat Wave

Central and Southern California experienced a heat wave with numerous extreme heat days in early September of 2022. In Los Angeles there was a public health advisory for August 31st through September 8th for both heat and ozone. During this period there were 8 days out of 9 where the temperature was 96 degrees or above in Huntington Park, qualifying as extreme heat days. As discussed in the section on extreme heat and warm nights, heat presents a major health risk to community members, especially to those with higher sensitivity to heat. Air quality monitoring during the heatwave showed ozone levels increased alongside temperature throughout the day, peaking around noon. State ozone standards were exceeded during these peak times on three of the days (September 3rd, 4th, and 5th). Ozone, or smog, can cause negative health impacts from minor irritation to exacerbation of existing health and lung conditions that can be life threatening. Since higher temperatures increase ground level ozone, these health risks are compounded during extreme heat events, particularly when local conditions such as low wind speed, prevent the dispersion of pollution.

3 Community Populations, Assets, and Services at Risk

Populations and community assets are affected by climate change depending on their sensitivity to climate hazards. This section identifies priority populations and assets in Huntington Park. Potential impacts from the climate hazards of concern on priority populations and assets are presented in the Vulnerability Analysis section. Assets are grouped in the following manner:

- Priority Populations
- Natural and Recreational Resources
- Buildings and Facilities
- Infrastructure and Critical Services

3.1 Priority Populations

While all people in a community will experience climate change, some may be more affected than others. For example, older adults and young children are at higher risk for experiencing a heat related illness during an extreme heat event. Several factors influence sensitivity to climate hazards including an individual's health, age, ability, experience of structural inequality, inequities in access to health care, economic opportunity, education and other resources, and inequities found in basic needs and exposure to environmental stressors (Cal OES 2020). These higher-risk populations should be prioritized when considering climate impacts, adopting climate resilience policies, and planning adaptation projects.

In addition to facing greater exposure to and risk from climate change impacts, priority populations often have fewer resources to adapt and recover from climate change impacts. Returning to the example of extreme heat, the health risks of extreme heat events are often compounded due to the enhanced formation of air pollutants at ground level when temperatures are higher, in addition to the health risks from the high temperatures. Community members experiencing homelessness have much higher exposure to both the elevated temperatures and reduced air quality and are less likely to have the resources to adapt through access to air conditioning, air filtration, and medical attention should health issues occur. Urban heat island effect amplifies increased nighttime temperatures, which limits the ability of people to cool down and recover before the heat of the next day, thereby adding to the risk of illness and fatalities, especially for populations without access to air conditioning and those living in overcrowded housing.

These kinds of intersections between population characteristics and climate hazard exposure are important for understanding where there is increased risk from climate change in the community. Understanding where climate vulnerability is greater can help to prioritize adaptive capacity building and resilience planning efforts.

Following guidance from the SoCal APG, populations that will likely experience disproportionate impacts from climate change were identified for Huntington Park (SCAG 2020). Huntington Park has several higher risk populations listed in Table 1 below. Highlighted rows indicate a higher proportion of populations present in Huntington Park than in the statewide average, where comparable state statistics are available.

Table 3 Priority Populations in Huntington Park

Population	Population Description	Percentage of Population or Households,	State Percentage or Population or Household
Individuals with education attainment less than 4 years of college	Percent of people over age 25 without a bachelor's education or higher	**92.2%**	65.3%
Renters	Housing units that are renter occupied	**73%**	45%
Non-white Communities	All individuals that do not identify as white	**99%**	63%
Older adults	Individuals 65 years or older	9%	14%
Individuals with Asthma	Age-adjusted rate of emergency department visits for asthma	10%	NA
Low Income	Individuals below the federal poverty level	**56%**	12.3%
Individuals with no health insurance	Individuals aged 18 to 64 years old currently uninsured	**18%**	7%
Households without broadband internet	Households without access to broadband internet.	**18%**	10%
Individuals with disabilities	Individuals with access and functional needs (physical and mental)	8%	10%
Children	Individuals 5 years and younger	**8%**	6%
Miliary Veterans	Individuals who have served but are not currently serving in the US Armed Forces	1%	5%
Unemployed	Percentage of population aged 25-64 who are unemployed	**7%**	4%
Households without a computer	Households without access to a computer.	**11%**	6%
Linguistically Isolated	Households with individuals who are non or limited English-speaking	**43%**	17%
Outdoor Workers	Individuals who are employed, 16 and older, and work outdoors	6%	NA
Isolated Individuals	Households without access to a vehicle	**13%**	7%
People experiencing homelessness	Individuals who currently lack fixed, regular, and adequate housing	0.4%	0.4%
Single female head of household	Female householder with children under 18-year-old and no spouse/partner present	**10%**	5%
Individuals with Cardiovascular Disease	Age-adjusted rate of emergency department visits for heart attacks per 10,000.	22%	NA
Overcrowded Renter-Occupied Households	Renter-occupied households with more than one person per room	**60%**	13%
Overcrowded Owner-Occupied Households	Owner-occupied households with more than one person per room	**21%**	4%
Cost-burdened Households	Households spending more than 30% of income on housing costs	**63%**	55%*

*Regional statistic

Sources: The percentages used in this table were acquired from the California Healthy Places Index 3.0, U.S. Census, 2015-2019 American Community Survey (ACS), California Health and Human Services Data Portal, Huntington Park Housing Element, and SCAG point in time count.

Additional Sensitive Populations

In addition to the populations listed in the table above, the SoCal APG also identifies the following groups as generally having higher risk or sensitivity to climate impacts:

- Tribal and indigenous communities
- Visitors and seasonal residents
- Students
- Incarcerated individuals
- Undocumented individuals

Huntington Park is not known or reported to have sizeable populations of visitors and seasonal residents, or tribal and indigenous community members, so these population categories were excluded from the table and impact analysis.

While not located near major colleges or universities there are 24 LAUSD operated public schools located in the City of Huntington Park and 39 schools that serve city residents.

When considering incarcerated individuals several factors were assessed. Huntington Park Police Department owns and operates a 22-bed city jail. In addition to this, the Healthy Places Index indicates that the 2017 incarceration rate for LA County was 4.41 incarcerated individuals per 1,000 residents, which is higher than 84.2 percent of other California counties. Incarceration and arrests are not distributed equally among communities within Los Angeles County. A research and mapping project conducted by UCLA averaged the arrests, days spent in jail, and cost of incarceration for all Los Angeles communities between 2012 through 2017, broken out by arresting department. Huntington Park was ranked 33 out of 244 communities for incarceration by the Los Angeles Police Department (LAPD), and 24 out of 244 for incarceration by the Los Angeles Sheriff's Department (LASD). The combined LAPD and LASD annual averages for Huntington Park during the study years were:

- Cost (annual average): $4,273,925
- Days in jail (annual average): 27,275
- Arrests (annual average): 2,322

From January 2010 through December of 2019, the LASD recorded 6,921 total bookings of Huntington Park residents in county jails, with total confinement time during that period totaling at least 764 years with a minimum cost of $38,156,198. Incarcerated individuals may not have their medical needs adequately met and have limited control over their environment while imprisoned including potentially overcrowded or inadequately cooled conditions, and institutional decision-making about evacuations (Cowan 2020). After incarceration, individuals often experience increased financial costs and decreased work opportunities which further decrease resilience to climate hazards for both the formerly incarcerated individual and their families (Carter et al.). Taken together these metrics justify including incarcerated individuals as one of the sensitive populations in the vulnerability assessment.

While attaining accurate statistics for the number of undocumented individuals in Huntington Park is not possible, the Migration Policy Institute (MPI) estimates that Los Angeles County was home to 951,000 unauthorized immigrants as of 2019. Though it is difficult to assess the exact number of undocumented individuals in the community this population is included in the analysis.

Grouping Populations

Priority populations were grouped based on potential exposure to climate hazards, access to resources to prepare, cope with, or recover from climate hazards, whether individuals face societal

disadvantages, or if individuals have heath conditions or health sensitivities that increase their risk from climate hazards. Often there are numerous interacting factors that impact a population's climate hazard risk; however, for the purpose of this assessment, they were grouped based on the sensitivity that increases their risk the most. Priority populations are grouped as outline below:

- **Individuals with High Outdoor Exposure.** Outdoor workers, and people experiencing homelessness.
- **Under-Resourced Individuals.** Low-income, unemployed, individuals with no health insurance, households without a computer, households without a broadband internet, renters, isolated individuals, individuals with educational attainment of less than 4 years of college, single female heads of household
- **Individuals Facing Societal Barriers.** Non-white communities, linguistically isolated individuals, incarcerated individuals, students, and undocumented individuals.
- **Individuals with Chronic Health Conditions or Health Related Sensitivities.** Children, individuals with asthma, and individuals with cardiovascular disease



3.2 Natural and Recreational Resources

Natural and recreational resources within Huntington Park as detailed in the Draft Resource Management Element of the unadopted 2030 General Plan include groundwater resources, parks (Chesley Park, Robert Keller Park, Freedom Park, Salt Lake Park, Senior Citizen Park, and Raul R. Perez Memorial Park), city bikeways, and street trees making up the urban forest. These various resources provide sources of community resilience and recreation to the city. The City currently provides 31 acres of total parkland space. According to the technical appendix to the newly adopted Environmental Justice Element, 13 percent of Huntington Park residents live further than a half mile away from a park and approximately 96 percent of residents live in areas with less than three acres of parks or open space per 1,000 residents. The statewide standard is five acres of park per 1,000 residents. For these reasons, all but two census tracts in Huntington Park are considered "critically underserved" according to the California Statewide Park Program. Because Huntington Park is a heavily urbanized city, there is limited available land left undeveloped within the planning area. Due to this development context, there are existing barriers to the creation of new parks and open space to serve the population. Existing park resources are spread throughout the city and face various levels of exposure to climate hazards.



3.3 Buildings and Facilities

Climate change is expected to amplify extreme weather and climate hazards in Huntington Park. A jurisdiction's vulnerability increases when buildings and facilities are not designed, operated, and/or maintained to function effectively under extreme weather conditions or can be damaged by extreme weather conditions. Due to the roles they play in supporting general community functioning and hazard response, the following City buildings and facilities would be particularly important to assess for climate change impacts: municipal buildings, educational facilities, hospitals, residential and commercial development, roadways and transportation facilities, active transportation routes, fire stations, and police stations. Some key buildings and facilities in Huntington Park include:

- City Hall: 6550 Miles Avenue, Huntington Park, CA 90255
- Field Services Department, Parks and Recreation Center
- Two LA County Fire Department fire stations:
  - Fire Station 164 (Battalion 13 HQ): 6301 S Santa Fe Avenue, Huntington Park 90255
  - Fire Station 165: 3255 Saturn Avenue, Huntington Park 90255
- Huntington Park Police Department: 6542 Miles Ave., Huntington Park, CA 90255
- Educational Facilities:
  - 24 schools operated by the Los Angeles Unified School District, located throughout Huntington Park.
  - LA County Public Library
- Hospitals and Medical Centers:
  - Mission Hospital
  - St. Francis Medical Center
- Community Centers/Resources:
  - Salvation Army
  - Huntington Park Community Center (6925 Salt Lake Ave. Huntington Park, CA 90255)



3.4 Infrastructure and Critical Services

Within Huntington Park, there is a variety of infrastructure and critical services that are vulnerable to climate change. Assets within this category include water services, wastewater, storm drainage and flood protection, solid and hazardous waste and recycling, fire services, emergency services, medical services, utilities and major utility corridors, public transportation, roadways, and active transportation routes. This asset group is sensitive to climate change as the impacts of hazards can affect the ability to provide services and resources; and, the infrastructure in place may not be adequately prepared to sustain increasing and compounding hazards. The following public services may be sensitive to the impacts of climate change. Services information was drawn from the Huntington Park General Plan.

- The city is served by four water companies that receive water from either local groundwater sources or from the Metropolitan Water District. The four water companies are:
  - Maywood Mutual Water Company
  - Walnut Park Mutual Water Company
  - Golden State Water Company
  - Seven Trent Services
- Critical Water Infrastructure includes:
  - H.P. Water Well/Reservoir #12
  - H.P. Water Well/Reservoir #14
  - H.P. Water Well/Reservoir/Elevated Tank #15
  - H.P. Water Well/Reservoir #16
  - H.P. Water Well/Reservoir/Elevated Tank #17
  - H.P. Water Well #18
  - H.P. Water Reservoir #18
  - Maywood Water Well
  - Southern California Water Reservoir
- The Huntington Park Public Works Department maintains the City's sewer system.

- The City's wastewater is conveyed to the Joint Water Pollution Control Plant, a regional treatment facility located outside of the jurisdictional boundaries at 24501 Figueroa Street in Carson. The wastewater plant is maintained and operated by the Los Angeles County Sanitation District.
- Most stormwater drains in Huntington Park are owned and maintained by the Los Angeles County Flood Control District. The city's storm drains parallel major arterials and connect to the Los Angeles River channel 1.9 miles to the east of the city. There are storm drains along the major arterials in the city.
- Southern California Gas Company provides natural gas services to the city.
- Southern California Edison (SCE) Company provided electricity to the city.
- Critical electricity infrastructure includes the Edison Power Transfer Station
- The Huntington Park Police Department provides police services to the city.
- Huntington Park contracts with Los Angeles County Fire Department, Battalion 13 for fire services.
- Trash collection is provided by United Pacific Waste and Waste Management Inc., as well as other private haulers.

4 Adaptive Capacity

Adaptive capacity is the ability to adjust to the consequences of climate change. This section summarizes the ways in which the City currently manages for the negative impacts of climate change. Types of adaptive capacity include adjustments in behavior, resources, and technologies. The City of Huntington Park has actively taken steps to increase the City's adaptive capacity. Existing policies, plans, programs, and institutions that increase the City's resilience to climate change impacts are organized by climate hazard and listed in Table 4.

Table 4 Program, Plans, and Policies to Manage Impacts of Climate Hazards

Existing and Planned Programs, Plans, and Policies	Objectives	Climate Hazard Mitigated
DRAFT 2030 City of Huntington Park General Plan	The City of Huntington Park General Plan includes actions that assess flooding, drought, and air quality issues within the City. The City proposes to work with the Los Angeles County Department of Public Works to identify and construct local and regional storm drain improvements, prepare a master drainage plan, and expand the capacity of the Rio Hondo and Los Angeles River channels. The plan also includes the requirement of drought-resistant landscaping. This plan was never adopted and so the policies and projects outline therein cannot be relied upon as a source of increased adaptive capacity for the City.	Stormwater Flooding, Drought, Air Quality
2004 City of Huntington Park Hazards Mitigation Plan	The Plan contains a series of proposed actions that align with the General Plan, Capital Improvement Plans, and City Building & Safety Codes. Some of these proposed action items include enhancing debris management and building safety measures for stormwater flooding. The plan also mentions the improvement of City water systems, enhancing utility and communications systems for emergency services, and conducting community outreach to educate about natural hazards.	Stormwater Flooding, Drought
2020 County of Los Angeles All-Hazards Mitigation Plan	The County of Los Angeles All-Hazards Mitigation Plan includes potential mitigation actions to achieve AHMP goals. Some of these actions include creating an Urban Forest Management Plan for LA County and urban forests in response to an increase in extreme heat events and poor air quality. The Plan also includes implementing the Green Street Master Plan to slow and watershed ecosystem restoration to slow, filter, and cleanse stormwater flood runoff.	Extreme Heat, Drought, Stormwater Flooding, Air Quality

Existing and Planned Programs, Plans, and Policies	Objectives	Climate Hazard Mitigated
Southern California Edison (SCE) Medical Baseline Program (SCE 2022)	SCE provides assistance to individuals with medical need for electricity to develop emergency back-up contingency plans in the event of a power outage.	Extreme Heat, Stormwater Flooding
Southern California Edison (SCE) Critical Care Backup Battery Program (SCE 2021)	SCE offers customers enrolled in the Medical Baseline Program a free portable backup battery to power a medical device in the event or a power outage as well as a solar panel kit, at no cost.	Extreme Heat, Stormwater Flooding
Southern California Edison (SCE) Automated System (SCE 2022)	SCE regularly communicates with customers in the County during power outages and notifies customers when power will be restored. SCE provides customer service contact numbers for non-English speakers.	Extreme Heat, Stormwater Flooding
2020 Urban Water Management Plan City of Huntington Park	This plan was created in compliance with the Urban Water Management Planning Act. The plan evaluates efficient water uses, reclamation, and conservation activities and analyzes the City's water system, water demands, and projects for future water supply capacity. The plan proposes water operation management tools to support groundwater production projects and includes a drought contingency plan, or, "Water Conservation and Drought Management Plan" codified in Title 6, Chapter 5 of the municipal code. The contingency plan imposes water use reductions in six standard phases, based on total water supply and use of AMI meter technology to assess water production and consumption.	Drought
Environmental Justice Element of the Huntington Park General Plan	This element adopted November 15, 2022 includes policies and programs to address pollution and air quality issues, public facilities and accessibility, food access, safe and sanitary homes, physical activity and community health, and civic engagement.	Air Quality, Extreme Heat

5 Vulnerability Analysis

The following section outlines the impacts each climate hazard has on community assets and services, as described in the Populations, Assets, and Services at Risk.

section. Existing plans, policies, and programs that contribute to the adaptive capacity are summarized throughout. An impact score and an adaptive capacity score is identified for each asset by climate hazard, along with an overall vulnerability score consistent with the scoring methodology described in Vulnerability Assessment Methodology.

5.1 Priority Populations

Individuals with high outdoor exposure

- People experiencing homelessness (0.4%)
- Outdoor workers (6%)

Outdoor workers and people experiencing homelessness face high exposure to outdoor conditions and are at much greater risk from various climate hazards. In Huntington Park, approximately 6% of residents work outdoors.

Huntington Park had an estimated 230 unsheltered individuals at a point-in-time count conducted by SCAG in 2019 (SCAG 2020). Unhoused individuals experience higher rates of respiratory conditions, mental illness and other chronic health conditions that increase sensitivity to climate hazards, and may limit access to resources to respond to climate hazards.

Community Feedback on Climate Impacts

In preparation of this analysis, feedback on experiences with climate hazards was solicited from the community at two well-attended farmers markets, one on August 31, 2022 and the second on September 7, 2022. Posters with questions regarding climate and resilience were available, and community members could write responses on sticky-notes and add them to the posters. Volunteers were available to facilitate and answer questions in English and Spanish.

When provided a list of climate hazards impacting Huntington Park and asked which hazards were of greatest concern, community members expressed the most concern for air quality hazards and heat waves.

When asked about which heat wave impacts members of the community have already experienced, commonly mentioned impacts included loss of electricity as well as physiological impacts including hospitalization, headaches, nausea, dizziness, fatigue, difficulty breathing, fainting and dehydration. Community members described not having air conditioning or adequate insulation in their housing, issues with mosquitoes when relying on open windows for cooling, and uncomfortably warm conditions at night.

Potential Impacts

Extreme Heat

Outdoor workers and people experiencing homelessness have an elevated risk of health impacts from extreme heat. Outdoor workers, including construction workers, roofers, and landscapers, are often subject to strenuous work conditions where there is limited access to cooling through shade or air conditioning, increasing their heat exposure and health risks during extreme heat events. People experiencing homelessness are exposed to health-related impacts associated with extreme heat because they have limited access to shelter and air conditioning. The primary health impacts to these populations are heat-related illnesses, such as heat stress, heat stroke, and dehydration, which can be life-threatening (CDPH 2020).

Stormwater Flooding

Outdoor workers may be exposed to hazardous work conditions during stormwater flooding events and therefore face higher risk of experiencing health impacts (CDPH 2020). People experiencing homelessness are disproportionately at risk to health impacts during flood events because they often live in flood hazard areas and do not have access to transportation to evacuate inundated areas. They may also have their personal belongings destroyed or damaged during a flood event, compounding resource and adaptation constraints. (Ramin & Svoboda 2009).

Air Quality

Outdoor workers and people experiencing homelessness are disproportionally impacted by poor air quality because they are outdoors and are directly exposed to air pollutants for longer periods of time and during hotter parts of the day when levels of ground-level pollutants such as Ozone are higher (CDPH 2017). Both populations may experience exacerbation or development of respiratory diseases and conditions, such as asthma and chronic obstructive pulmonary disease (COPD), and respiratory infections, which in some cases may be life-threatening (Ramin & Svoboda 2009).

Drought

Outdoor workers and people experiencing homelessness are at risk to drought conditions and associated cascading impacts. During prolonged drought conditions, people experiencing homelessness may have difficulty accessing clean and affordable drinking water (Gamble & Balbuls 2016).

Under-resourced Individuals

- **Low-income (56%)**
- **Unemployed (7%)**
- **Individuals with no health insurance (18%)**
- **Households without a computer (11%)**
- **Households without a broadband internet (18%)**
- **Renters (73%)**
- **Isolated Individuals (13%)**
- **Single-female heads of households (10%)**
- **Individuals with educational attainment of less than 4 years of college (92%)**

Refer to Table 3 which enumerates the size of these priority populations in Huntington Park compared to state or regional statistics. Bolded groups are a higher percentage of the population

compared to state or regional percentages where comparable statistics are available.

Under-resourced individuals often do not have access or the ability to afford resources needed to prepare for, cope with, and recover from climate change impacts. When evacuation is necessary due to a climate hazard, under-resourced individuals may lack the financial resources to evacuate and/or find an affordable alternative place to stay when evacuated. Individuals who are unemployed or have low-income often face financial barriers when preparing for and recovering from climate change hazards. Individuals in these groups often live in homes that are less protected against climate hazards. Low-income individuals may not be able to take time off work to address health concerns either caused by or worsened by climate hazards.

Individuals with educational attainment of less than 4 years of college typically have lower earning potential than those with a 4-year college degree. As defined by the U.S. Census Bureau, this population group does not include individuals who have attended trade schools, apprentice program, or who have attained associates degrees. These individuals are more likely to work in outdoor and/or labor-intensive environments (CDPH 2017). Individuals with 4-year degrees are half as likely to be unemployed than those who only have a high school degree (APLGU N.d). Individuals in this group are therefore less likely to have access to transportation, healthcare, and other basic needs.

"Single female heads of households," defined by the U.S. Census as female householders with children under 18-years-old and no spouse/partner present, often face high levels of work-life conflict and financial hardship, which can make preparing for, coping with, and recovering from climate hazards more challenging. They are also more likely to serve as the primary caretaker of children which can make evacuating during a hazard scenario difficult (Flanagan et al. 2011). Additionally, women's wages tend to be lower than their male counterparts. According to U.S. Census Bureau data, in 2020, women earned 84% of what men earned (Pew Research Center 2021).

Households without a computer or broadband internet may not receive emergency alerts or governmental guidance before or during a climate hazard event, increasing risk during evacuation scenarios. Individuals without health insurance are more likely to have undiagnosed pre-existing health conditions which may make them more susceptible to health impacts from climate hazards (Gamble & Balbuls 2016). Individuals who rent housing have limited ability to weatherize their homes for hazard events. They also may not have temperature control in their housing units and generally experience a higher water and energy utilities cost burden than homeowners (Cooley et al. 2012). Isolated individuals lacking access to transportation may not be able to evacuate during climate hazards and may face greater barriers to accessing resources to prepare for, respond to, and recover from climate hazards.

Potential Impacts

Extreme Heat

Under-resourced individuals may not be able to pay for adequate air conditioning or fans, increasing their exposure to extreme heat. Isolated individuals don't have access to a vehicle to travel to cooling centers or move to temporary shelters during extreme heat event (Cooley et al. 2012). Under-resourced individuals are less likely to receive medical care for illnesses triggered or exacerbated by extreme heat. Households without a computer or broadband internet may not receive heat advisory warnings or governmental guidance, causing them to experience increased likelihood of health impacts from extreme heat exposure (CDPH 2017).

Drought

During periods of prolonged drought, under-resourced individuals are more likely to experience the cost burden associated with increased water rates (Feinstein et al. 2017). Additionally, these individuals may struggle to access clean and affordable drinking water which may cause dehydration and/or exacerbate underlying health conditions and illnesses (Gamble & Balbuls 2016).

Stormwater Flooding

Under-resourced individuals may experience injuries or death from high velocity flooding and are less likely to receive medical treatment (CDPH 2017). Individuals in these groups may experience cost burdens if their belongings and homes are damaged from floodwater inundation. Isolated individuals have limited or no access to a vehicle to evacuate flood hazard areas. Households without a computer or internet may not receive communications and emergency alerts to safely evacuate from hazard areas (CDPH 2020). Renters have limited control over home improvements that may protect against flood damage. Subsequently, they may experience economic and health impacts and a greater loss of belongings than homeowners (Gamble & Balbuls 2016).

Air Quality

Under-resourced individuals may be disproportionally impacted by poor air quality because they are more likely to live in housing without high quality insulation and lacking sufficient air filtration, and they may not be able to afford supplemental air filtration equipment (Gamble & Balbuls 2016). Individuals in these groups may experience the development or exacerbation of respiratory illnesses and are less likely to receive medical treatment (CDPH 2017).

Individuals Facing Societal Barriers

- **Non-white communities (99%)**
- **Linguistically isolated (43%)**
- Undocumented Individuals (N.A)
- **Incarcerated Individuals (N/A)**
- Students (N/A)

Refer to Table 3 which enumerates the size of these priority populations in Huntington Park compared to state or regional statistics. Bolded groups are a higher percentage of the population compared to state or regional percentages where comparable statistics are available. Given the number of schools in the city, the high proportion of children in the city, and estimates of undocumented immigrants in the region and subregion it is likely that both undocumented individuals and students make up a larger proportion of the population than comparable regional or state statistics, but these demographic comparisons are unable to be confirmed for Huntington Park at this time. The ranking for incarcerated individuals was produced regionally and not as a percentage of population. See the section on Additional Sensitive Populations for more information on why these priority populations are included in the analysis.

According to U.S. Census, 2020 American Community Survey, 45% of Huntington Park's population identifies as non-white, and 97% identify as Hispanic or Latino/a/x. Communities of color face societal disadvantages in preparing for, coping with, and recovering from climate hazards. Individuals facing societal barriers are directly impacted by social and economic challenges that are ubiquitous in our modern society. These challenges create educational, resource, economic, and health disparities that leave communities of color at much greater risk to climate change impacts (Baird 2008). Across

California, non-white individuals are more likely to live in high hazard risk areas and less likely to be homeowners, which leaves them more susceptible to climate hazards (CDPH 2020). Undocumented individuals often lack access to medical services, quality housing, and basic needs. Because these individuals are not citizens, they lack access to social and economic services that would allow them to prepare for, respond to, and cope with climate hazards. Individuals who are linguistically isolated have no or limited English-speaking ability. If evacuation and/or advisory notices, hazard preparedness material, or governmental guidance are not provided in the appropriate language, linguistically isolated individuals may not be able to prepare for, cope with, or recover from a climate hazard (Gamble & Balbuls 2016). Incarcerated individuals have limited ability to control and alter their environment and may face conditions that increase risk of climate impacts due to overcrowding, inadequate cooling, inadequate provision of medical services, or institutional decisions regarding evacuation (Cowan 2022). Students may experience educational disruption and setbacks including reduced rates of graduation and college attendance as result of climate hazards that cause school closures, loss of personal property, and/or psychological distress, particularly students with additional characteristics that increase sensitivity to climate hazards (GAO 2022). Additionally, students have limited ability to modify the physical conditions at schools that affect climate hazard exposure and risk such as air filtration and air conditioning.

Potential Impacts

Extreme Heat

Across California, non-white communities and undocumented immigrants live in housing with insufficient protection from extreme heat events and limited or no affordable air conditioning at a higher rate than white communities. Nationally, Latino/a/x populations are 21 percent more likely than white populations to live in the hottest parts of cities, which have high concentrations of heat-retaining surfaces and sparse to no tree cover. Across the U.S., over 40 percent of Latino/a/x households are energy insecure and cannot afford to pay for the energy required to cool their homes (Hispanic Access Foundation 2022). Linguistically isolated individuals may not to be able to read heat advisory warnings or governmental guidance, potentially causing them to experience greater exposure to extreme heat (Gamble & Balbuls 2016). Students without access to adequate cooling may experience decreased cognitive functioning and increased psychological distress which may impact their wellbeing and ability to be productive in the classroom (Laurent 2018). Extreme heat may strain the air conditioning systems at jails and potentially lead to a lack of insufficiently cooled spaces for incarcerated individuals, who have limited mobility and options to adapt to increased temperatures. The primary health impacts to these populations are heat-related illnesses, such as heat stress, heat stroke, and dehydration, which can be life-threatening (CDPH 2020). Undocumented immigrants may not have access to medical services to treat heat-related illnesses.

Drought

Non-white communities and undocumented immigrants are at higher risk to drought conditions and associated cascading impacts. Individuals in these groups may face systemic and/or cultural barriers when seeking to access affordable and clean drinking water, which may cause dehydration and/or exacerbate underlying health conditions and illnesses (Gamble & Balbuls 2016). Undocumented immigrants may not have access to medical services or drought relief programs and services (Mendez et al. 2020).

Stormwater Flooding

Across California, non-white communities and undocumented immigrants are more likely to live in flood hazard areas and in housing with insufficient protection against riverine and stormwater flooding (CDPH 2020). Linguistically isolated individuals may not be able to read flood warning or governmental guidance, potentially causing them to experience greater exposure to flooding. Individuals in these groups may face systematic and/or cultural barriers when seeking to access resources needed to safely evacuate hazard areas (Gamble & Balbuls 2016). Individuals in these groups may experience injuries or death from high velocity flooding (CDPH 2017). Undocumented immigrants may not have access to medical services to treat injuries (Mendez et al. 2020).

Air Quality

Non-white communities and undocumented immigrants are vulnerable to health impacts associated with poor air quality because their housing may lack sufficient air filtration and they may not be able to afford supplemental air filtration equipment (CDPH 2020). Undocumented immigrants are less likely to receive medical treatment for health impacts from poor air quality exposure (Mendez et al. 2020). Linguistically isolated individuals may not be able to read air quality advisory warnings or governmental guidance that are in English, potentially causing them to experience greater exposure to extreme heat (CDPH 2017). Incarcerated individuals and students have limited ability to modify exposures to poor air quality that are mediated by the jail or school, such as whether there is adequate air filtration, insulation, open windows, and outdoor access.

Individuals with Chronic Health Conditions or Health Related Sensitivities

- **Children (8%)**
- Individuals with Cardiovascular Disease (22%)
- Individuals with Asthma (10%)
- Older Adults (9%)

Refer to Table 3 which enumerates the size of these priority populations in Huntington Park. Bolded groups are a higher percentage of the population compared to state or regional percentages. No comparable statistics were available at the state level for individuals with cardiovascular disease or asthma.

Individuals with chronic health conditions or health related sensitivities are socially and physiologically susceptible to climate change impacts and hazards. Individuals with chronic health conditions or disabilities may have limited or reduced mobility, mental function, or communication abilities, making it difficult to evacuate during or prepare for a climate hazard event. They may also have medical needs for electricity which may be impacted during a public safety power shutoff or climate hazard event. Individuals in these groups are more likely to have pre-existing medical conditions or chronic illnesses that may exacerbate the risk of illnesses and medical problems from climate hazards. Similarly, individuals with asthma, individuals with cardiovascular disease, and individuals with COPD are more likely to experience health impacts from climate hazards because of their pre-existing conditions or diseases. Children are socially and physiologically vulnerable to climate hazards. They often have limited understandings of climate hazards and insufficient resources to independently prepare for and safely respond during a climate hazard event. Children, especially young children, are reliant on their parental figures to ensure their

health, safety, and wellbeing. Children also have not fully physiologically developed and are therefore more prone to health effects of climate change impacts (Kenney et al. 2014). Individuals experiencing pollution burden are most likely already experiencing the negative respiratory and cardiovascular health impacts associated with environmental stressors. These individuals are particularly at risk of exacerbated health impacts from climate change impacts (Gamble & Balbuls 2016).

Potential Impacts

Extreme Heat

Individuals with chronic health conditions or health related sensitivities are particularly at risk of heat related illnesses during extreme heat events. Individuals with disabilities, older adults, and children may have difficulty turning on air conditioning or traveling to cooling centers during extreme heat events. Extreme heat conditions can exacerbate asthma, cardiovascular disease, certain disabilities, and other respiratory and cardiovascular conditions, potentially causing heat-related illnesses such as heat stress, heat stroke and dehydrations, which can be-life threatening (CDPH 2020). Children are still physiologically developing which means that they are less able to regulate their body temperature during extreme heat events while older adults are at greater risk of mortality under extreme heat events (Kenney et al. 2014, CDPH 2020).

Drought

Individuals with chronic health conditions or health related sensitivities are at risk to drought conditions and associated cascading impacts including lower water quality and risk of waterborne illness. Prolonged drought conditions can lead to water scarcity in the watershed serving communities and may contribute to worsening quality of water supplies. Even under severe drought conditions with mandatory water restrictions, water use restrictions still allow for enough water usage to serve basic needs. However, should individuals experience inadequate access to water as a result of a combination of circumstances including water restrictions, rate increases, overcrowding of housing, and other factors, dehydration can pose a health risk. Individuals with chronic health conditions or health related sensitives may experience negative health impacts if they become dehydrated. Children and older adults are especially at risk of dehydration as their bodies are not able to regulate as well (Kenney et al. 2014). Dehydration may exacerbate underlying health conditions and illnesses.

Stormwater Flooding

Older people and children are particularly at risk to injury and/or death from high velocity flooding (CDPH 2017). Stormwater flooding may limit access to transportation systems, healthcare centers, and emergency response to those in need of consistent medical care, such as those with chronic health conditions or illnesses. Children, older adults, individuals with disabilities, and individuals with chronic health conditions or illnesses may not be able to safely evacuate floodwater hazard areas.

Air Quality

Individuals with chronic health conditions or health related sensitivities are at risk of developing or experiencing exacerbated health impacts from poor air quality. Children are especially predisposed to health impacts from poor air quality because their respiratory system has not fully developed yet (CDPH 2020). Older adults and pollution burdened individuals are vulnerable to health impacts from poor air quality because they are more likely to have underlying respiratory and/or cardiovascular conditions. Individuals with cardiovascular disease, individuals with asthma, and individuals with COPD may experience severe health impacts if exposed to poor air quality (USEPA 2022).

Adaptive Capacity

The City of Huntington Park has some plans and programs in place that protect priority populations across climate hazards. The level of enforceability, implementation, maintenance, and efficacy varies based on the hazard type. Additionally, Los Angeles County has some plans, programs, and resources that enhance regional resilience or otherwise enhance Huntington Park's ability to respond to and adapt to climate change and climate hazards.

Projections from the California Heat Assessment Tool forecast that Huntington Park will see an increase of heat-related health events from 2.5 to 4.5 per census tract by mid-century, and 7 per census tract by end-century. The City of Huntington Park does not have planning documents directly addressing extreme heat. Los Angeles County Department of Public Health has a website providing educational content around extreme heat and an interactive map showing the locations of cooling centers, including the public library in Huntington Park, where residents may go if they lack access to air conditioning.

Community Feedback on Climate Resilience

Community feedback solicited during two farmers market events in the summer of 2022 highlighted numerous barriers for community members in preparing for climate hazards. Community members also provided recommendations for improving resilience. A summary is included below:

- Parks and playgrounds need to be cleaned up, improved, and made to feel safe from gang activity.
- Additional splash parks, benches with shade, and trees at parks for more cooling opportunities need to be provided.
- Houses lack air-conditioning and adequate insulation, fans and more cooling centers should be provided to residents.
- There is a need for education on how to prepare for and protect oneself and family members from extreme heat and other hazards while reducing energy consumption.
- Public transit needs improvements, including more transit stops, more bus shelters and better accessibility.
- Narrow streets are difficult for emergency vehicles to navigate.
- More trees and shade structures are needed throughout the city for shade and air quality improvements.
- Rebates or programs to help people purchase air conditioning, or more efficient appliances.

City and County plans concerning stormwater flooding, watershed management, and drought mainly address infrastructure capacity and resilience, water source reliability and future demand, and drainage improvements. If the identified strategies and projects for improving drainage and increasing flood channel capacity are implemented and maintained they will serve to reduce the likelihood of disruptions in service due to infrastructure failure and reduce the likelihood of stormwater flooding due to overwhelm of the drainage infrastructure, thereby reducing risk for sensitive populations. The urban water management plan and the Water Conservation and Drought Management Plan can serve as a platform of water access assurance for sensitive populations.

Southern California Edison offers two programs, the Medical Baseline Program and the Critical Care Backup Battery Program that can protect sensitive populations with medical needs for electricity during power outages caused by climate hazards.

The Draft 2030 General Plan includes policies aimed at making improvements across a wide range of amenities and services in the city. Policies include proposals and plans for reducing vehicular air pollution, improving public transportation access, conserving water, requiring bus shelters at some new developments, improving park and recreational facilities, drainage improvements, and expansion of housing stock. If implemented these policies can help to mitigate some of the risk from climate hazards for priority populations and support a more resilient community; however, the plan was never adopted and so the policies and programs outlined in the draft plan cannot be considered a source of adaptive capacity.

In order to be eligible for Federal Emergency Management Agency (FEMA) grants from the Pre-Disaster Mitigation Program or the Post-Disaster Hazard Mitigation Program, local communities must prepare a local hazard mitigation plan (LHMP) and update the plan at least every five years. The City's current LHMP has not been updated within the last five years. This reduces Huntington Park's ability to receive funds to help prevent and recover from climate hazards, as well as reduce damage and costs of disasters and increase climate resilience. This can be improved by updating the Huntington Park Natural Hazard Mitigation Plan.

Vulnerability Score for Priority Populations

Climate Hazard	Impact Score	Adaptive Capacity Score	Vulnerability Score
Extreme Heat	High	Low	**5-High**
Drought	High	Medium	**4-High**
Stormwater Flooding	Medium	Low	**4-High**
Air Quality	High	Low	**5-High**

5.2 Natural & Recreational Resources

Potential Impacts

Primary sensitivities for natural resources are associated with climate hazard-caused stress and physical damage to resource types within this asset group. Compounding climate hazards will stress natural ecosystems past their ability to absorb individual climate hazards. Wildlife will seek out more conducive habitats during climate hazards such as extreme heat or drought which tend to be where people recreate (Hand et al. 2018). Recreational areas are also placed under increased risk via climate projections creating additional stress and competing needs for safe habitats.

Extreme Heat

Increased temperatures can cause vegetation stress in parks, landscaping, and the urban forest. Indirect impacts could include reduced carbon storage and increased tree and vegetation mortality, as well as increased watering and related costs. Increased temperatures could also impact summer recreation and community programing resulting in economic loss for the City (PG&E n.d.).

Drought

Drought would likely increase irrigation requirements for maintaining landscaping, park facilities, and street trees, while water use restrictions would potentially prevent asset managers from meeting this increased watering demand, resulting in water-stressed vegetation, increased vegetation mortality, and potentially reducing the quality of and benefits provided by recreational resources such as open spaces and parks and the urban forest.

Stormwater Flooding

California's Fourth Climate Change Assessment projects more extreme precipitation events will occur throughout the Los Angeles region, which may lead to low-lying areas throughout Huntington Park to experience more frequent flooding. In addition, heavy precipitation events could flood recreation facilities, impacting service. Additionally, stormwater flooding can reduce overall water quality through transport of pollutants including potentially hazardous materials via runoff into the water drainage system and wherever floodwaters accumulate as well as algae blooms from increased nutrients (USEPA 2022).

Air Quality

The direct effects of air quality declines on natural resources and parks relates to plant and wildlife health as increased levels of air pollutants cause stress and mortality. Impacts from air quality can further impact natural resources since air quality declines correspond with other hazards, such as extreme heat, compounding risks. The degradation of plant and wildlife health could impact the quality of recreational resources such as open spaces and parks. Impacts from air quality can also make outdoor recreational resources dangerous or unhealthy for sensitive groups identified in the Priority Populations section of this analysis.

Adaptive Capacity

There are no relevant plans programs or policies directly increasing the adaptive capacity of Huntington Park's natural and recreational resources to the climate hazard of extreme heat.

Indirect planning exists around adaptation for natural recreational resources around flooding and drought including the Urban Water Management Plan, and policies encouraging or requiring drought

resistant landscaping. Huntington Park has implemented an Urban and Stormwater Management Program, including installation of a catch basin to collect and remove rash from stormwater runoff, street sweeping to reduce the amount of trash and polluted dust that would get picked up in runoff, and industrial and commercial facility inspections.

Vulnerability Score for Natural & Recreational Resources

Climate Hazard	Impact Score	Adaptive Capacity Score	Vulnerability Score
Extreme Heat	High	Low	**5-High**
Drought	High	Medium	**4-High**
Stormwater Flooding	Medium	Medium	**3-Medium**
Air Quality	Medium	Low	**4-High**

5.3 Buildings and Facilities

Potential Impacts

Extreme Heat and Warm Nights

Increased temperatures are likely to result in minimal impact to physical structures. Indirect impacts could include strain on HVAC systems and increased in cooling costs. Extreme heat could impact occupants of buildings and facilities that are not adequately weatherized for increased temperatures.

Drought

Drought will have minimal impact on the physical structures of buildings and facilities across Huntington Park.

Stormwater Flooding

The extent of impacts from stormwater flooding in urban areas is difficult to assess given currently available tools, and because FEMA flood maps and analyses were not developed to assess urban flood hazards (NASEM 2019). Flooding may cause damage to buildings and facilities or render them temporarily unusable should flooding of buildings or facilities occur.

Air Quality

The impact of reduced air quality will have a similar effect as extreme heat for buildings and facilities. The ability to filter air will greatly affect the reliant subsystems, services, and populations reliant on buildings and facilities. The direct impact on structures is low.

Adaptive Capacity

Huntington Park is working with the Los Angeles County Department of Public Works to improve local and regional storm drainage infrastructure. The City has minimal existing adaptive capacity to increase the weatherization of buildings and facilities throughout the city.

Vulnerability Score for Buildings and Facilities

Climate Hazard	Impact Score	Adaptive Capacity Score	Vulnerability Score
Extreme Heat	Medium	Low	**4-High**
Drought	Low	Medium	**2-Medium**
Stormwater Flooding	Medium	Medium	**3-Medium**
Air Quality	Low	Low	**2-Medium**

5.4 Infrastructure and Critical Services

Potential Impacts

Extreme Heat and Warm Nights

As temperatures increase, roadways, active transportation routes, and railroads are vulnerable to damages through sustained heat such as buckled railroad ties and cracked surfaces (Kalansky et al. 2018). Additional impacts from extreme heat are associated with increased emergency service calls which could strain medical services. Electrical infrastructure could be overwhelmed by demand and result in blackouts or energy providers could conduct power safety shutoffs to avoid impacts to electrical facilities. Power outages have significant impacts on communication networks, water conveyance, and vulnerable populations. The ability for emergency services to fully function is a cascading impact of power outages which can place additional strain on services during extreme heat events.

Drought

Drought can impact water reliability and water infrastructure. All emergency services depend on water, particularly firefighters who require adequate water supply for fire suppression. Water providers within the county will encounter increased difficulty as drought impacts general service reliability. Drought impacts can create service strain for emergency and medical services.

Stormwater Flooding

Impervious surfaces can impede the absorption of water and augment stormwater flooding in areas of Huntington Park. The City's storm drains parallel major arterials and connect to the Los Angeles River outside of the city. There is risk of damage from increased extreme precipitation events including localized flooding, erosion, transport of debris, and sediment deposition. Storm drainage and flood protection services for the City may be impacted by these events, and flooded roadways may be temporarily impassable, disrupt or delay provision of emergency services, or increase risk to road users.

Air Quality

Higher incidence of unsafe air quality generated by increased smog, dust and pollutants can create general strain on existing infrastructure and critical services through increased rates of hospitalization and emergency and medical services (CDPH 2020).

Adaptive Capacity

Vulnerability Score for Services and Infrastructure

Climate Hazard	Impact Score	Adaptive Capacity Score	Vulnerability Score
Extreme Heat	High	Low	**5-High**
Drought	High	Low	**5-High**
Stormwater Flooding	Medium	Medium	**3-Medium**
Air Quality	Medium	Low	**4-High**

6 Conclusion

This report evaluates how climate change may impact community members, natural resources, critical facilities, buildings, services, and infrastructure in Huntington Park. The report provides a list of priority populations and community assets for which adaptation policies and programs should be developed and implemented to increase community resilience. Vulnerability scoring is based on the combination of potential impacts and adaptive capacity, as identified in the Vulnerability Assessment Methodology section of the report.

A list of asset categories with high vulnerability scores is provided on the next page.

- All sensitive population groups identified are at high risk due to poor air quality, extreme heat, and drought and at medium risk for impacts from storm flooding.
- Natural resources are highly vulnerable to extreme heat, drought, air quality, and storm flooding. Vulnerability for natural resources is focused on damage or strain on recreational resources as well as mortality and scarcity of resources for plants and wildlife.
- Buildings and facilities in the city are vulnerable to extreme heat and potential damage from storm flooding.
- Infrastructure and critical facilities are highly vulnerable to extreme heat, air quality, and drought, with some vulnerability to stormwater flooding. Infrastructure and dependent populations experience additional cascading impacts around power outages from downed utility lines, power safety shut offs and grid overload. All forms of power outages can affect how critical services are able to perform their needed functions during a hazard.

Climate Hazard	Impact Score	Adaptive Capacity Score	Vulnerability Score
Priority Populations			
Extreme Heat	High	Low	**5-High**
Drought	High	Medium	**4-High**
Stormwater Flooding	Medium	Low	**4-High**
Air Quality	High	Low	**5-High**
Natural & Recreational Resources			
Extreme Heat	High	Low	**5-High**
Drought	High	Medium	**4-High**
Stormwater Flooding	Medium	Medium	**3-Medium**
Air Quality	Medium	Low	**4-High**
Buildings & Facilities			
Extreme Heat	Medium	Low	**4-High**
Drought	Low	Medium	**2-Medium**
Stormwater Flooding	Medium	Medium	**3-Medium**
Air Quality	Low	Low	**2-Medium**
Infrastructure & Critical Services			
Extreme Heat	High	Low	**5-High**
Drought	High	Low	**5-High**
Stormwater Flooding	Medium	Medium	**3-Medium**
Air Quality	Medium	Low	**4-High**

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CITY OF HUNTINGTON PARK GENERAL PLAN



HEALTH AND SAFETY ELEMENT

Appendix S-2
Evacuation Analysis

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July 11, 2023

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(via email)

Subject: Evacuation Analysis for the City of Huntington Park Housing Element Code Amendments

Dear Michael:

Translutions, Inc. (Translutions) is pleased to provide this letter discussing the evacuation routes in the City of Huntington Park under the requirements of Assembly Bill (AB) 747. AB 747 (2019) requires that the City's safety element be reviewed and updated to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. This is a requirement for all safety elements or updates to hazard mitigation plans completed after January of 2022.

BACKGROUND

AB 747 added Section 65302.15 to the California Government Code (amended by AB 1409), which became effective in January 2022 and requires local governments to review and update as needed their Safety Element during an update to their Housing Element or Local Hazard Mitigation Plan (LHMP), or no less than every eight years. Specifically, AB 747 requires local governments to identify the capacity, safety, and viability of evacuation routes and locations in the Safety Element or LHMP on or before the next update of their LHMP. Under AB 747, a variety of emergency scenarios must be evaluated to determine the evacuation network's capabilities. Under this, the amount of time available for an evacuation, which is directly related to the amount of lead time available for planning the evacuation, must be considered while examining the system's capacity. It should be noted that roadway capacity normally does not become a problem during an evacuation with enough warning, except for a few minor congested areas. However, when there is very little time to prepare for an evacuation, as was the case during the Camp Fire in Paradise, California, the capacity of the evacuation system became a problem.

Based on discussion with the City, the following two evacuation scenarios were evaluated as part of Huntington Park's Safety Element Update.

HAZMAT Spill. Due to the proximity of the City to the City of Vernon, which has a lot of industrial uses, there are potential threats due to explosions and HAZMAT leaks. The chemical leaked/spilled determines the evacuation zone. Based on discussion with the Los Angeles County Fire Department, emergency responders use a model that uses wind direction, wind speed, chemical name etc. and get the locations and extent of evacuation and are determined on a case-by-case basis. This analysis was based on an evacuation area provided by the City and shown in Figure 1. The triangle shows the potential evacuation area for a major HAZMAT spill in the Alameda corridor with the wind coming from the East, which is the scenario where the most impacts would occur in the City of Huntington Park. All residents within the triangle would be evacuated with the help of the Police Department. Traffic would be pushed North and South within the affected area and would go East from Seville on.

Fire Evacuation. The main evacuation determinant for Fire is which way the wind is blowing, which direction, where to evac first, and how widespread the fire is. Based on discussion with the Police and Fire Departments, the main area of concern for fire evacuation is Concord Apartments. Figure 2 shows the location of the apartment building. The green square would be an immediate and temporary evacuation zone during the actual fire fight until the building could be safely cleared by the city inspector. There are approximately 162 units in the building and depending on which floors the fire affected, will determine the number of displaced individuals. Temporary shelters would need to be established for a potential large number of people. This analysis is based on evacuation of the entire building.

EVACUATION ANALYSIS FOR HAZMAT SPILL SCENARIO

Methodology. The evacuation analysis for this scenario was conducted using 2016 Southern California Association of Governments (SCAG) Regional Transportation Plan and Sustainable Communities (RTP/SCS) regional travel demand model. The Year 2020 scenario of the travel model was used in the analysis to present a worst-case analysis because the 2040 SCAG model shows a reduction in traffic. SCAG RTP/SCS model uses two tiers for traffic analysis zones (TAZs) – Tier 1 and Tier 2. Tier 2 zones are used for model trip generation, distribution, and mode choice steps whereas Tier1 zones are used for traffic assignment.

The first step of the analysis would require identification of evacuation area (origin area) and location of evacuation shelters (destinations) for the evacuees. The evacuation shelters should be outside of the impacted area. As indicated before the evacuation area is shown in Figure 1. The area in the figure (triangle) was approximated to two Tier 1 TAZs of the model. Based on the information provided by County Fire regarding the direction of travel for evacuees, two TAZs outside the City boundary were identified. Figure 3 identifies the TAZs that were used to approximate the evacuation area and area of shelters for evacuees.

Evacuation Time Period. The amount of time required for evacuation depends on the surrounding roadway conditions/traffic congestion. Given SCAG RTP/SCS represents a typical weekday and the roadway congestion is typically worse during the AM and PM peak periods on a weekday, the evacuation was assumed to occur during AM peak period. AM peak period in the SCAG model represents 6:00 – 9:00 AM. Evacuation notification was assumed to occur at 7:00 AM and the evacuation was assumed to start at 7:30 AM.

The departure distribution of evacuation trips was built based on research conducted for other evacuation studies that are based on the resident and employee surveys for those regions. The same evacuation curves/distribution was used for both resident/household and employment trips. Table A shows the percentage of trips beginning evacuation trip after the evacuation notice.

Table A: Percentage of Trips Beginning Evacuation Trip after Evacuation Notice.

Time Interval (AM)	Percent Trips Evacuating
7:00-7:14	0
7:15-7:29	0
7:30-7:44	8%
7:45-7:59	25%
8:00-8:14	30%
8:15-8:29	25%
8:30-8:44	10%
8:45-8:59	2%
9:00-9:14	0

Estimation of Evacuation Trips. The number of evacuation vehicle trips were developed using socioeconomic data (households and employment) from the 2020 SCAG RTP/SCS model. Number of households and employment for the evacuation area from the SCAG RTP/SCS model is shown in Table B.

Table B: Total Households and Employment within Evacuation Area

Total Households in Evacuation Area	2,256
Total Employees	3,401
Percent Employees Assumed for Evacuation	10%

Source : 2016 SCAG RTP/SCS Tier1 2020 Socio Economic data

Only residents and employees were assumed for evacuation. No evacuation trips from schools were included in the trip generation as the evacuation was assumed to start by 7:30 AM and school age children would still be at their residences. Similarly, only 10% of employment was assumed to be present in the evacuation area as the evacuation was assumed to start before the start of typical workday (8:00 AM). The number of vehicle trips by residents/households depend on the number of persons in the household, auto ownership and auto availability. The evacuation vehicle trip rate per household was borrowed from other evacuation studies. A trip rate of 1.91 vehicles per household was used to estimate evacuation trips in the area. For employment, an average auto occupancy of 1 was used to estimate employee vehicle trips. While auto occupancy for work trips has been higher than 1, auto occupancy of 1 was used to present a conservative scenario. Table C shows the total vehicle trips in the evacuation area. Also, given the nature of the model, evacuation trips by other modes were not considered in the analysis.

Table C: Total Evacuation Vehicle Trips

Total Household Vehicle Trips to be Evacuated	4,309
Total Employee Vehicle Trips to be Evacuated	340
Total Evacuation Vehicle Trips	4,649

Notes:
Household evacuation vehicle trip rate of 1.91 was obtained from other studies
Average auto occupancy of 1.0 was assumed for employee trips

Roadway Network Conditions. The typical daily operating conditions for both the number of travel lanes per direction and associated hourly capacity per lane from the SCAG roadway network were used as the baseline road capacities. No lane closures or adjustments to roadway capacities were assumed due to the type of evacuation event (HAZMAT Spill). Depending on the type of evacuation event,

modification of network capacities may be necessary, for example in the event of a fire, roadway capacities in the area may be reduced by visibility issues due to smoke and flying debris. Similarly, no roadway closures or no major traffic incidents were assumed in the evaluation of this scenario that would impede egress from the area.

Evacuation Assessment. Evacuation time estimate (ETE) is the total time taken from beginning of the evacuation to when evacuees reach their destination. Therefore, the ETE includes both evacuation trip generation time (evacuation start time in Table A) and evacuation travel time. To estimate the travel time to evacuation shelters/destinations, TransCAD's macroscopic dynamic traffic assignment (DTA) module was used. DTA requires the travel demand and transportation network to represent the evacuation condition.

Background Traffic: Evacuation specific vehicle trip generation for the area was described above. However, trips and congestion on the surrounding roadways should be accounted to appropriately estimate evacuation time estimates (ETE). 2020 AM peak period origin destination (OD) output from SCAG RTP/SCS was used to generate background traffic conditions. OD trips from the model for the evacuation were replaced by the vehicle trips shown above in Table C. As indicated above, AM period in the SCAG RTP/SCS model represents 6:00 – 9:00 AM.

SCAG RTP/SCS travel model uses a static assignment model that assumes steady-state traffic conditions over the entire AM peak period. The link flows, link costs and other quantities can be viewed as averages over the analysis period. It was determined that by ignoring the temporal distribution of traffic, a static assignment model tends to underestimate travel times. Therefore, DTA was used to appropriately estimate the evacuation travel times.

DTA is conducted for much shorter intervals such as 5, 10, 15, or 20 minutes. As such, after determining the evacuation travel demand and associated transportation network, a dynamic traffic assignment with 15-minute intervals was performed to reflect congestion and departure time to estimate travel time. The AM peak period OD trip table was disaggregated into 15-minute intervals using uniform distribution (8.3% background trips loading onto the network) to account for background traffic. Evacuation trips were distributed using normal distribution shown in previously referenced Table A.

TransCAD's DTA was run for all disaggregated time periods to estimate evacuation travel times. Average evacuation times are also provided based on the start time of the evacuation trip by 15-minute interval, for the scenario. The average evacuation times are shown in Table D.

Table D: Average Evacuation Travel Time (minutes) by Time Period

Evacuation Time Period	Average Travel Time (mins)
7:30-7:44	39.4
7:45-7:59	45.6
8:00-8:14	55.7
8:15-8:29	53.3
8:30-8:44	57.4
8:45-8:59	50.4

Based on DTA as suggested above, it was estimated that approximately 140 minutes would be required to evacuate 100% of vehicle trips from the evacuation area to the designated destinations. The evacuation time estimate of 140 includes both evacuation trip generation (7:30 – 8:59) and the evacuation travel time. Therefore, if the evacuation starts at 7:30 AM in the morning, 100% of vehicle trips will be evacuated to destinations by 9:50 AM. Figure 4 illustrates the AM peak roadway VOC during the evacuation time periods.

EVACUATION ANALYSIS FOR FIRE SCENARIO

Methodology. The evacuation analysis for this scenario was conducted using the 2016 SCAG RTP/SCS Model. Only the assisted living facility was assumed for evacuation. The facility includes a total of 162 units. Both residents and caretakers of the facility were included in the evacuation. The Institute of Transportation Engineers (ITE) *Trip Generation* 11th Edition includes trip rates for land uses by different units. Trip rates for the number of beds/units and employees were used to estimate the number of employees for 162 units. Using the trip rates, it was estimated that 162 would include approximately 100 daily employees. To present a worst-case scenario, it was assumed that the fire event occurred during shift change and all 100 employees were included in the evacuation scenario. Therefore, a total population of 262 people would be evacuated from the facility. Similar to the HAZMAT spill above, all the residents and employees are assumed to be evacuated to a location just outside the City boundary. Figure 5 identifies the TAZs that were used to approximate the evacuation area and area of shelter for evacuees.

Evacuation Time Period. Similar to HAZMAT spill, it was assumed that the evacuation notification would occur at 7:00 AM and the evacuation would start at 7:30 AM. A normal distribution (bell curve) was used for evacuation of the assisted living facility. Since residents are elderly, the bell curve is slightly different from the HAZMAT scenario. Table E shows the percentage of trips beginning the evacuation trip after evacuation notice.

Table E: Percentage of Trips Beginning Evacuation Trip after Evacuation Notice.

Time Interval (AM)	Percent Trips Evacuating
7:00-7:14	0%
7:15-7:29	0%
7:30-7:44	8%
7:45-7:59	20%
8:00-8:14	30%
8:15-8:29	20%
8:30-8:44	15%
8:45-8:59	7%
9:00-9:14	0%

Estimation of Evacuation Trips. Given this is an assisted facility, all the residents should be accompanied by employees. Both residents and employees are assumed to travel together to the evacuation location in vehicles arranged by the assisted living facility such as buses or vans due to absence of personal vehicles for the residents. To present a conservative scenario with respect to number of vehicle trips, 8 person vans were assumed to evacuate the facility and not buses. Table F shows the vehicle trip generation for the facility.

Table F: Assisted Living Facility Total Evacuation Vehicle Trips

Total Residents	162
Total Employees	100
Total Population to be Evacuated	262
Van Capacity	8
Total Number of Vehicle Trips Evacuation	33

Evacuation Assessment. Roadway conditions and background traffic assumptions described above from the HAZMAT spill were used to evaluate this scenario as well. Like HAZMAT spill scenario, TransCAD's DTA was run for all disaggregated time periods to estimate evacuation travel times. Average evacuation times are also provided based on the start time of the evacuation trip by 15-minute interval, for the scenario. The average evacuation times shown in Table G.

Table G: Average Evacuation Travel Time (minutes) by Time Period

Evacuation Time Period	Average Travel Time (mins)
7:30-7:44	17.4
7:45-7:59	18.3
8:00-8:14	19.9
8:15-8:29	19.7
8:30-8:44	19.1
8:45-8:59	17.8

Based on DTA as suggested above, it was estimated that approximately 109 minutes would be required to evacuate 100% of vehicle trips from the facility to the designated destination. The evacuation time estimate of 109 minutes includes both evacuation trip generation (7:30 – 8:59) and the evacuation travel time. Therefore, if the evacuation starts at 7:30 AM in the morning, 100% of vehicle trips will be evacuated to destinations by 9:19 AM. It should be noted that the evacuation trip generation time is the primary contributor for the ETE. Given the evacuation is for a single facility, the evacuation trip generation times can be condensed by streamlining evacuation which would decrease the total evacuation time estimates.

FINDINGS & CONCLUSION

The findings of the analysis show the following:

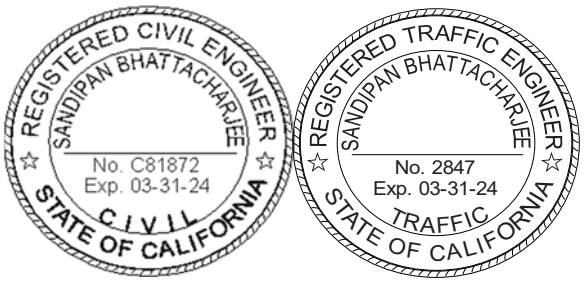
1. Approximately 109 minutes would be required to evacuate 100% of vehicle trips from Concord Apartments to the designated destinations.
2. Approximately 140 minutes would be required to evacuate 100% of vehicle trips in the area affected by HAZMAT spill to designated destinations.

We hope you will find this information helpful. Should you have any questions, please don't hesitate to call me at (949) 656-3131.

Sincerely,

translutions, Inc.

Sandipan Bhattacharjee, P.E., T.E., AICP, ENV SP
Principal



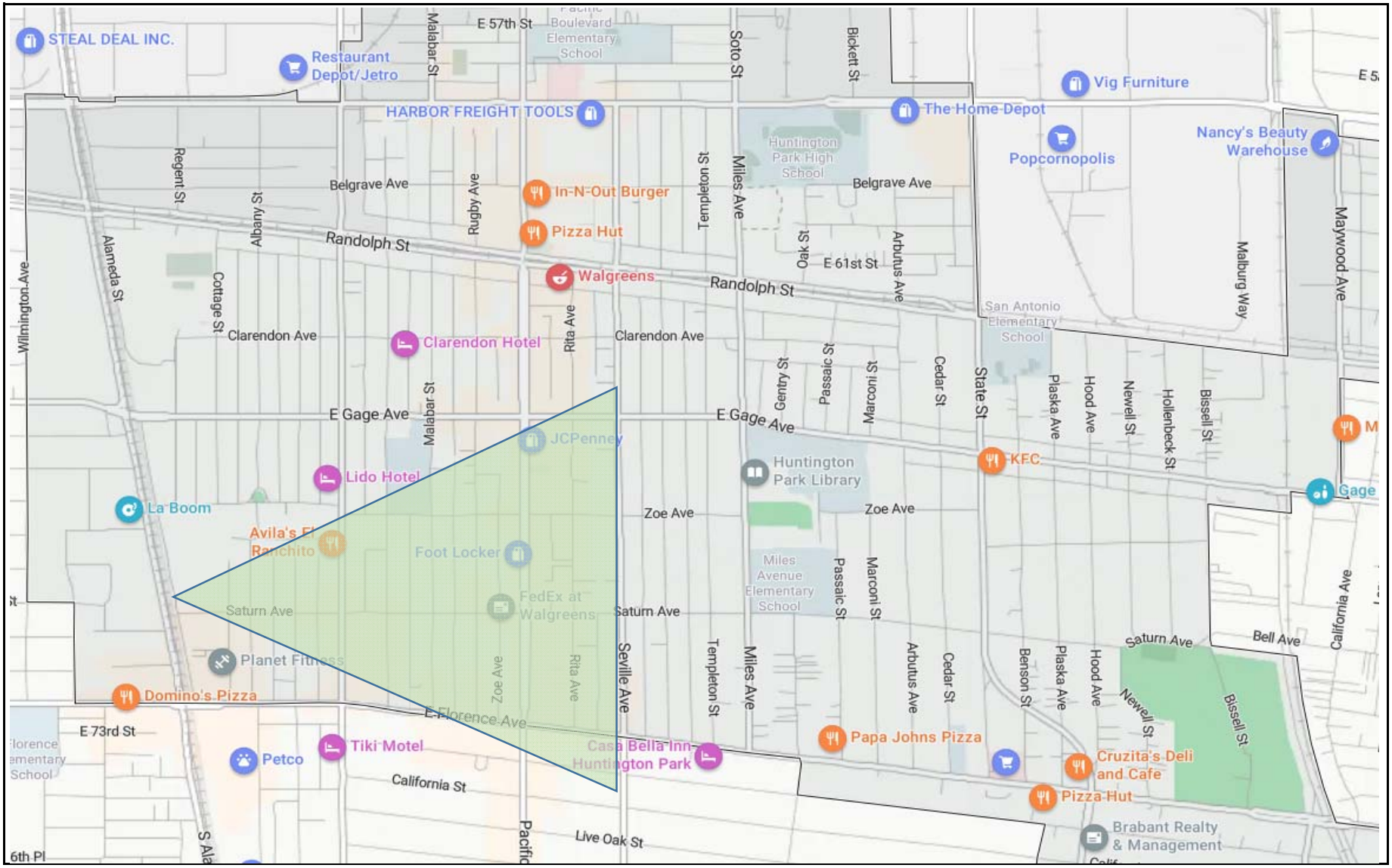


FIGURE 1

Evacuation Cone

City of Huntington Park Housing Element Code Amendments
Evacuation Area for HAZMAT Spill in Almeda Corridor

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P:\Rincon - Huntington Park Housing Element\Evacuation\Figure 1 HAZMAT Landscape (5/17/2023)

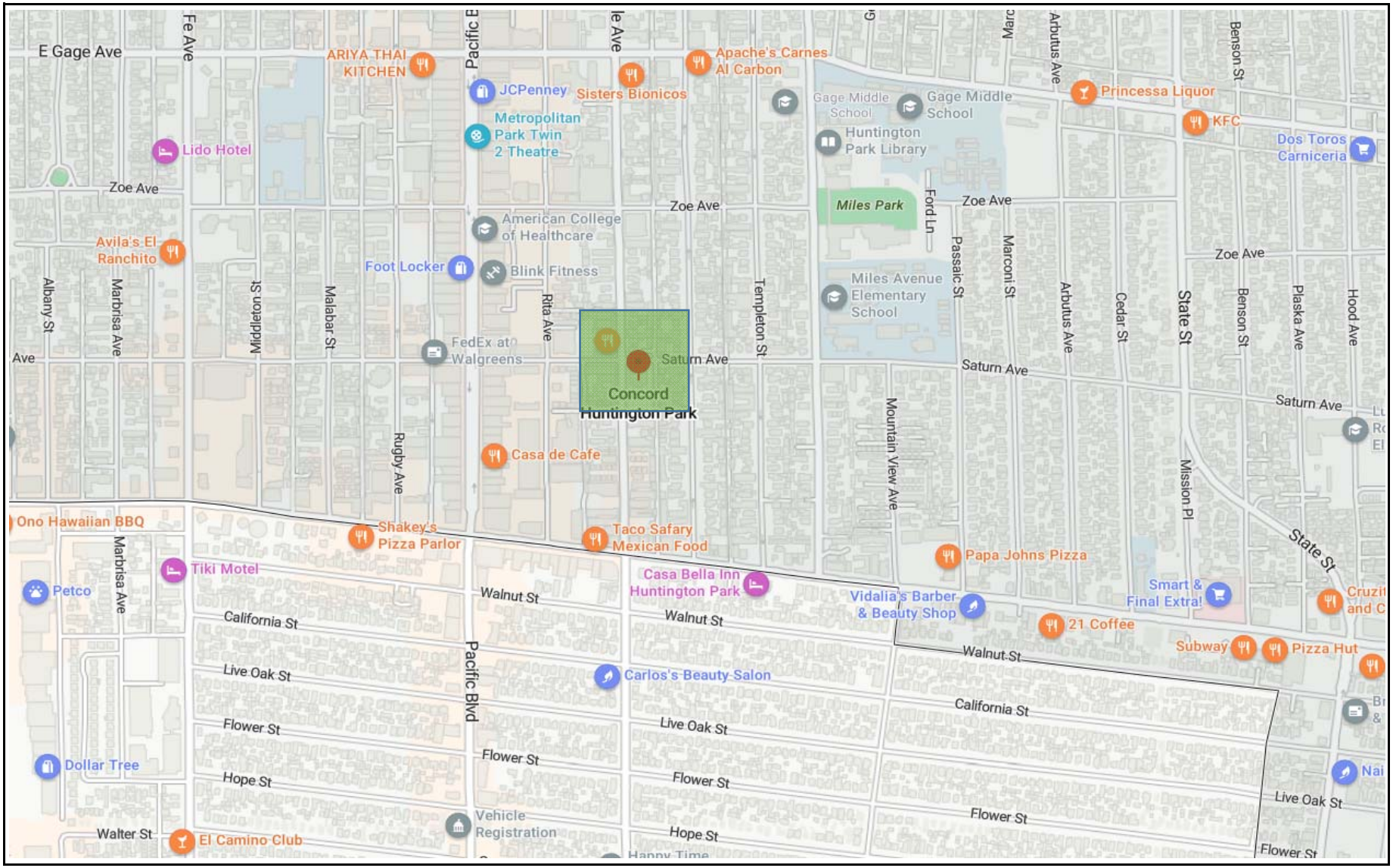


FIGURE 2

Evacuation Zone

City of Huntington Park Housing Element Code Amendments
Concord Assisted Living Facility Fire Evacuation

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P:\Rincon - Huntington Park Housing Element\Evacuation\Figure 2 Concord Landscape (5/17/2023)



FIGURE 3

Evacuation Zone

City of Huntington Park Housing Element Code Amendments
Evacuation Area and Evacuation Shelter Area TAZs

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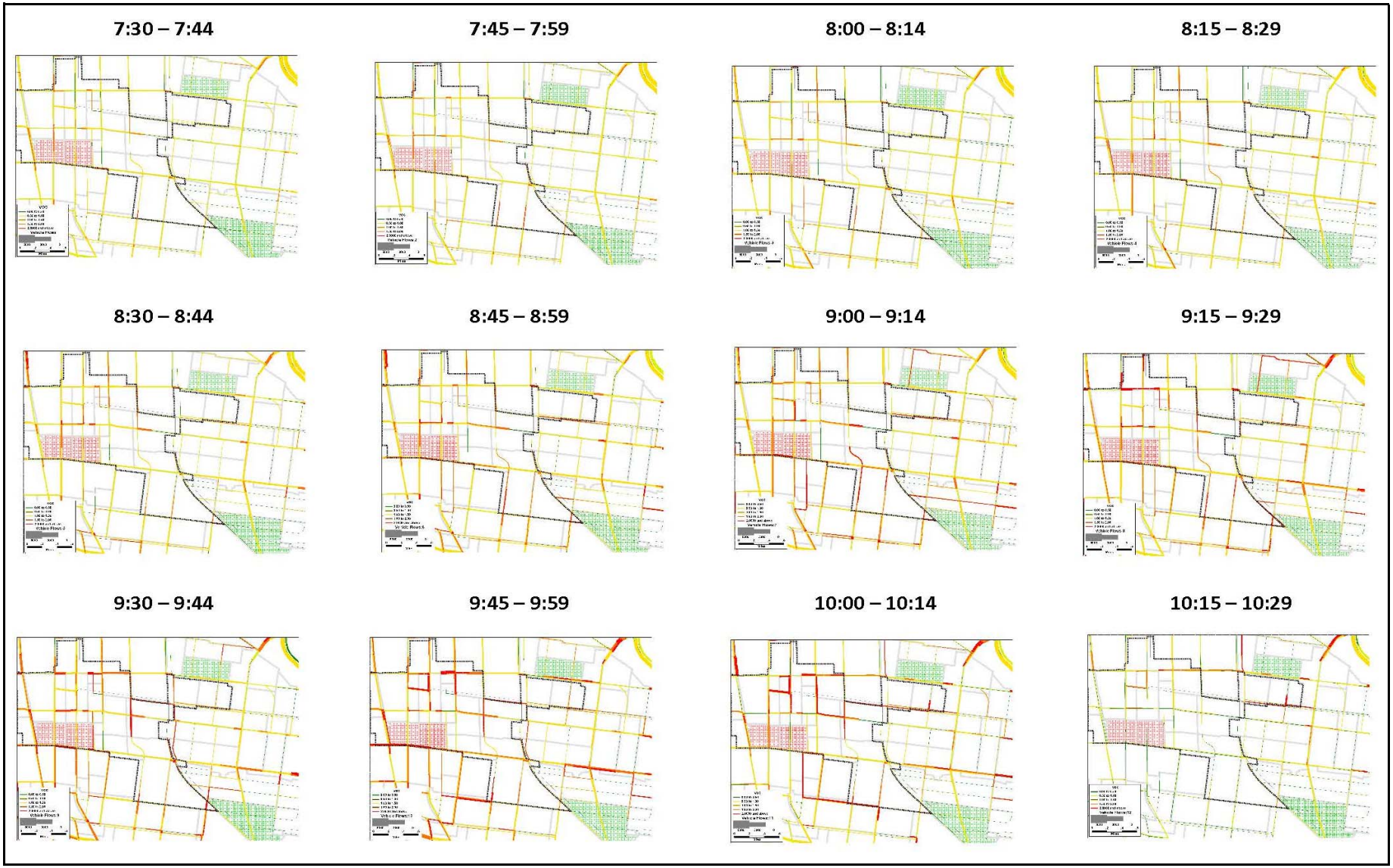


FIGURE 4

City of Huntington Park Housing Element Code Amendments
Roadway Volume/Capacity Ratio (VOC)

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FIGURE 5

City of Huntington Park Housing Element Code Amendments
Concord Assisted Living Evacuation Area and Evacuation Shelter Area TAZs

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Appendix C

Draft Land Use Element

CITY OF HUNTINGTON PARK GENERAL PLAN



LAND USE AND COMMUNITY DEVELOPMENT ELEMENT

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GENERAL PLAN ACTIVITY LOG

Adoption Date: January 28, 1991

Subsequent Amendments Adopted by City Council

Adoption Date	Amendment	Case No.
TBD	Disadvantaged Unincorporated Community analysis and consistency with 6th Cycle Housing Element	TBD

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1 INTRODUCTION

The Land Use Element is concerned with the physical development and appearance of the City. This Element designates future land use patterns and specifies the appropriate density and intensity of development. The Land Use Element is the central element of the General Plan, and the goals and policies it contains have a common link to the other elements. The Land Use Map provides a graphic depiction of the General Plan's development policies and indicates the land use designations for which pertinent policies have been developed.

PURPOSE OF THE LAND USE ELEMENT

Huntington Park is an older City with its land use patterns well-established and virtually no remaining vacant land suitable for development. As such, changes in land use will occur gradually through the recycling of existing uses. As a means of guiding future changes in land use consistent with community objectives, the City intends to implement the goals and policies contained in this Land Use Element. These objectives include:

- Provide for a mix of land uses which meets the diverse needs of all Huntington Park residents, offers a variety of employment opportunities, and allows for the capture of regional growth.
- Identify and rectify inconsistencies between current land use designations under the Huntington Park General Plan, existing land use, and zoning.
- Provide for compatible neighboring land uses and acceptable transitions between residential, commercial, industrial, public, and transportation uses.
- Ensure that new development is coordinated with the provision of infrastructure and public services including, but not limited to, water, sewers, police, fire protection, and schools.
- Preserve those existing single-family neighborhoods in Huntington Park which are predominately intact, while allowing other neighborhoods where substantial multi-family infill has occurred to recycle to higher densities.
- Provide for expanded residential development opportunities in the City's Central Business District, including residences above municipal parking lots, senior citizen housing overlays, and mixed-use overlays.
- Upgrade deteriorated land uses through aggressive residential and commercial rehabilitation programs.
- Attract new industry in order to expand the City's economic base.
- Provide for additional parking in commercial areas where parking is currently inadequate, particularly along Gage Avenue and Florence Avenue.

- Create consistent urban design in Huntington Park which includes development that is both architecturally and functionally compatible, and neighborhoods and commercial districts which are uniquely identifiable.
- Develop and promote a distinctive visual identity for Huntington Park which capitalizes on the City's regional and local historic character.

Through the use of text and diagrams, the Land Use Element establishes clear and logical patterns of land use as well as standards for future development. An important feature of this Element is the Land Use Map. This map (Figure 3-2) indicates the location, density, and intensity of development for all land uses citywide. Finally, the goals and policies contained in this Element establish a constitutional framework for future land use planning and decision making in Huntington Park.

RELATED PLANS, PROGRAMS, AND OTHER PUBLIC POLICIES

The scope and content of the Land Use Element are primarily governed by the State of California General Plan Guidelines and the Planning, Zoning, and Development Laws for the state. In addition, other plans, programs, and public policies considered in the formulation, adoption, and implementation of land use policy. Relevant plans and programs are described below.

CITY ORDINANCES

The City's Title 9 of the Municipal Code provides additional development and performance standards for development of land uses and related activities. The Zoning Code serves as the primary implementation tool for the Land Use Element and the goals and policies it contains. A Zoning Map consistent with the General Plan Land Use Map identifies the zoning categories applied to each parcel of land within the city. Together, the Zoning Code and Map are used to identify the specific types of use, intensity, and development standards applicable to given parcels or areas of land.

DISADVANTAGED UNINCORPORATED COMMUNITIES

Government Code Section 65302.10 SB 244 defines a DUC as a fringe, island, or legacy community that meets the following criteria:

- Contains 10 or more dwelling units in close proximity to one another
- Is either within a city sphere of influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for more than 50 years
- Has a median household income that is 80 percent or less than the statewide median household income

A sphere of influence (SOI) is an area determined by the Local Agency Formation Commission (LAFCO) to be the probable physical boundary and service area of a

local agency. The Los Angeles County LAFCO has adopted a SOI for the City of Huntington Park that includes the disadvantaged unincorporated community of Walnut Park, as shown in Figure 1-1.

Walnut Park is located east of the Harbor Freeway (SR-110) and between the City of Huntington Park and the City of South Gate. The current land uses in Walnut Park are primarily low- and medium-density residential and industrial uses.

Walnut Park's population was 15,214 as of 2020 with around 3,800 total households (2020 Decennial Census). The median household income in 2021 was $68,708 (US Census, 2021 American Community Survey Five-Year Estimates). Walnut Park meets the definition of a disadvantaged unincorporated community because the median household income is less than $87,360, or 80 percent of the state median income of $109,200 (Department of Housing and Community Development, State Income Limits for 2023).

Public Services in Walnut Park

Public services in Walnut Park are provided by multiple agencies including the City of Huntington Park and the County of Los Angeles. The most recent Municipal Service Review (MSR) prepared by the Los Angeles County LAFCO (adopted November 30, 2005) identified the following issues with regard to the provision of public services in the City of Huntington Park and lands within its SOI:

- The capacity of police, park, and library facilities is limited. The MSR identified Huntington Park's police station as needing replacement. The City has less than one acre of parkland per 1,000 residents, and park improvements are needed. Library services in the City (provided by the County) face challenges due to low book volumes per capita and needed facility improvements.
- Portions of the City's storm drain system and roadway network need repair or replacement.
- The City may face challenges to providing adequate stormwater services due to a large number of discharge permits, infrastructure needs and lack of sufficient funding for stormwater purposes.

The MSR notes that the rate of growth in Walnut Park and the City of Huntington Park is similar and that the demand on public services is expected to grow slightly.

Residents of Walnut Park receive public services from the following providers:

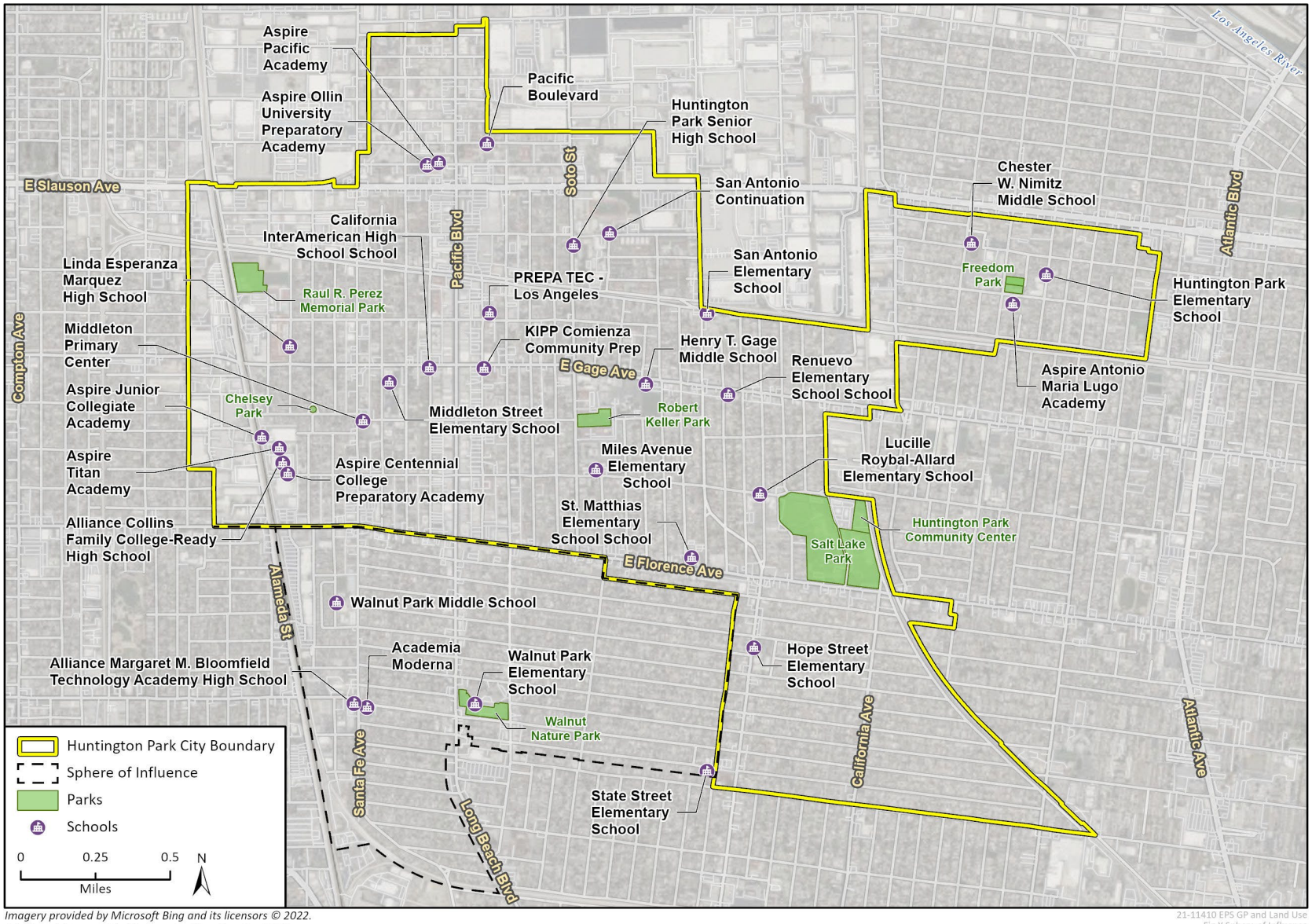
- Electric: Southern California Edison Company
- Gas: Southern California Gas Company
- Library: No libraries are in Walnut Park
- Park: No parks are in Walnut Park
- Police: Los Angeles County Sheriff's Department

- Stormwater: Los Angeles County Public Works
- Water: Walnut Park Mutual Water Company, Golden State Water Company, and Suburban Water Systems
- Waste: Valley Vista Services

Numerous potential funding sources exist that could facilitate extension of needed services, including but not limited to the following:

- Drinking Water State Revolving Fund
- Clean Water State Revolving Fund
- Integrated Regional Water Management (IWRM) Grant Program
- U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG) Funds
- State Department of Housing and Urban Development Infill Infrastructure Grant Program

Figure 1-1 City of Huntington Park Sphere of Influence



Imagery provided by Microsoft Bing and its licensors © 2022.
Additional data provided by County of Los Angeles, 2022.

21-11410 EPS GP and Land Use
Fig X Sphere of Influence

2 LAND USE ELEMENT GOALS AND POLICIES

The Land Use Element consists of both text and diagrams. The following section of this Element titled "Land Use Element Goals and Policies" presents the City's general goals for the long-term growth and development of the community. These goals are defined further in the third section, the "Land Use Plan." The Land Use Plan consists of: 1) the General Plan Land Use Map; 2) land use policy considerations; 3) the descriptions of land use designations indicated on the Land Use Map; and 4) a discussion of the implications of the Land Use Plan.

The goals and policies contained in this Element have been developed in response to issues identified as part of the extensive background research conducted for the General Plan, as well as issues identified by City staff, the Planning Commission, City Council, and City residents as reflected in the community questionnaire. These goals and policies address preservation of major areas of the City, revitalization of selected areas, and guidance of new development in those portions of the City presently undeveloped. The Land Use Element goals and policies focus on maintaining a balance between residential, commercial, and industrial land use, promoting high-quality development, and minimizing existing and potential land use conflicts.

BALANCED DEVELOPMENT IN HUNTINGTON PARK

By providing a broad range of residential, commercial, industrial, and public land uses, a balanced community that responds to all residents' needs can be achieved. Through designation of a range of uses, the City can achieve a balance of housing that meets the needs of all income groups, a stable employment and tax base, and suitable shopping, recreational, and cultural activities for all residents.

Huntington Park is an urbanized and densely developed city whose land use patterns were established by the 1930s. The City's built environment is characterized by a grid street system with commercial strips along the major arterials, concentrated areas of industrial development, and a predominance of older, single-family residential neighborhoods. The City's Central Business District focuses on Pacific Boulevard, which serves as a regional shopping district for East Central Los Angeles. Redevelopment activities over the past several years have resulted in new retail and office centers along Pacific. Through the creation of the Industrial Redevelopment Project Area in 1987, the City has been able to provide for the upgrading of many existing manufacturing facilities, as well as attract new industrial employers.

GOAL 1: Provide for a mix of land uses which meets the diverse needs of all Huntington Park residents, offers a variety of employment opportunities, and allows for the capture of regional growth.

Policy 1.1: Allow infill residential development that complements existing scale, massing, setbacks, and character and is compatible with architectural styles in existing single-family neighborhoods.

Policy 1.2: Encourage community-oriented retail in Huntington Park while continuing to revitalize Pacific Boulevard as a regional retail destination.

Policy 1.3: Improve existing industry and provide for an expanded industrial base by creating new areas for compatible industrial uses through both redevelopment and private enterprise. Encourage the establishment of low-impact industries that bolster the economic base and provide high-skill / high-wage job opportunities.

Policy 1.4: Encourage mixed-use developments of residential, retail, and commercial uses in various land use areas as defined in the Land Use Map:

- Along portions of Pacific Boulevard, allow for the development of mixed-uses.
- Along portions of Rugby, Rita, and Seville avenues, allow the development of multi-family residential structures of up to 70 units/acre adjacent to commercial/retail uses. Permit the integration of ground-floor commercial uses in these residential projects.
- Permit residential units on municipal parking lots in the CBD/Residential area once replacement parking is identified.
- Overlay district along Santa Fe Avenue between Randolph Street and Florence Avenue allowing Medium Density Residential development in addition to the land uses provided for under the current General Commercial Land Use Designation. Property to the south of Clarendon Avenue would be limited to either commercial uses or vertically oriented, mixed-use development (i.e., commercial/residential with only nonresidential uses on the ground level). Property located north of Clarendon Avenue would allow commercial uses, mixed uses, or solely residential use. Residential or mixed-use densities would be allowed to a maximum of 17.4 dwelling units per acre. The maximum allowable commercial floor area ratio ("FAR") intensity is 1:1.
- Overlay district along a portion of the east side of Santa Fe Avenue north of Randolph Street allowing mixed use development of commercial uses together with single room occupancy ("SRO") residential in addition to the uses provided for under the current General Commercial Land Use Designation. Residential densities would be allowed to a maximum of 400 single room occupancy dwelling units per acre. The maximum allowable commercial floor area ratio intensity is 1:1.

Policy 1.5: Encourage senior citizen residential development in locations with convenient access to commercial and retail uses, and to public transportation. Sites designated as Senior Citizen Housing overlays on the Land Use Map may be developed at densities up to 225 units per acre.

Policy 1.6: Permit Single-Room Occupancy Hotels (SROs) in Senior Citizen Housing areas, Central Business District and SRO Overlay, Mixed-Use Overlay, and Transit-Oriented Development Overlay, to assist in addressing the needs of the homeless and other very low-income individuals.

COMPATIBLE AND COMPLEMENTARY DEVELOPMENT

Huntington Park, as an urbanized environment, does not contain expanses of open space separating different land uses. Opposite sides of the same street often contain different land uses (e.g., residences v. stores), or one city block may contain several uses, including industry backing onto residences. Single-family houses and apartment complexes often exist side-by-side. The City does exhibit some physical continuity, however, in that it is densely developed with low-rise structures, almost all of which are less than four stories high. The continuous store fronts along Pacific Boulevard maintain a sense of functional and physical unity, although in some locations, courtyard-style commercial plazas extend to the interior of a block.

Development that substantially and abruptly alters the land use patterns or physical continuity of a street, block, or neighborhood is often disorienting, annoying, and potentially dangerous to the health and safety of residents. Traffic, noise, and pollution from inter-city highways and industrial and commercial activities should not disrupt residential neighborhoods. Setbacks, buffers, and transitions in land uses are ways to create and maintain the compatible, complementary development envisioned in the Land Use Element.

GOAL 2: Accommodate new development that is compatible with and complements existing land uses.

Policy 2.1: Introduce more flexibility and incentives for existing lower-density residential areas to create opportunities for more small-scale, "missing middle" housing typologies, and use objective standards to ensure compatibility with existing uses.

Policy 2.2: Require that commercial development provide adequate buffers (such as decorative walls and landscaped setbacks) at the designated boundaries with adjacent residential uses so as to prevent impacts on residences due to noise, traffic, parking, light and glare, and differences in scale; to ensure privacy; and to provide visual compatibility.

Policy 2.3: Require that industrial development provide adequate buffers (such as decorative walls and landscaped setbacks) at the designated boundaries with adjacent residential and commercial uses so as to prevent impacts due to noise,

traffic, parking, light and glare, and differences in scale; to ensure privacy; and to provide visual compatibility.

Policy 2.4: Require that external lighting of commercial and industrial properties be isolated to the site and not adversely impact adjacent land uses with light spillover or glare.

Policy 2.5: Require that automobile and truck access to commercial and industrial properties sited adjacent to residential parcels be located the maximum practical distance from the residential parcel.

Policy 2.6: Establish standards in the Zoning Code to ensure that all functional, noise, and other impacts associated with the development of residential units on an upper floor of any commercial structure be mitigated.

Policy 2.7: Develop and implement an amortization program to require legal non-conforming uses to meet General Plan and zoning requirements through time. Permit residential uses to be replaced at existing densities if destroyed by fire or disaster.

REVITALIZATION OF DETERIORATING USES AND PROPERTIES

Due to a complex combination of local, regional, and national economic trends over time, Huntington Park has suffered the deterioration of many residential, commercial, and industrial properties. In order to revitalize the community, effective redevelopment and rehabilitation programs must be continued and, when feasible, expanded. The adequate maintenance of properties must be assured through vigorous code enforcement. As well, Huntington Park is home to many properties of architectural and historical interest; the restoration and rehabilitation of such properties can result in economic, aesthetic, and cultural advantages to the entire community.

GOAL 3: Provide for the revitalization of deteriorating land uses and properties.

Policy 3.1: Encourage and continue the use of redevelopment activities, including the provision of incentives for private development, joint public-private partnerships, and public improvements.

Policy 3.2: Promote vigorous enforcement of City codes, including building, zoning, and health and safety, to promote property maintenance.

Policy 3.3: Continue to provide financial, administrative, and design assistance for eligible properties through residential and commercial rehabilitation programs.

Policy 3.4: Encourage the restoration and rehabilitation of properties eligible for inclusion on the National Register of Historic Places according to the rehabilitation guidelines and tax credit incentives of the National Trust for Historic Preservation.

DEVELOPMENT COORDINATED WITH INFRASTRUCTURE AND PUBLIC SERVICES

New development will place added demands on the City's infrastructure (water lines, sewer lines, storm drains, and utility systems) and public services (fire protection, law enforcement, educational facilities, and hospitals). In order to accommodate future demands with minimal environmental impact, the City must be able to anticipate infrastructure and public service needs based on land use policy while establishing feasible methods to finance needed improvements.

GOAL 4: Accommodate new development that is coordinated with the provision of infrastructure and public services.

Policy 4.1: Permit development at densities and land use intensities no higher than the City's ability to provide the necessary public services, utilities, street capacities, and recreational opportunities required for the areas affected by development.

Policy 4.2: Establish a Parking Overlay zone and designate it on the Land Use Map to facilitate the development of parking facilities through such methods as alley vacation and lot consolidation.

Policy 4.3: Review the personnel and equipment needs of the Huntington Park Police Department in order to maintain adequate levels of protection and service. Any additional needs, as determined by the City, will be funded through the General Fund or other available and allowable sources.

Policy 4.4: Coordinate efforts with Los Angeles County in reviewing the personnel and equipment needs of fire protection services.

Policy 4.5: Apply impact fees for new development where necessary, appropriate, and permitted under California State law.

Policy 4.6: Pursue alternative uses of the Southern Pacific Railroad right-of-way on Randolph Street, such as green space, parking areas, and bike paths, if the right-of-way is abandoned for rail use.

ECONOMIC EXPANSION AND DIVERSIFICATION

Through expansion of the City's economy and diversification of economic activity, Huntington Park can achieve a stable employment and tax base. Employment opportunities will benefit local residents, and a stable tax base will help the City provide adequate infrastructure improvements and public services.

Policies related to economic expansion and diversification are intended to encourage the growth of existing firms in Huntington Park and attract new firms to the City. Two examples of economic opportunity are Pacific Boulevard and the industrial areas in Huntington Park. The Central Business District focuses on Pacific Boulevard, which serves as a regional shopping district for East Central Los Angeles. Redevelopment activities over the past several years have resulted in new retail and office centers

along Pacific. Through the creation of the Industrial Redevelopment Project Area in 1987, the City has been able to provide for the upgrading of many existing manufacturing facilities, as well as attract new industrial employers.

GOAL 5: Promote expansion of the City's economic base and diversification of economic activity.

Policy 5.1: Encourage the growth and expansion of local firms through:

- Streamlined permit approval processes;
- The consolidation of industrially zoned properties; and
- The provision of technical assistance such as financing, marketing, and business programs.

Policy 5.2: Encourage non-local firms to locate in Huntington Park through:

- Streamlined permit approval processes;
- The consolidation of industrially zoned properties; and
- The provision of financial incentives.

Policy 5.3: Research and document the advantages and disadvantages of locating a business in Huntington Park.

Policy 5.4: Review with industrial brokers which industries have expressed the most interest in Huntington Park.

Policy 5.5: Maintain an analysis arid inventory of targeted industries to identify those industries for which Huntington Park might have a competitive advantage.

Policy 5.6: Coordinate efforts between the City's Redevelopment Agency and Chamber of Commerce to actively market Huntington Park to prospective industries.

Policy 5.7: Maintain, market, and further develop Pacific Boulevard as a regional retail destination.

URBAN DESIGN

As part of the early metropolitan Los Angeles core, Huntington Park's physical layout has been established since the 1930s. As the City developed over time, new buildings and landscaping focused on the individual development at hand, not on an overall visual identity for the City. Huntington Park includes original and substantially intact examples of several architectural styles including the Art Deco Warner Brothers Theatre (1930), Streamline Moderne office and industrial buildings (e.g., W.W. Henry Company), and houses in many historical styles (e.g., Queen Anne, Classical and Colonial Revival, Craftsman Bungalow, Spanish Colonial Revival, and Tudor). Also, Huntington Park has played a significant role in the transportation and industrial history of the Los Angeles area. Such architectural and historical resources can help define neighborhood and community identity.

A comprehensive program of historic preservation, sensitive new design, landscaping, signage, and urban design guidelines can result in an architecturally and functionally compatible environment, as well as neighborhoods and commercial districts which are uniquely identifiable.

GOAL 6: Improve urban design in Huntington Park to ensure development that is both architecturally and functionally compatible, and to create uniquely identifiable neighborhoods and commercial districts.

Policy 6.1: Require that residential, commercial, and light industrial development adjacent to pedestrian and recreational amenities:

- Focus on these amenities;
- Provide direct access;
- In the case of commercial development, provide visual penetration at ground level;
- Incorporate pedestrian-oriented ground-floor uses; and
- Isolate on-site parking away from pedestrian-oriented areas.

Policy 6.2: Reflect community concerns for urban design in Huntington Park by preparing an Urban Design Element, design guidelines, and other plans and programs to improve urban design in the City.

Policy 6.3: Capitalize on the City's historic character by undertaking a historic resources survey and developing a local historic preservation ordinance.

Policy 6.4: Provide for the consistent use of street trees along all sidewalks and property frontages.

Policy 6.5: Establish a consistent design vocabulary for all public signage, including fixture type, lettering, colors, symbols, and logos.

Policy 6.6: Locate distinctive public signage and landscaping which identifies Huntington Park at key entry points into the City, including Pacific Boulevard, Florence Avenue, Slauson Avenue, Soto Street, State Street, Gage Avenue, and Randolph Street.

Policy 6.7: Require that signage on commercial structures be compatible and integrated with the structures' architecture and visible from pedestrian-oriented areas.

Policy 6.8: Use comprehensive design guidelines and objective design standards to ensure that all new buildings, remodels, and additions enhance the neighborhood fabric, while facilitating streamlined development review for housing types that help the City achieve Housing Element goals and objectives.

3 THE LAND USE PLAN

The Land Use Element describes the location and extent of future development in Huntington Park and identifies standards for that development. The geographic locations of land uses are presented on the Land Use Map (Figure 3-2).

LAND USE POLICY CONSIDERATIONS

A wide range of natural and built environmental factors is considered in the formulation of land use policy. Areas of special environmental significance, potential safety hazards, limitations of existing infrastructure, and the nature and character of existing development all influence land use policy.

LAND USE CONSTRAINTS AND RESOURCES

Huntington Park is a densely developed urban environment. The objectives noted previously in this Land Use Element recognize both the benefits and disadvantages of the City's past and present development patterns. Land use policy under the General Plan does not propose drastic, large-scale changes to the City's built environment. Rather, the long-range goals and policies in the Element are intended to create and maintain compatible, complementary development based on the positive aspects of historical and existing land use patterns.

Huntington Park is relatively free of natural land use constraints and hazards. No known active faults traverse the City, nor is the City exposed to hazards associated with hillside development, such as wildfires and landslides. The City is not at significant risk of flooding, except in the event of a dam failure. The majority of the City is subject to liquefaction risk, with the exception of the area north of Gage Avenue, west of Pacific Boulevard, and east of Wilmington Avenue. (More information on hazards can be found in the Health and Safety Element.)

Man-made constraints and hazards impose the greatest constraint on land use in Huntington Park. The transitions between residential, commercial, and industrial areas need special attention when land use decisions are made. Buffer zones and innovative site plans can reduce noise levels, and an efficient circulation system can reduce traffic on residential streets.

Industrial sites pose a further constraint with the production and storage of hazardous materials. The City streets are used to transport such materials both locally and through Huntington Park, particularly because the City experiences heavy through-traffic from neighboring industrial communities. The accidental release of hazardous materials could significantly affect human health. The Circulation and Health and Safety elements include goals and policies specifically designed to ensure the continued safety of all residents. Land use policy is consistent with the goals and policies of all the other General Plan elements.

LAND USE DESIGNATIONS

Land use designations are necessary to identify the type of development that is allowed in a given location. While terms like "residential," "commercial," and "industrial" are generally understood, State general plan law requires a clear and concise description of the land use categories shown on the Land Use Map.

The City of Huntington Park Land Use Element provides for 12 land use designations plus a designation for streets. Three of these designations are established for residential development, ranging from low-density to high-density development. Two commercial, one Central Business District (CBD)/Residential mixed use, two industrial, one Parks and Recreation, one Schools, and one Public Facilities category are designated. Five overlay districts are designated in addition to certain underlying land use designations. These overlays are Senior Citizen Housing, Single-Room Occupancy, Mixed Use (Commercial and Residential), Parking, and Transit-Oriented Development. Railroad mainlines are included in the Rail Transportation Corridor Category.

LAND USE INTENSITY/DENSITY

The land use designations, or categories, in this Element are described in terms of intensity and density. The term "intensity" refers to the physical characteristics of a building, such as height, bulk, floor-area ratio and/or percent of lot coverage and the building's proportional relationship to the land on which it is situated. Intensity is most often used to describe non-residential development levels, but in a broader sense, is used to express overall levels of all development types within a planning area.

For most non-residential development categories (e.g., commercial and industrial), the measure of intensity known as "floor-area ratio" (FAR) provides the most convenient method of describing development levels. Simply stated, the floor-area ratio is the relationship of total gross floor area of all buildings on a lot to the total land area of that lot. For example, a 21,780 square-foot building on a 43,560 square-foot lot (one acre) yields an FAR of 0.5:1 as illustrated in Figure 3-1. As shown, a 0.5:1 FAR can yield a building of one story in height covering one-half of the lot area, or a taller building which covers less of the lot and provides for more open space around the building.

The term "density," in a land use context, is a measure of the population or residential development capacity of the land. Density is explained either in terms of number of dwelling units per acre (du/ac) or persons per acre and is usually described as a range (e.g., 4 to 7 du/ac) or maximum (e.g., up to 8.7 du/ac). For example, the density of a residential development of 100 dwelling units occupying 20 acres of land is 5 du/ac.

Floor-area ratio often is used in calculations of development potential because the ratio can be applied more uniformly citywide than can other factors; however, FAR typically is not the variable analyzed in the evaluation of maximum allowable building

intensity for a particular parcel of land. Variables analyzed may include parking and loading requirements, setbacks, fire department emergency access, height limits, and other factors applied directly to the project site. The application of such factors usually precludes the development of a site at maximum allowable FAR.

Floor-area ratio can be applied in two ways: 1) as a maximum allowable intensity on a parcel of land, and 2) as an overall level of development on a citywide basis (average intensity), accounting for the fact that not every parcel will be developed at maximum intensity. In accordance with State general plan law, this Land Use Element and the Land Use Map provide the maximum density/intensity permitted on a parcel of land within a given land use designation. Table 1 lists each land use designation and its corresponding measure of maximum density/intensity.

The average citywide residential density corresponds with the maximum development density to best forecast residential buildout. Regarding the average FAR for the Central Business District (CBD)/Residential area, the two FARs in Table 1 depict intensities only for commercial uses. The residential potential of the CBD is defined below under "Residential Designations."

Figure 3-1 Floor-Area Ratio

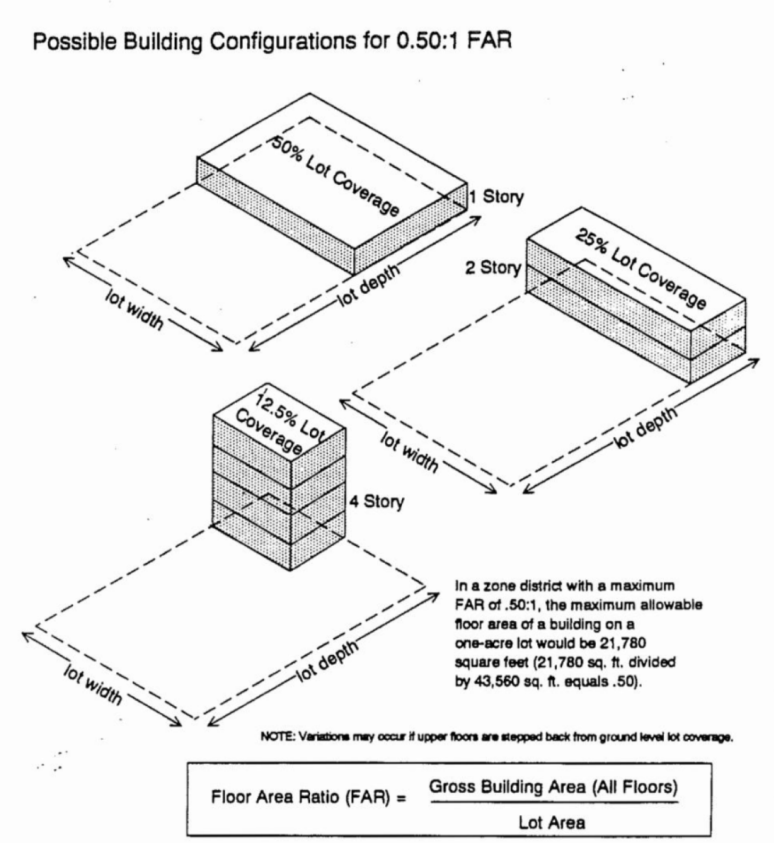


Table 1 Land Use Designations and Overlays

Land Use	Maximum Development Density/Intensity[1]	Average Density/Intensity[2]
Residential		
Low-Density Residential	Up to 8.7 du/ac[3]	8.7 du/ac
Medium-Density Residential	Up to 17.4 du/ac	17.4 du/ac
High-Density Residential	Up to 20 du/ac	20 du/ac
Central Business District (CBD)/Residential	4:1 FAR of Pacific Boulevard[4] 2:1 FAR elsewhere	1:1 to 1:1.75 FAR[5]
Commercial		
General Commercial	1:1 FAR	0.5:1 FAR
Professional Commercial	1:1 FAR	0.8:1 FAR
Industrial		
Light Industry	1:1 FAR	0.4:1 FAR
Industrial Manufacturing	1:1 FAR	0.4:1 FAR
Public		
Parks and Recreation	[6]	[6]
Schools	Not Applicable	Not Applicable
Public Facilities	Not Applicable	Not Applicable
Transportation		
Streets	Not Applicable	Not Applicable
Rail Transportation Corridor	Not Applicable	Not Applicable
Overlay Districts		
Senior Citizens Housing Overlay	Up to 225 du/ac	225 du/ac
Single Room Occupancy (SRO) Overlay	Up to 440 du/ac	440 du/ac
Mixed-Use Overlay	1:1 FAR	1:1 FAR
Parking Overlay	Not Applicable	Not Applicable
Transit-Oriented Development (TOD) Overlay	Between 20 and 70 du/ac	Between 20 and 70 du/ac

[1] Maximum allowable development on a parcel of land.

[2] Projected overall levels of development on a citywide basis at General Plan buildout.

[3] du/ac = dwelling units per acre. Fractions take into account typical residential lot sizes in Huntington Park.

[4] FAR = floor-area ratio. See Figure 3-1.

[5] See accompanying text for mixed use development potential.

[6] Due to the open space component and/or site-specific nature of this type of development, maximum and average development intensities have not been assigned.

Table 2 compares, by acreage, existing land uses in Huntington Park (in a June 1990 survey) with those proposed under this Land Use Element.

Land use designation descriptions, shown on the Land Use Map (Figure 1-1), identify the general types of uses allowed and their corresponding maximum densities or intensities. These use descriptions will be defined further as specific uses within the City's Zoning Code.

Table 2 Existing Land Use and General Plan Land Use Designations in Huntington Park

Land Use Designation	Existing Acres (June 1990)	General Plan Acres
Low-Density Residential (up to 8.7 du/ac)[1]	277	276
Medium-Density Residential (up to 17.4 du/ac)	289	160
High-Density Residential (up to 20 du/ac)	238	321
Central Business District (CBD)/Residential	-	85
General Commercial	198	208
Professional Commercial	16	10
Light Industry	271 total	124
Industrial Manufacturing	271 total	131
Parks and Recreation[2]	51	46
Schools	70	82
Public Facilities[3]	36	25
Streets	470	470
Rail Transportation Corridor	37	37
Vacant	22	0
Total	1,975	1,975

[1] du/ac = dwelling units per acre.

[2] Parks and Recreation acreage appears to be reduced under the General Plan; this is due only to the redefining of the Civic Center buildings and the DWP right-of-way as "Public Facilities." No reduction in park acreage is proposed.

[3] The existing land use survey included churches and water storage tanks in the Public Facilities category, Land use policy permits churches in all residential and commercial designations. Properties containing water storage tanks have been designated in the Plan for other land uses in the event any of the properties become available for other uses in the future. These circumstances account for the different acreage totals.

RESIDENTIAL DESIGNATIONS

Low-Density Residential: This designation permits residential dwelling units up to 8.7 units per acre. Residences in this category are usually single-family, detached houses with private yards. Manufactured homes on permanent foundations are also permitted. Other uses, such as day care, schools, churches, and utility uses, are also allowed if the uses are shown to be compatible with, and serving the needs of, Low-Density Residential areas.

Medium-Density Residential: This designation permits residential units up to 17.4 units per acre. These residences can include townhouses, small-lot single-family dwellings (e.g., zero-lot line houses), two-and three-family housing arrangements, and low-rise apartment buildings. Other uses, such as rest homes, child-care facilities,

and churches, are permitted if the uses are shown to be compatible with, and serving the needs of, Medium-Density Residential areas.

High-Density Residential: This residential category permits up to 20 dwelling units per acre. Dwellings are typically within apartment or condominium complexes with shared open space. Other uses, such as rest homes, child-care facilities, and churches, are allowed if the uses are shown to be compatible with, and serving the needs of, High-Density Residential areas.

Central Business District (CBD)/Residential: This designation is defined by use and specific location. Along portions of Pacific Boulevard, General Commercial and Professional Commercial uses are required on the ground floor, with either commercial or residential uses allowed on the upper floors. The maximum permitted floor-area ratio (FAR) for a Central Business District (CBD)/Residential designation on Pacific Boulevard is 4:1.

Along portions of Rita, Rugby, and Seville avenues, residential and commercial uses are permitted to exist side by side. Multi-family residential development is allowed up to 70 units per acre without a requirement for commercial uses, and commercial development is allowed up to an FAR of 2:1 without a requirement for residential uses. However, General Commercial and Professional Commercial uses are permitted on the lower floors of an otherwise residential building. If a site on Rita, Rugby, or Seville includes both residential and commercial uses, 70 units per acre plus maximum allowable FAR commercial uses are permitted.

Single-Room Occupancy Hotels (SROs) are also permitted under the CBD/Residential designation.

COMMERCIAL DESIGNATIONS

General Commercial: Permitted uses in this designation include a wide range of neighborhood and general retail and service establish-ments, such as stores and repair shops, to accommodate the surrounding community. Permitted uses include, among others, household appliance stores, auto repair shops, cafes, drugstores, and newsstands. The maximum permitted FAR is 1:1.

Neighborhood Commercial: The Neighborhood Commercial designation allows residential, mixed-use residential/commercial, neighborhood retail, professional office, and service-oriented business uses serving a localized need. The maximum permitted FAR is 1:1.

Professional Commercial: Allowable uses include business and professional offices and services, legal services, and related uses in or near the Central Business District and served by public transpor-tation, where their locations are conveniently accessible. Typical uses include attorneys' offices, banks, beauty shops, medical offices, and travel agencies, among others. Institutional uses are also conditionally permitted in areas designated for Professional Commercial. The maximum permitted FAR is 1:1.

INDUSTRIAL DESIGNATIONS

Manufacturing Planned Development: The purpose of the Manufacturing Planned Development (MPD) designation is to provide for service commercial, business, and industrial uses. Within the MPD land use designation, the following definitions shall apply:

> **Light Industry:** Permitted uses include light manufacturing, light processing, warehousing, distribution, wholesaling, service opera-tions, and related developments. Some of the allowable uses in this designation are cloth manufacturing, electric appliance assembly, and trade schools. The maximum permitted FAR is 1:1.
>
> **Industrial Manufacturing:** Allowable uses include manufacturing, processing, warehousing, distribution, wholesaling, and related developments of a more intense nature than those uses permitted in the Light Industry category. For example, brick manufacturing, lumber yards, and tool and die shops are permitted in this designa-tion. The maximum permitted FAR is 0.5:1.

PUBLIC DESIGNATIONS

Public Facilities: This designation includes all federal, state, and local government properties, such as post offices, the Civic Center, and fire stations. Public Facilities also include hospitals and the Los Angeles Department of Water and Power utility easement that traverses the City near California Avenue and Muni Park. This category permits other land uses (such as nurseries) which are compatible with adjacent uses and which provide an economic return on the land.

Parks and Recreation: This category includes all the public parks in Huntington Park, including their structures and facilities.

Schools: This designation includes all the public schools in Huntington Park, including their playground areas.

TRANSPORTATION DESIGNATIONS

Streets: This designation includes public rights-of-way; generally, public streets.

Rail Transportation Corridor: This designation includes three rail corridors that traverse Huntington Park: 1) Southern Pacific Railroad on Alameda Street; 2) Southern Pacific Railroad on Randolph Street; and 3) Union Pacific Railroad on Salt Lake Avenue.

OVERLAY DESIGNATIONS

Senior Citizen Housing Overlay: This category corresponds with sites identified by City staff as suitable for senior citizen housing. The designation allows these residences up to 225 units per acre, which are generally located in high-rise developments with shared open space, meeting facilities, and lower parking

requirements. Single Room Occupancy Hotels (SROs) are also permitted under this designation up to 400 units per acre.

Medium-Density Overlay: The purpose of the Medium-Density Overlay is to provide for multi-family residential units up to 17.42 units per acre in the underlying commercial zoning district. The Medium-Density Overlay identifies parcels that are suitable for the development of medium-density housing, either as the primary use on the parcel or in conjunction with other uses.

Single-Room Occupancy ("SRO") Overlay: The SRO Overlay designation allows mixed use development of commercial uses together with single room occupancy hotels. The overlay area is located on the east side of Santa Fe Avenue north of Randolph Street. The density is permitted up to 400 units per acre in addition to the uses provided for under the current General Commercial Land Use designation at a maximum FAR of 1:1.

Transit-Oriented Development (TOD) Overlay: The TOD Overlay is intended to create a compact and high-intensity mix of residential, office, retail, and public uses to promote areas of the city that have a high potential for pedestrian activity, generally within one-half mile of transit stations. The TOD Overlay may be applied on a parcel-by-parcel basis. The TOD Overlay should facilitate land use that encourages transit use through density, mix of land uses, building form, and design. The intent of the TOD Overlay is to improve urban form/design and reduce vehicle miles traveled through intense development to support transit ridership and sense of place. The minimum density within the TOD Overlay District is 20 dwelling units per acre and the maximum permitted is up to 70 dwelling units per acre.

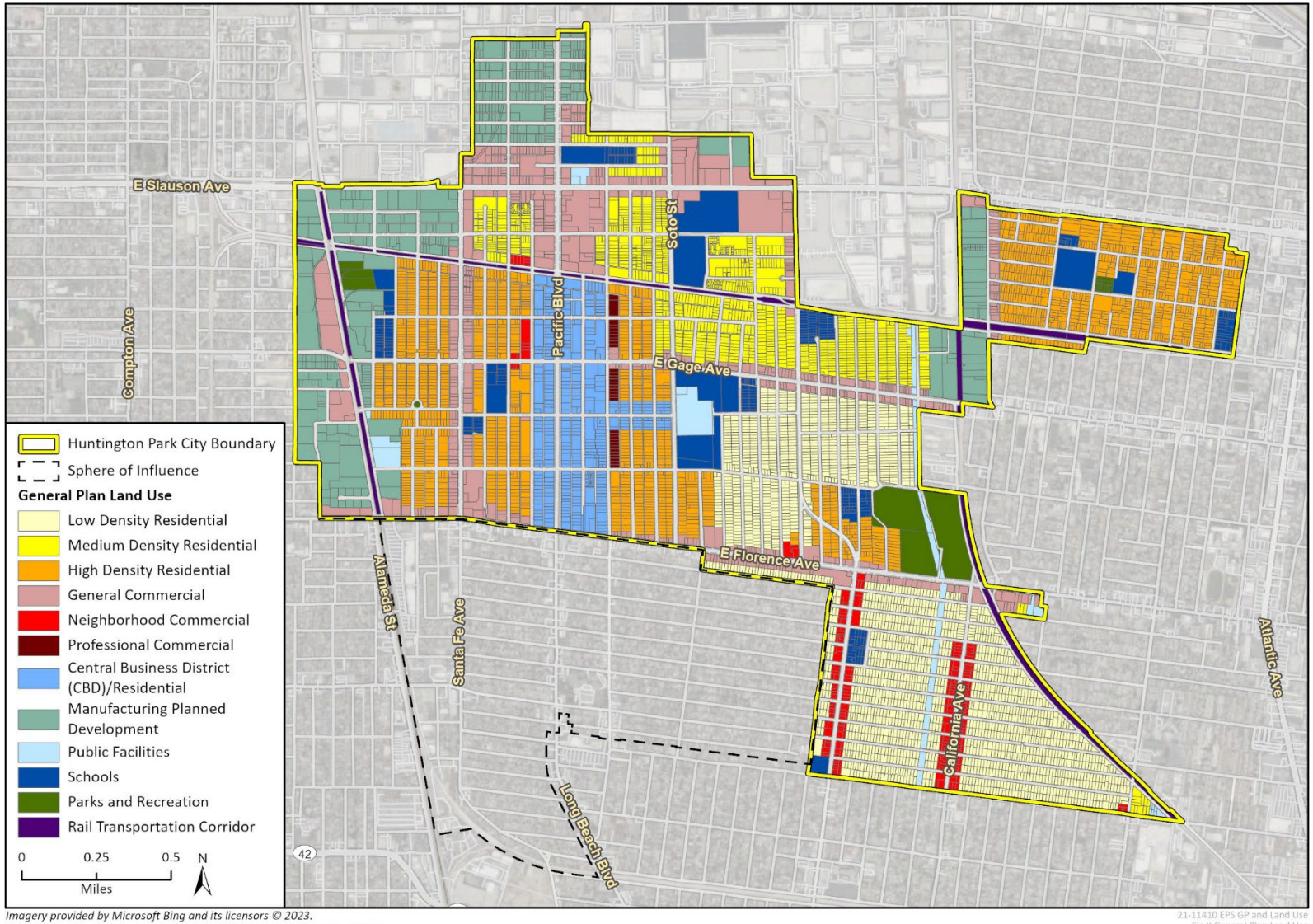
Affordable Housing Overlay: The Affordable Housing Overlay designation allows the development of affordable family housing at densities up to 70 dwelling units per acre. Senior citizen housing at a density of 225 units per acre, and single-room occupancy (SRO) facilities at a density of 400 units per acre, are also permitted.

Mixed-Use Overlay: The Mixed-Use Overlay designation allows residential development to occur in an area designated for another land use. The area along Santa Fe Avenue between Randolph Street and Florence Avenue will allow Medium Density Residential Development in addition to the land uses provided for under the current General Commercial Land Use designation, and property to the south of Clarendon Avenue will be limited to either commercial uses or vertically oriented mixed-use development (i.e., commercial/residential with only nonresidential uses on the ground level). Property located north of Clarendon Avenue will allow commercial uses, mixed uses, or solely residential use. Residential densities will be allowed to a maximum of 17.4 dwelling units per acre. The maximum allowable commercial floor area ratio ("FAR") intensity standard would remain at 1:1.

Parking Overlay: A Parking Overlay designation can exist in addition to the underlying land use designation. This overlay identifies areas where private owners or the City are encouraged to acquire property for parking facilities in order to alleviate

parking shortages, for example, on portions of Gage and Florence avenues. The Parking Overlay areas are shown on the Land Use Map.

Figure 3-2 Huntington Park General Plan Land Use Map



Imagery provided by Microsoft Bing and its licensors © 2023.
General Plan Land Use created from City of Huntington Park, 2015 GPLU Map.

21-11410 EPS GP and Land Use
Fig X General Plan Land Use

Appendix D

CalEEMod Model Data

Huntington Park Housing Element Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Huntington Park Housing Element
Lead Agency	—
Land Use Scale	Plan/community
Analysis Level for Defaults	County
Windspeed (m/s)	0.50
Precipitation (days)	18.4
Location	Huntington Park, CA, USA
County	Los Angeles-South Coast
City	Huntington Park
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4120
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Apartments Mid Rise	2,668	Dwelling Unit	70.2	2,561,280	0.00	—	7,897	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	789	771	65.0	1,521	3.54	191	0.90	192	188	0.16	188	26,245	75,282	101,527	202	1.70	24.3	107,113
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	775	758	63.6	1,368	3.53	191	0.90	192	188	0.16	188	26,245	74,778	101,023	202	1.60	18.5	106,573
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	64.5	117	13.1	208	0.31	13.7	0.90	14.6	13.5	0.16	13.6	2,966	30,602	33,568	133	0.82	20.9	37,155
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	11.8	21.4	2.39	38.0	0.06	2.50	0.16	2.66	2.46	0.03	2.49	491	5,067	5,558	22.0	0.14	3.46	6,151

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.15	1.04	0.74	9.13	0.02	0.01	0.90	0.91	0.01	0.16	0.17	—	2,389	2,389	0.11	0.09	5.97	2,424
Area	787	769	56.8	1,508	3.47	191	—	191	187	—	187	24,991	48,155	73,146	74.5	1.01	—	75,310

Energy	0.88	0.44	7.48	3.18	0.05	0.60	—	0.60	0.60	—	0.60	—	23,752	23,752	1.72	0.13	—	23,832
Water	—	—	—	—	—	—	—	—	—	—	—	191	987	1,177	19.6	0.47	—	1,808
Waste	—	—	—	—	—	—	—	—	—	—	—	1,063	0.00	1,063	106	0.00	—	3,720
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	18.3	18.3
Total	789	771	65.0	1,521	3.54	191	0.90	192	188	0.16	188	26,245	75,282	101,527	202	1.70	24.3	107,113
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.14	1.03	0.81	8.39	0.02	0.01	0.90	0.91	0.01	0.16	0.17	—	2,289	2,289	0.11	0.09	0.15	2,320
Area	773	756	55.4	1,357	3.46	190	—	190	187	—	187	24,991	47,751	72,741	74.5	0.91	—	74,874
Energy	0.88	0.44	7.48	3.18	0.05	0.60	—	0.60	0.60	—	0.60	—	23,752	23,752	1.72	0.13	—	23,832
Water	—	—	—	—	—	—	—	—	—	—	—	191	987	1,177	19.6	0.47	—	1,808
Waste	—	—	—	—	—	—	—	—	—	—	—	1,063	0.00	1,063	106	0.00	—	3,720
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	18.3	18.3
Total	775	758	63.6	1,368	3.53	191	0.90	192	188	0.16	188	26,245	74,778	101,023	202	1.60	18.5	106,573
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.13	1.02	0.82	8.61	0.02	0.01	0.90	0.91	0.01	0.16	0.17	—	2,316	2,316	0.11	0.09	2.58	2,350
Area	62.5	116	4.78	197	0.24	13.1	—	13.1	12.9	—	12.9	1,712	3,548	5,259	5.11	0.13	—	5,427
Energy	0.88	0.44	7.48	3.18	0.05	0.60	—	0.60	0.60	—	0.60	—	23,752	23,752	1.72	0.13	—	23,832
Water	—	—	—	—	—	—	—	—	—	—	—	191	987	1,177	19.6	0.47	—	1,808
Waste	—	—	—	—	—	—	—	—	—	—	—	1,063	0.00	1,063	106	0.00	—	3,720
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	18.3	18.3
Total	64.5	117	13.1	208	0.31	13.7	0.90	14.6	13.5	0.16	13.6	2,966	30,602	33,568	133	0.82	20.9	37,155
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.21	0.19	0.15	1.57	< 0.005	< 0.005	0.16	0.17	< 0.005	0.03	0.03	—	383	383	0.02	0.02	0.43	389
Area	11.4	21.2	0.87	35.9	0.04	2.39	—	2.39	2.35	—	2.35	283	587	871	0.85	0.02	—	899
Energy	0.16	0.08	1.37	0.58	0.01	0.11	—	0.11	0.11	—	0.11	—	3,932	3,932	0.29	0.02	—	3,946
Water	—	—	—	—	—	—	—	—	—	—	—	31.5	163	195	3.25	0.08	—	299

Waste	—	—	—	—	—	—	—	—	—	—	—	176	0.00	176	17.6	0.00	—	616
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.04	3.04
Total	11.8	21.4	2.39	38.0	0.06	2.50	0.16	2.66	2.46	0.03	2.49	491	5,067	5,558	22.0	0.14	3.46	6,151

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	14,255	14,255	0.88	0.11	—	14,309
Total	—	—	—	—	—	—	—	—	—	—	—	—	14,255	14,255	0.88	0.11	—	14,309
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	14,255	14,255	0.88	0.11	—	14,309
Total	—	—	—	—	—	—	—	—	—	—	—	—	14,255	14,255	0.88	0.11	—	14,309
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartme Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	2,360	2,360	0.15	0.02	—	2,369
Total	—	—	—	—	—	—	—	—	—	—	—	—	2,360	2,360	0.15	0.02	—	2,369

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.88	0.44	7.48	3.18	0.05	0.60	—	0.60	0.60	—	0.60	—	9,497	9,497	0.84	0.02	—	9,523
Total	0.88	0.44	7.48	3.18	0.05	0.60	—	0.60	0.60	—	0.60	—	9,497	9,497	0.84	0.02	—	9,523
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.88	0.44	7.48	3.18	0.05	0.60	—	0.60	0.60	—	0.60	—	9,497	9,497	0.84	0.02	—	9,523
Total	0.88	0.44	7.48	3.18	0.05	0.60	—	0.60	0.60	—	0.60	—	9,497	9,497	0.84	0.02	—	9,523
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.16	0.08	1.37	0.58	0.01	0.11	—	0.11	0.11	—	0.11	—	1,572	1,572	0.14	< 0.005	—	1,577
Total	0.16	0.08	1.37	0.58	0.01	0.11	—	0.11	0.11	—	0.11	—	1,572	1,572	0.14	< 0.005	—	1,577

4.3. Area Emissions by Source

4.3.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	773	697	55.4	1,357	3.46	190	—	190	187	—	187	24,991	47,751	72,741	74.5	0.91	—	74,874
Consumer Products	—	54.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	4.39	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	14.0	13.3	1.45	151	0.01	0.05	—	0.05	0.07	—	0.07	—	405	405	0.02	0.10	—	436
Total	787	769	56.8	1,508	3.47	191	—	191	187	—	187	24,991	48,155	73,146	74.5	1.01	—	75,310
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	773	697	55.4	1,357	3.46	190	—	190	187	—	187	24,991	47,751	72,741	74.5	0.91	—	74,874
Consumer Products	—	54.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	4.39	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	773	756	55.4	1,357	3.46	190	—	190	187	—	187	24,991	47,751	72,741	74.5	0.91	—	74,874
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	9.66	8.71	0.69	17.0	0.04	2.38	—	2.38	2.34	—	2.34	283	541	825	0.84	0.01	—	849
Consumer Products	—	10.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural Coatings	—	0.80	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.75	1.66	0.18	18.9	< 0.005	0.01	—	0.01	0.01	—	0.01	—	45.9	45.9	< 0.005	0.01	—	49.5
Total	11.4	21.2	0.87	35.9	0.04	2.39	—	2.39	2.35	—	2.35	283	587	871	0.85	0.02	—	899

4.4. Water Emissions by Land Use

4.4.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	191	987	1,177	19.6	0.47	—	1,808
Total	—	—	—	—	—	—	—	—	—	—	—	191	987	1,177	19.6	0.47	—	1,808
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	191	987	1,177	19.6	0.47	—	1,808
Total	—	—	—	—	—	—	—	—	—	—	—	191	987	1,177	19.6	0.47	—	1,808
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	31.5	163	195	3.25	0.08	—	299

Total	—	—	—	—	—	—	—	—	—	—	—	31.5	163	195	3.25	0.08	—	299

4.5. Waste Emissions by Land Use

4.5.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1,063	0.00	1,063	106	0.00	—	3,720
Total	—	—	—	—	—	—	—	—	—	—	—	1,063	0.00	1,063	106	0.00	—	3,720
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1,063	0.00	1,063	106	0.00	—	3,720
Total	—	—	—	—	—	—	—	—	—	—	—	1,063	0.00	1,063	106	0.00	—	3,720
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	176	0.00	176	17.6	0.00	—	616
Total	—	—	—	—	—	—	—	—	—	—	—	176	0.00	176	17.6	0.00	—	616

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	18.3	18.3
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	18.3	18.3
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	18.3	18.3
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	18.3	18.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.04	3.04
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.04	3.04

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	357	357	357	130,404	3,218	3,218	3,218	1,174,656

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	133
Gas Fireplaces	2268
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	267
Conventional Wood Stoves	0
Catalytic Wood Stoves	133
Non-Catalytic Wood Stoves	133
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
5186592	1,728,864	0.00	0.00	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	9,780,445	532	0.0330	0.0040	29,633,057

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	99,446,498	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	667	0.00

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type
—	—

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	8.60	annual days of extreme heat
Extreme Precipitation	4.95	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	45.0
AQ-PM	86.7
AQ-DPM	55.1
Drinking Water	40.0
Lead Risk Housing	79.1
Pesticides	0.00
Toxic Releases	88.3
Traffic	42.3
Effect Indicators	—
CleanUp Sites	59.3
Groundwater	50.3
Haz Waste Facilities/Generators	96.2
Impaired Water Bodies	0.00
Solid Waste	44.5
Sensitive Population	—
Asthma	70.0
Cardio-vascular	97.0

Low Birth Weights	39.5
Socioeconomic Factor Indicators	—
Education	91.8
Housing	91.0
Linguistic	97.7
Poverty	95.4
Unemployment	81.7

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	5.094315411
Employed	29.83446683
Median HI	2.386757346
Education	—
Bachelor's or higher	0.295136661
High school enrollment	100
Preschool enrollment	52.8551264
Transportation	—
Auto Access	5.030155268
Active commuting	93.3915052
Social	—
2-parent households	38.94520724
Voting	14.02540742
Neighborhood	—
Alcohol availability	4.516874118

Park access	81.35506224
Retail density	83.80597973
Supermarket access	94.25125112
Tree canopy	14.38470422
Housing	—
Homeownership	7.096111895
Housing habitability	5.427948159
Low-inc homeowner severe housing cost burden	22.31489799
Low-inc renter severe housing cost burden	3.836776594
Uncrowded housing	4.080585141
Health Outcomes	—
Insured adults	3.195175157
Arthritis	0.0
Asthma ER Admissions	31.8
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	30.0
Cognitively Disabled	33.5
Physically Disabled	24.6
Heart Attack ER Admissions	17.1
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0

Pedestrian Injuries	80.8
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	4.0
Elderly	67.6
English Speaking	1.3
Foreign-born	96.7
Outdoor Workers	70.7
Climate Change Adaptive Capacity	—
Impervious Surface Cover	1.9
Traffic Density	53.5
Traffic Access	87.4
Other Indices	—
Hardship	94.5
Other Decision Support	—
2016 Voting	7.8

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	92.0

Healthy Places Index Score for Project Location (b)	11.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	Yes
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	SouthGate, FlorenceFirestone,

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Appendix E

Biological Resources Assessment



City of Huntington Park Housing Element and General Plan Update

Biological Resources Assessment

prepared for

City of Huntington Park
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February 2023

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Executive Summary

This Biological Resources Assessment ("BRA" or "assessment") is written in support of the City of Huntington Park ("Huntington Park" or "City") Draft 2021-2029 Housing and Safety Element Update ("HSEU" or "Project"). The Biological Study Area ("BSA" or "Study Area") consists of all land within the limits of the City plus a 500-foot buffer. Huntington Park is in south central Los Angeles County, approximately 1.90 miles west of the Los Angeles River and spans 3.01 square miles. Land cover in the Study Area is virtually all developed by paved roads, residential housing, commercial and industrial spaces.

A review of databases and literature concludes there is very low potential for special-status plant and wildlife species to occur in the BSA. The Study Area is nearly void of all native vegetation and is dominated by landscaped ornamentals. Ornamental trees provide adequate habitat for nesting birds. The construction of new housing units as called for in the HSEU may impact nesting birds. Mitigation measures regarding nesting birds are outlined in Section 5.

Huntington Park is located within the watershed and the historic floodplain of the Los Angeles River. Water features on-site are comprised of constructed storm drains, gutters, and alley ways that facilitate water flow during rain and flooding events. Urban storm runoff outpours into the Los Angeles River and eventually the Pacific Ocean. There are no jurisdictional waters or wetlands within the Study Area.

1 Introduction

This document is a Biological Resources Assessment ("BRA" or "assessment") in support of the City of Huntington Park ("Huntington Park" or "City") Draft 2021-2029 Housing and Safety Element Update ("HSEU" or "Project"). The analysis provides a review of biological resources within Huntington Park plus a 500-foot buffer and assesses the project's potential to impact biological resources. A summary of technical studies and mitigation measures necessary to support CEQA analyses are included.

1.1 Project Location

Huntington Park is in south central Los Angeles County approximately six(6) miles south of downtown Los Angeles, 18 miles inland from the Pacific Ocean, and 1.9 miles west of the Los Angeles River (Google Earth, **Error! Reference source not found.**, **Error! Reference source not found.**). Huntington Park lies entirely within Township 2 South, Range 13 West, Section 11 San Bernardino Principal Meridian of the United States (U.S.) Geological Survey's (USGS') California 7.5-minute topographic quadrangle. The Project is bound by the city of Vernon and the City of Los Angeles to the north, the City of Bell to the east, the City of South Gate to the south, and the unincorporated community of Walnut Park to the south and west. Huntington Park is surrounded by major freeways in every direction, with Interstate 10 to the north, California State Route (CA) 710 to the east, CA 105 to the south, and CA 110 to the west.

1.2 Project Description

The Project entails updates to Huntington Park's General Plan with focused updates to Housing, Safety, Land Use, and Zoning elements. Each element update is intended to ensure consistency with current state laws, regional growth projections, and community desires. The Draft HSEU plans construction of 2,688 housing units. Project impacts concerning biological resources in this BRA are focused on the impacts associated with the construction of proposed housing units.

1.3 Regulatory Summary

Regulated or sensitive resources studied and analyzed herein include special-status plant and wildlife species, nesting birds and raptors, sensitive plant communities, jurisdictional waters and wetlands, wildlife movement, regionally protected resources (e.g., from county-wide Habitat Conservation Plans [HCPs] and Natural Community Conservation Plans [NCCPs]), and locally protected resources. Regulatory authority over biological resources is shared by federal, state, and local authorities. Primary authority for regulation of general biological resources lies within the land use control and planning authority of local jurisdictions, in this instance, the City.

Figure 1 Regional Location Map

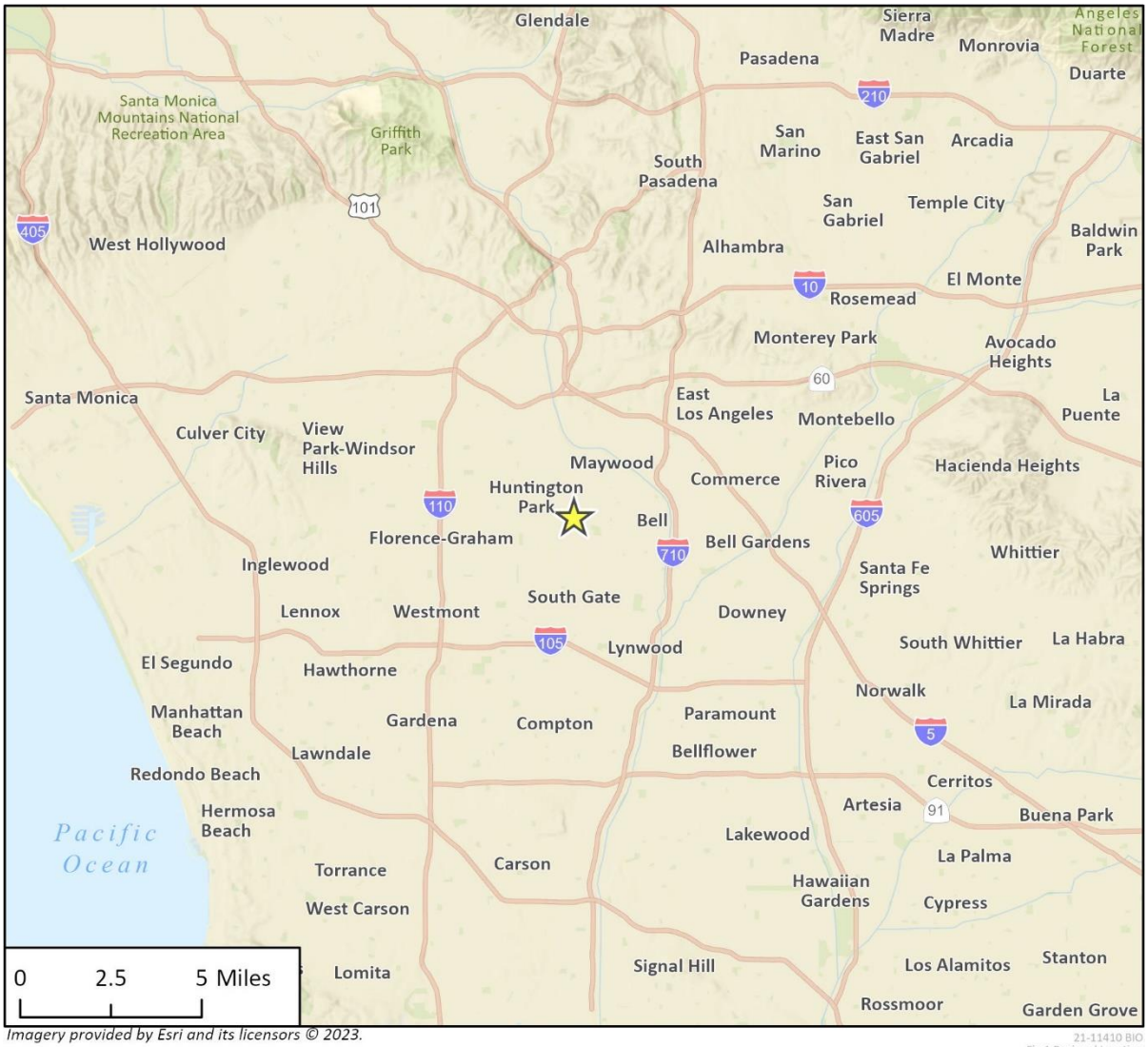
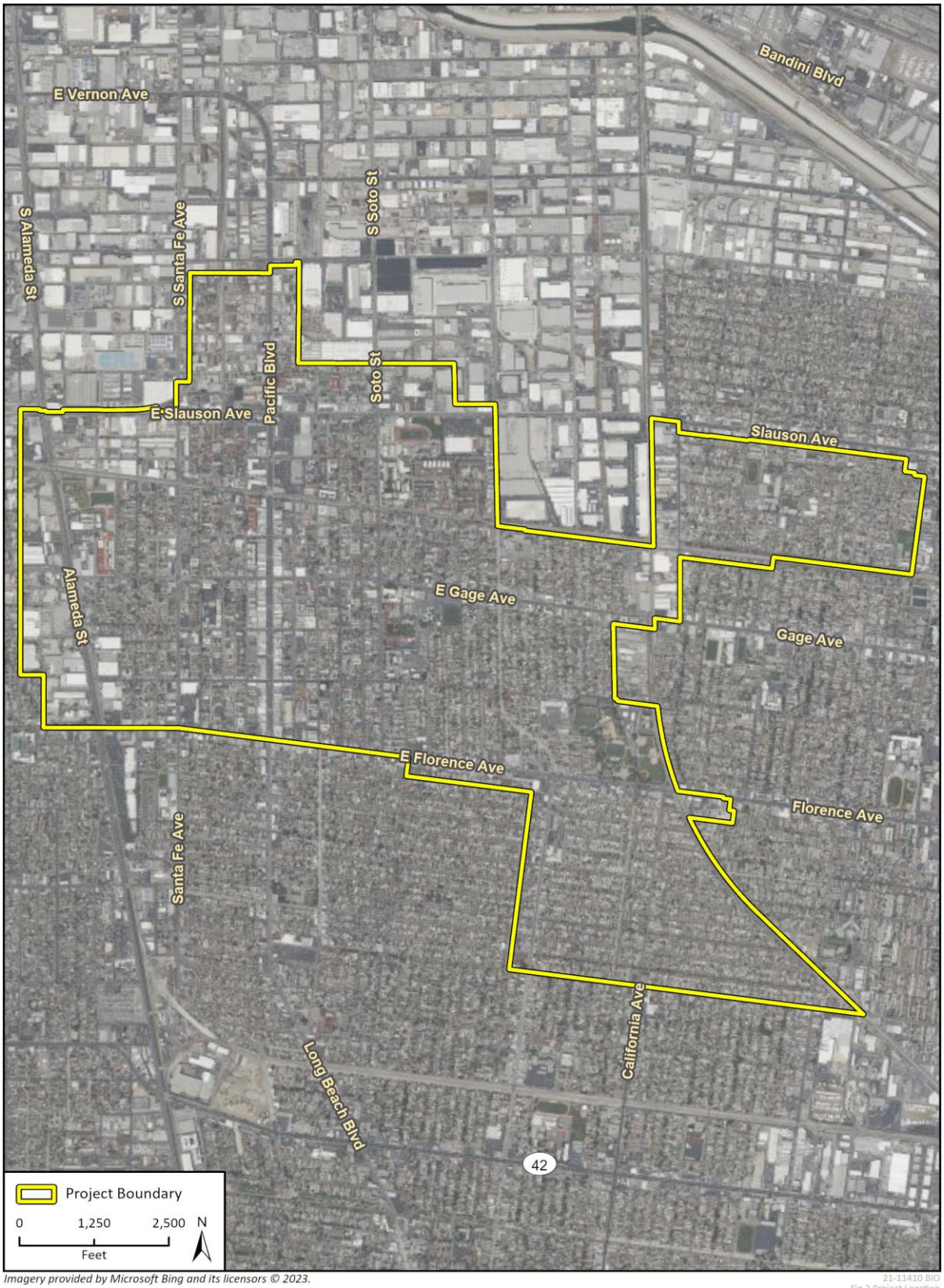


Figure 2 Project Location Map, Huntington Park City Limits



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21-11410 BIO
Fig 2 Project Location

1.3.1 Definition of Special-Status Species

For the purposes of this BRA, special-status species include:

- Species listed as threatened or endangered under the federal Endangered Species Act (ESA), including proposed and candidate species.
- Species listed as candidate, threatened, or endangered under the California Endangered Species Act (CESA)
- Species designated as Fully Protected by the California Fish and Game Code (CFGC), and Species of Special Concern or Watch List by the California Department of Fish and Wildlife (CDFW)
- Native Plant Protection Act (NPPA) – State Rare (SR)
- California Native Plant Society (CNPS) California Rare Plant Ranks (CRPR) 1A, 1B, 2A, and 2B
- Species designated as sensitive by the U.S. Forest Service or Bureau of Land Management, if the project would affect lands administered by these agencies.
- Species designated as locally important by the Local Agency and/or otherwise protected through ordinance, local policy, or HCPs/NCCPs

1.3.2 Environmental Statutes

Potential impacts to biological resources were analyzed based on the following statutes (Appendix A):

- California Environmental Quality Act (CEQA)
- ESA
- CESA
- Federal Clean Water Act (CWA)
- CFGC
- Migratory Bird Treaty Act (MBTA)
- The Bald and Golden Eagle Protection Act
- Porter-Cologne Water Quality Control Act

1.3.3 Guidelines for Determining CEQA Significance

The following threshold criteria, as defined by the CEQA Guidelines Appendix G Initial Study Checklist, were used to evaluate potential environmental effects. Based on these criteria, the proposed project would have a significant effect on biological resources if it would:

a) *Have substantial adverse effects, 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) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.*

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

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

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

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

2 Methodology

This section provides a summary of the methods utilized to review federal and state regulated biological resources that could occur within Huntington Park. Regulated or sensitive biological resources evaluated in this BRA include special-status plant and wildlife species, nesting birds and raptors, sensitive plant communities, jurisdictional waters and wetlands, wildlife movement, and locally protected resources, such as protected trees.

2.1 Biological Study Area

The Biological Study Area ("BSA" or "Study Area") includes all land within the limits of Huntington Park, plus a 500-foot buffer to account for nesting birds and raptors.

2.2 Literature Review

Rincon conducted a literature review to assemble existing data regarding biological resources in and adjacent to the Study Area. The literature review included an evaluation of current and historical aerial photographs of the site (Google Earth), regional and site-specific USGS topographic maps, agency-maintained biological databases, and climatic data.

Queries of the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation system (IPaC; UFWS 2023a), CDFW California Natural Diversity Database (CNDDB; 2023a), and CNPS online Inventory of Rare and Endangered Plants of California (2023) were conducted to obtain comprehensive information regarding state and federally listed species, and other special-status species, considered to have potential to occur within the *South Gate* USGS 7.5-minute topographic quadrangle and the surrounding eight (8) quadrangles (Los Angeles, El Monte, Whittier, Los Alamitos, Long Beach, Torrance, Inglewood, and Hollywood). The result of database queries and lists of special-status species were reviewed by Rincon's regional biological experts for accuracy, completeness, and to evaluate the potential for occurrence within the Study Area. The list of special-status biological resources (species and sensitive natural communities) documented within the nine (9)-quadrangle search area was refined based on potential habitats within the Study Area and the current population status of those species known to occur in the region. The evaluation results for their potential to occur and justification were compiled into Appendix B.

The following resources were reviewed for additional information in making these assessments:

- U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) Web Soil Survey (2023)
- USFWS Critical Habitat Portal (2023b)
- CDFW Biogeographic Information and Observation System (CDFW 2023b)
- CDFW Special Vascular Plants, Bryophytes, and Lichens List (CDFW 2023c)
- CDFW Special Animals List (CDFW 2023)

The vegetation community characterizations for this analysis were based on the classification systems presented in *A Manual of California Vegetation, Second Edition* (MCV2; Sawyer et al. 2009).

The potential for wildlife movement corridors was evaluated based on the California Essential Habitat Connectivity Project commissioned by the California Department of Transportation and CDFW (Spencer et al. 2010).

2.3 Field Reconnaissance Survey

A field reconnaissance survey was not conducted in support of this BRA. An initial review of ariel imagery (Google Earth) revealed urbanized land cover consisting of paved roads, residential housing, and commercial and industrial spaces. No open or native habitat requiring a field survey was identified.

2.4 Impact Evaluation

Rincon reviewed the Draft HSEU along with relevant literature, databases, and aerial imagery to assess the potential for impacts to biological resources within the Study Area. Project implementation as outlined in the Draft HSEU is preliminary. An in-depth analysis of construction impacts is highly recommended as specific projects are proposed.

3 Existing Conditions

This section summarizes the environmental conditions and wildlife resources within the BSA.

3.1.1 Geography and Climate

The Study Area is in south central Los Angeles County. Los Angeles County is topographically diverse, containing mountains, valleys, agricultural land, and distinct urban areas, all within relative proximity to the Pacific Ocean. Elevation in Huntington Park Is approximately 171 feet (ft) above sea level. Topographic conditions can be characterized as flat with slight changes in elevation. Regional climate is considered semi-arid and is characterized by warm summers, mild winters, infrequent seasonal rainfall, moderate daytime onshore breezes, and moderate humidity.

3.1.2 Watershed and Drainages

The Study Area is in the historic floodplain of the Los Angeles River. The Los Angeles River extends 55 miles, flowing south from the San Gabriel Mountains into the Pacific Ocean, with a watershed system spanning 824 square miles (USGS National Watershed Boundary Dataset; NWBD). The Los Angeles River has a permanent waterflow with increased levels of flow during the fall and winter months.

3.1.3 Soils

Based on the most recent soil survey for Los Angeles County (NRCS Web Soil Survey 2023), the BSA contains four mapped soil types:

- Urban land-Hueneme drained-San Emigdio complex, 0 to 2 percent slope
- Urban land-Metz-Pico complex, 0 to 2 percent slope
- Urban land-Biscailuz-Hueneme-drained complex, 0 to 2 percent slope
- Urban land commercial, 0 to 5 percent slope

The listed soil types are consistent with urban and developed land cover and are considerably well-drained soils.

3.2 Vegetation and Other Land Cover

Based on a review of ariel imagery (Google Earth), land cover in the Study Area is primarily developed residential, commercial, and industrial spaces. Virtually all parcels have been developed and the remaining vacant parcels are likely to be developed in near term. Many commercial spaces and residential street right of ways contain ornamental trees as denoted by Huntington Park Municipal Code, Title 7, Chapter 5. Residential backyards appear to support ornamental vegetation and potentially native vegetation. Huntington Park's Resource Management Element Policy 15 of the 2017 Draft General Plan update encourages the use of native vegetation in the land scaping of residential and larger development project. It is difficult to discern the quality and quantity of native vegetation present by analysis of ariel imagery alone, but it is expected that landscaped native vegetation is present in some capacity throughout the Study Area. The City contains six (6) landscaped parks bearing approximately 33 acres of open green space as listed below.

- Chelsey Park (0.18 acres)
- Robert Keller Park (2.0 acres)
- Freedom Park (2.5 acres)
- Salt Lake Park (23 acres)
- Senior Citizens Park (0.75 acres)
- Raul R. Perez Memorial Park (4.47 acres)

3.3 General Wildlife

Given the existing vegetation and land cover conditions, the Study Area primarily supports urban-adapted wildlife species. Such common urban adapted wildlife species includes, but is not limited to, the western gray squirrel (*Sciurus griseus),* Virginia opossum (*Didelphis virginiana*)*,* racoons (*Procyon lotor*), striped skunk (*Mephitis mephitis*), coyotes (*Canis Latrans*), mourning dove (*Zenaida macroura*)*,* house sparrow (*Passer domesticus*), rock dove (*Columba Livia*), and American crow (*Corvus brachyrhynchos*). Urban adapted wildlife species utilize roads, train tracks, and other forms of infrastructure for movement. It can be expected that urban adapted wildlife such as those listed herein travel in and out of the Study Area via road, train tracks, and other forms of linear infrastructure that serve as corridors.

4 Sensitive Biological Resources

This section discusses special-status species and sensitive biological resources within the city limits and evaluates the potential for the BSA to support these resources. Assessments for the potential occurrence of special-status species are based upon known ranges, habitat preferences for the species, species occurrence records from the CNDDB and other agency database sources, a review of reports and survey records from other sites in the vicinity, and any previously prepared biological reports for the BSA. The potential for each special-status species to occur in the BSA was evaluated according to the following criteria:

- **No Potential.** Habitat on and adjacent to the site is clearly unsuitable for the species requirements (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).
- **Low Potential.** Few of the habitat components (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime) meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.
- **Moderate Potential**. Some of the habitat components (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime) meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.
- **High Potential.** All the habitat components (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime) meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.
- **Present.** Species has been recorded (e.g., CNDDB, other reports) on the site recently (within the last 20 years).

4.1 Special-Status Species

Rincon evaluated 104 special-status species as potentially occurring in the BSA through the database query for *South Gate* USGS 7.5-minute topographic quadrangle and the surrounding eight quadrangles (Appendix B). The assessment of their potential for occurrence is based upon habitat suitability as analyzed through aerial imagery and an understanding of known populations in the region. Of the 104 species evaluated, five (5) are considered to have very low potential to occur within the Study Area.

4.1.1 Nesting Birds

While common birds do not have a designated regulatory status, they are protected by the Migratory Bird Treaty Act (MBTA). Destruction of their eggs, nests, and nestlings is also prohibited by federal and state law. Section 3503.5 of the CFGC specifically protects birds of prey, and their nests and eggs, against take, possession, or destruction. Section 3503 of the CFGC also incorporates restrictions imposed by the federal MBTA with respect to migratory birds (which consists of most native bird species). The Study Area provides suitable nesting habitat for numerous bird species particularly in portions containing trees and shrubs. Such locations include landscaped parks, street

right of ways supporting street trees, and residential yards. Certain bird species are also known to nest in rafters, gutters, or openings in buildings. Results from database query searches of the CNDDB along with other relevant literature indicate special status bird species and species protected under the MBTA have been recorded near the Study Area. Nesting birds are likely to be present within the Study Area during the bird nesting season (generally February 1 through August 31 for passerines, and potentially as early as January 1 and as late as September 15 for raptors).

4.1.2 Special-Status Plant Species

Rincon evaluated 55 special-status plant species as identified through query of the CNPS for the *South Gate* USGS 7.5-minute topographic quadrangle and the surrounding eight quadrangles (Appendix B). The special-status plant species evaluated occur in a variety of habitats across Los Angeles County ranging from coastal chaparral, riparian woodlands, marshlands, to valley and foothill grasslands. Virtually the entirety of the Study Area has been developed or landscaped leaving no natural habitat or vegetation community capable of supporting special-status plant species. None of the 55 special-status plant species identified have potential to occur in the Study Area.

4.1.3 Special-Status Wildlife Species

Rincon evaluated the 49 special-status wildlife species as identified through query of the CNDDB, IPaC, and other databases for the *South Gate* USGS 7.5-minute topographic quadrangle and the surrounding eight quadrangles (Appendix B). Of the 49 wildlife species evaluated, seven (7) have a very low potential to occur within the Study Area as they can occur in an urban setting. Nearly the entirety of the Study Area has been developed or landscaped leaving no natural or native habitat constraining the presence of urban adapted species to open green spaces and varied disturb settings. These species and the habitat types that may support them are listed below (bold indicates potential habitat feature of the study area). No other special-status wildlife species are expected to occur within the Study Area.

- Crotch bumble bee *(Bombus crotchii)* – Open grassland, shrublands, chaparral, creosote scrub, and semi urban settings. **This species may forage over the open green spaces, and nest in abandon burrows.**
- Ferruginous hawk (*Buteo regalis)* - Open grasslands, sagebrush flats, desert scrub, low foothills, and **urban settings. This species may forage over the open green spaces although they are not expected to nest within the Study Area.**
- Swainson's hawk (*Buteo swainsoni)* – Open grasslands, cultivated lands, savannas, ranch lands with lines of trees, and **urban settings. This species may forage over the open green spaces although they are not expected to nest within the Study Area.**
- Burrowing owls (*Athene cunicularia*) – **Known to occur in urbanized and disturbed settings. Utilize fossorial mammal and artificial burrows (including culverts and open pipes) for shelter and nesting. Winter habitat can be more varied and include old buildings, rip rap, rock, and debris piles for shelter.**
- Pallid bat (*Antrozous pallidus)* – Grasslands, shrublands, woodlands, and forests. Most common in open, dry habitats with rocky areas for roosting. Roosts in crevices of rock outcrops, caves, mine tunnels, **buildings, and under bridges**.

- Western mastiff bat (*Eumops perotis californicus)*- Occurs in open, semi-arid to arid habitats, including coniferous and deciduous woodlands, coastal scrub, grasslands, and chaparral. Roosts in crevices in cliff faces and caves, and **buildings**.
- Western yellow bat (*Lasiurus xanthinus)* - Occurs in arid regions of the southwestern United States. Typically found in riparian woodlands, oak or pinyon-juniper woodland, desert wash, palm oasis habitats, and urban or suburban areas. **Roosts in trees, often between palm fronds, and openings in buildings.**

4.2 Sensitive Habitats

Rincon evaluated the presence of sensitive native habitat within the Study Area and found that sensitive habitats are absent. The assessment was based on a review of aerial imagery (Google Earth), CNDDB, CNPS, and relevant literature along with existing knowledge of sensitive habitat in the region (Appendix B). A history of development in the Study Area has led to a loss of native habitat and ecological communities. The channelization of the Los Angeles River prohibits any connectivity with Huntington Park thus eliminating the presence of riparian habitat and associated species. The closest significant ecological area as officially designated by the County of Los Angeles is Griffith Park approximately six (6) miles north of the City. Miles of developed land cover divides the City from Griffith Park prohibiting the movement of sensitive species into the Study Area.

4.3 Jurisdictional Waters and Wetlands

Water features subject to U.S. Army Corps of Engineers (USACE), Los Angeles Regional Water Quality Control Board (RWQCB), and CDFW jurisdiction were evaluated through ariel imagery and review of the National Hydrography Dataset (NHD) and the National Wetlands Inventory (NWI). The Study Area contains a series of eastern and south flowing urban runoff systems within alleys, street gutters, and storm drains that outfall into the Los Angeles River during rain and flooding events. The urban runoff system, although part of the Los Angeles River Watershed, is not subject to USACE, RWQCB, or CDFW jurisdiction. The USACE and RWQCB maintain jurisdiction over two broad categories of waters, navigable waters of the United States and Waters of the United States. Navigable waters of the United States are waters subject to the ebb and flow of the tide or could be used to transport interstate foreign commerce. Waters of the United States include lakes, ponds, small streams, territorial seas, and adjacent wetlands. Furthermore, a water feature must be perennial or intermittent and have a direct surface connection to a traditionally navigable water to be considered a water of the US. This definition excludes all ephemeral features that flow as a direct result of precipitation. The urban runoff system present throughout Huntington Park contains no direct surface connectivity with the Los Angeles River and is only activated during rain and flooding events. No water features within the Study Area are therefore subject to jurisdiction of the USACE, CDFW, or RWQCB.

4.4 Wildlife Movement

Wildlife corridors are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Such linkages may serve a local purpose, such as between foraging and denning areas, or they may be regional in nature, allowing movement across the landscape. Some habitat linkages may serve as migration

corridors, wherein animals periodically move away from an area and then subsequently return. Identifying habitat linkages is crucial for evaluating wildlife distribution, population connectivity, and potential to occur. An evaluation of ariel imagery shows no such waterways, green belts, or habitat linkages from the Los Angeles River or other natural areas thus limiting the potential movement of wildlife species into the Study Area.

Land cover in the Study Area is dominated by industrial, commercial, and residential development. Such conditions hinder migration and movement for most wildlife species. Few urban adapted wildlife species such as, but not limited to, Virginia opossum (*Didelphis virginiana*), striped skunk (*Mephitis mephitis*), Coyotes (*Canis Latrans*) can traverse dense urban environments. Streets, railroad tracks, and open landscaped park spaces are often the routes for movement. Given the urbanized nature, it is concluded that the Study Area is limited to supporting movement primarily for urban adapted wildlife species.

4.5 Habitat Conservation Plans

Huntington Park is without a Habitat Conservation Plan nor does the City fall within the limits of a significant ecological area as designated by Los Angeles County. The closest significant ecological area to the Study Area is Griffith Park approximately six (6) miles north. Separating Huntington Park and Griffith Park is series of freeways, roads, and developed urbanized land cover. Such conditions impede the movement of wildlife species and therefore it is unlikely any sensitive species could migrate to within the limits of the Study Area.

5 Impact Analysis and Mitigation Measures

This section discusses the potential for the project to have significant effects to biological resources and provides suggested mitigation measures that would reduce those impacts to a less than significant level. Rincon utilizes the CEQA Guidelines Appendix G significance criteria questions related to Biological Resources to assess the proposed project as listed in section 1.3.3. Rincon evaluated 104 special-status plant and wildlife species identified through queries of the CNDDB, IPaC, and CNPS for potential to occur in the Study Area. Of the 104 special status species evaluated, seven (7) have very low potential to occur. Additionally, the Study Area provides nesting opportunities for birds and raptors protected by federal and state regulations.

5.1 Nesting Birds and Raptors

Nesting birds and raptors have the potential to nest in shrubs, trees, buildings, and on bare ground throughout and near the Study Area. Potential impacts to nesting birds could occur if active nests are located on a project site and/or in the immediate vicinity of construction activities. Direct impacts from construction activities may result from ground disturbance, building demolition, and/or removal of shrubs or trees. These impacts could lead to individual injury, mortality and/or disruption of normal adult behaviors resulting in the abandonment or harm to eggs and nestlings.

Nesting bird species are protected by the CFGC sections 3503 and 3503.5, and the MBTA. Impacts to nesting birds and raptors would be considered significant without mitigation. Where removal of buildings, trees, and/or vegetation is proposed, implementation of Mitigation Measure (MM) BIO-1 would reduce potential impacts to less than significant by providing for nesting bird avoidance.

5.2 Special-Status Species

Crotch bumble bee is non-migratory form of bumble that nest underground typically in abandoned burrows. Habitat suitable for Crotch bumble bee includes open grasslands, shrublands, coastal chaparral, and semi urban settings. Open grassland is the only suitable habitat present for this species in the Study Area. Project impacts are expected to be concentrated out of proximity to open grassland habitat. Therefore, there will be no impact to this species.

Ferruginous hawk and Swainson's hawk are not expected to nest within the Study Area. Potential foraging habitat provided by landscaped open areas such as City parks will remain unchanged with implementation of the Project. Therefore, there will be no impact to these species.

5.2.1 Special Status Bats

Special status bat species may forage and roost in the mature trees, abandon buildings, or under bridges. Three (3) special status bat species have very low potential to occur in the Study Area, such species include the pallid bat (*Antrozous pallidus),* western mastiff bat (*Eumops perotis californicus),* and western yellow bat (*Lasiurus xanthinus)*. Potential impacts to bats could occur if roosting bats are located on a project site and/or in the immediate vicinity of construction activities. Direct impacts from construction activities may result from demolition of buildings or removal of trees.

Impacts to special-status bat species would be considered significant without mitigation. However, implementation of MM BIO-2 would reduce potential impacts to less than significant with mitigation incorporated by requiring preconstruction bat surveys prior to building demolition or tree removal.

5.2.2 Burrowing Owl

Burrowing owl typically inhabit abandon squirrel, kit fox, or badger burrows but may also use manmade structures such as cement, asphalt, or wood debris piles; or openings beneath abandon buildings, pipes, or culverts. The Study Area is likely to contain a range of features suitable for shelter and possibly nesting by burrowing owls. The construction of new housing units could impact the species if they are present within or adjacent to work areas. Ground disturbing, building demolition, and/or debris removal activities could result in nest disturbance, injury, or fatality.

Impacts to burrowing owls would be considered significant without mitigation. However, implementation of MM BIO-3 would reduce potential impacts to less than significant with mitigation incorporated by requiring preconstruction surveys and implementation of other avoidance measures.

MM BIO-1 Nesting Birds and Raptors

- To avoid disturbance of nesting and special-status bird species protected by the MBTA and CFGC, activities related to project construction, including but not limited to, vegetation removal, ground disturbance, and demolition shall occur outside of the bird breeding season (February 15 through August 31). If construction must be initiated during the nesting season, vegetation and/or tree removal should be planned to occur outside the nesting season (September 1 to February 14) and a preconstruction nesting bird survey shall be conducted no more than three days prior to initiation of construction activities. If the proposed project is phased or construction activities stop for more than one (1) week during the nest season, a subsequent pre-construction nesting bird and raptor survey will be required no more than three days prior to resuming construction. The nesting bird preconstruction survey shall be conducted on foot inside the project disturbance areas and an additional 100-foot buffer surrounding the project disturbance areas. If no nests or an inactive avian nest is found, construction may proceed. If an active avian nest is discovered during the preconstruction clearance survey, construction activities shall stay outside of a 50- to 200-foot buffer for common nesting birds around the active nest, as determined by a biologist. For listed raptor species, this buffer shall be expanded to 500 feet or as determined by a biologist to be suitable for protection of the nest.
- Inaccessible areas, such as areas located high up in trees or private properties, shall be surveyed from afar using binoculars. The survey shall be conducted by a qualified biologist familiar with the identification of avian species known to occur in Los Angeles County. If nests are found, an appropriate avoidance buffer shall be determined by a qualified biologist and demarcated with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. Effective buffer distances are highly variable and based on specific project stage, bird species, stage of nesting cycle, work type, and the tolerance of a particular bird pair. The buffer may be up to 500 feet in diameter, depending on the species of nesting bird found, proposed work activities, and the biologist's observations. If no nesting birds are observed during pre-construction surveys, no further actions would be necessary.

MM BIO-2 Bat Pre-Construction Survey

- To avoid disturbance of special-status bat species during removal of trees, buildings, or other suitable roost structures, a preconstruction roosting bat survey shall be conducted by a qualified bat biologist no more than 30 days prior to initiation of construction activities that will remove trees and/or structures. A passive acoustic survey shall identify the species using the area for day/night roosting.
- If special-status roosting bats are present and their roost will be impacted, a qualified bat biologist shall prepare a plan to identify the proper exclusionary methods, which may include the installation of bat deterrent devices, to passively exclude roosting bats from any structures in the work areas. Implementation of proper exclusionary methods shall be overseen by the bat biologist. If it is determined that an active maternity roost is present, the roost shall not be disturbed during the breeding season (approximately March through September). If it is determined to not be an active maternity roost, the tree or structure may be removed under the guidance of the qualified bat biologist.
- Removal of mature trees shall occur as close to sunset as feasible to allow potential roosting bats to escape during their natural emergence times.
- For trees determined by the bat biologist to be highly suitable roost sites, removals shall be monitored by a qualified biologist and shall occur by pushing down the entire tree (without trimming or limb removal) using heavy equipment and leaving the felled tree on the ground untrimmed and undisturbed for a period of at least 24 hours.

MM BIO-3 Burrowing Owl

- No less than 14 days prior to ground-disturbing construction activities (vegetation clearance, grading, building demolition), a qualified biologist (i.e., a wildlife biologist with previous burrowing owl survey experience) shall conduct pre-construction take avoidance surveys on and within 200 meters (656 feet) of the construction zone to identify occupied breeding or wintering burrowing owl burrows. The take avoidance burrowing owl surveys shall be conducted in accordance with the Staff Report on Burrowing Owl Mitigation (2012 Staff Report; CDFG 2012) and shall consist of walking parallel transects and noting any burrows with fresh burrowing owl sign or presence of burrowing owls. Copies of the burrowing owl survey results shall be submitted to the City.
- If burrowing owls are detected on site, no ground-disturbing activities shall be permitted within 200 meters (656 feet) of an occupied burrow during the breeding season (February 1 to August 31), unless otherwise determined advisable by a qualified biologist and the City. During the nonbreeding season (September 1 to January 31), ground-disturbing work can proceed near active burrows as long as the work occurs no closer than 50 meters (165 feet) from the burrow. Depending on the level of disturbance, a smaller buffer may be established in coordination with a qualified biologist and the City.
- If avoidance of active burrows is infeasible during the nonbreeding season, then, before breeding behavior is exhibited and after the burrow is confirmed empty by site surveillance and/or scoping, a qualified biologist shall implement a passive relocation program in accordance with Appendix E (i.e., Example Components for Burrowing Owl Artificial Burrow and Exclusion Plans) of the 2012 CDFW Staff Report on Burrowing Owl Mitigation (CDFG 2012). Passive relocation consists of excluding burrowing owls from occupied burrows and providing suitable artificial burrows nearby for the excluded burrowing owls. A burrowing owl monitoring and mitigation plan will be prepared that outlines how passive relocation would occur and where

the replacement burrows would be constructed. It would also outline the monitoring and maintenance requirements for the artificial burrows.

5.3 Sensitive Natural Communities and Critical Habitat

No impact. There are no sensitive natural communities or critical habitat in Huntington Park.

5.4 Jurisdictional Waters and Wetlands

No impact. There are no jurisdictional waters or wetlands in Huntington Park.

5.5 Wildlife Movement

No Impact. The developed land cover in the Study Area limits wildlife movement to opportunistic, urban adapted species. Such species utilize roads, train tracks, and open landscaped spaces for movement. Overall, the Project is not anticipated to interfere with these linear infrastructure features and as such there will be no significant impact to movements by urban adapted species through the Study Area.

5.6 Resources Protected by Local Policies and Ordinances

Potential Impact. Huntington Park Municipal Code Title 7, Chapter 5, Steet Trees, outlines local policies and ordinances relating to the management of decorative trees, shrubs, and plants. The policy states that no person shall remove, or trim trees planted or overhanging on public property without first obtaining a permit from the Director of Field Services and or duly authorized designee. The director shall have authority to impose any condition on approval of such permit as deemed necessary to fulfill the purposes of the tree ordinance. The Project as outlined in the HSEU may require the removal or trimming of public trees. Prior to the removal or trimming of trees, an assessment of their qualification as a public tree will be made and any required tree removal permits will be obtained.

5.7 Habitat Conservation Plans

No impact. Huntington Park is without a Habitat Conservation Plan. The nearest significant ecological area as designated by the County of Los Angeles is Griffith Park approximately six (6) miles north. There is no habitat connectivity between the locations.

6 Limitations, Assumptions, and Use Reliance

This BRA has been performed in accordance with professionally accepted biological investigation practices conducted at this time and in this geographic area. The biological investigation is limited by the scope of work performed. Reconnaissance biological surveys were not conducted as part of this assessment. No other guarantees or warranties, expressed or implied, are provided. The findings and opinions conveyed in this BRA are based on findings derived from site reconnaissance, jurisdictional areas, review of CNDDB RareFind5, and specified historical and literature sources. Standard data sources relied upon during the completion of this BRA, such as the CNDDB, may vary with regard to accuracy and completeness. In particular, the CNDDB is compiled from research and observations reported to CDFW that may or may not have been the result of comprehensive or site-specific field surveys. Although Rincon believes the data sources are reasonably reliable, Rincon cannot and does not guarantee the authenticity or reliability of the data sources it has used. Additionally, pursuant to our contract, the data sources reviewed included only those that are practically reviewable without the need for extraordinary research and analysis.

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Appendix A

Regulatory Setting

Regulatory Setting

The following is a summary of the regulatory context under which biological resources are managed at the federal, state, and local levels. Federal and state statutes provide a regulatory structure that guides the protection of biological resources. Agencies with the responsibility for protection of biological resources within the project site include the following:

- U.S. Army Corps of Engineers (wetlands and other waters of the United States)
- U.S. Fish and Wildlife Service (federally listed species and migratory birds)
- National Marine Fisheries Service (marine wildlife and anadromous fishes)
- Los Angeles County Regional Water Quality Control Board (waters of the State)
- California Department Fish and Wildlife (riparian areas, streambeds, and lakes; state-listed species; nesting birds, marine resources)
- California Coastal Commission
- City of Huntington Park

United States Army Corps of Engineers

The United States Army Corps of Engineers (USACE) is responsible for administering several federal programs related to ensuring the quality and navigability of the nation's waters.

Clean Water Act Section 404

Congress enacted the Clean Water Act (CWA) "to restore and maintain the chemical, physical, and biological integrity of the Nation's waters." Section 404 of the CWA authorizes the Secretary of the Army, acting through the USACE, to issue permits regulating the discharge of dredged or fill materials into the "navigable waters at specified disposal sites."

Section 502 of the CWA further defines "navigable waters" as "waters of the United States, including the territorial seas." "Waters of the United States" are broadly defined at 33 CFR Part 328.3 to include navigable waters, perennial and intermittent streams, lakes, rivers, ponds, as well as wetlands, marshes, and wet meadows. In recent years, the USACE and US Environmental Protection Agency (USEPA) have undertaken several efforts to modernize their regulations defining "waters of the United States" (e.g., the 2015 Clean Water Rule and 2020 Navigable Waters Protection Rule), but these efforts have been frustrated by legal challenges which have invalidated the updated regulations. Thus, the agencies' longstanding definition of "waters of the United States," which dates from 1986, remains in effect albeit with supplemental guidance interpreting applicable court decisions as described below.

Waters of the U.S.

In summary, USACE and USEPA regulations define "waters of the United States" as follows:

1. All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;

2. All interstate waters including interstate wetlands;
3. All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce including any such waters:
    i. Which are or could be used by interstate or foreign travelers for recreational or other purposes; or
    ii. From which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or
    iii. Which are used or could be used for industrial purpose by industries in interstate commerce;
4. All impoundments of waters otherwise defined as waters of the United States;
5. Tributaries of waters identified in paragraphs (a)(1)-(4) of this section;
6. The territorial sea;
7. Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in items 1-6 above.

Waters of the United States do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the CWA, the final authority regarding CWA jurisdiction remains with the USEPA.

Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA are not waters of the United States.

The lateral limits of USACE jurisdiction in non-tidal waters is defined by the "ordinary high-water mark" (OHWM) unless adjacent wetlands are present. The OHWM is a line on the shore or edge of a channel established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed upon the bank, shelving, changes in the character of soil, destruction of vegetation, or the presence of debris (33 CFR 328.3(e)). As such, waters are recognized in the field by the presence of a defined watercourse with appropriate physical and topographic features. If wetlands occur within, or adjacent to, waters of the United States, the lateral limits of USACE jurisdiction extend beyond the OHWM to the outer edge of the wetlands (33 CFR 328.4 (c)). The upstream limit of jurisdiction in the absence of adjacent wetlands is the point beyond which the OHWM is no longer perceptible (33 CFR 328.4; see also 51 FR 41217).

Wetlands

The USACE defines wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions” (33 CFR 328.3). The USACE’s delineation procedures identify wetlands in the field based on indicators of three wetland parameters: hydrophytic vegetation, hydric soils, and wetland hydrology. The following is a discussion of each of these parameters.

Hydrophytic Vegetation

Hydrophytic vegetation dominates areas where frequency and duration of inundation or soil saturation exerts a controlling influence on the plant species present. Plant species are assigned

wetland indicator status according to the probability of their occurring in wetlands. More than fifty percent of the dominant plant species must have a wetland indicator status to meet the hydrophytic vegetation criterion. The USACE published the National Wetland Plant List (USACE 2018), which separates vascular plants into the following four basic categories based on plant species frequency of occurrence in wetlands:

- **Obligate Wetland (OBL).** Almost always occur in wetlands
- **Facultative Wetland (FACW).** Usually occur in wetlands, but occasionally found in non-wetlands
- **Facultative (FAC).** Occur in wetlands or non-wetlands
- **Facultative Upland (FACU).** Usually occur in non-wetlands, but may occur in wetlands
- **Obligate Upland (UPL).** Almost never occur in wetlands

The USACE considers OBL, FACW and FAC species to be indicators of wetlands. An area is considered to have hydrophytic vegetation when greater than 50 percent of the dominant species in each vegetative stratum (tree, shrub, and herb) fall within these categories. Any species not appearing on the United States Fish and Wildlife Service's list is assumed to be an upland species, almost never occurring in wetlands. In addition, an area needs to contain at least 5% vegetative cover to be considered as a vegetated wetland.

Hydric Soils

Hydric soils are saturated or inundated for a sufficient duration during the growing season to develop anaerobic or reducing conditions that favor the growth and regeneration of hydrophytic vegetation. Field indicators of wetland soils include observations of ponding, inundation, saturation, dark (low chroma) soil colors, bright mottles (concentrations of oxidized minerals such as iron), gleying (indicates reducing conditions by a blue-grey color), or accumulation of organic material. Additional supporting information includes documentation of soil as hydric or reference to wet conditions in the local soils survey, both of which must be verified in the field.

Wetland Hydrology

Wetland hydrology is inundation or soil saturation with a frequency and duration long enough to cause the development of hydric soils and plant communities dominated by hydrophytic vegetation. If direct observation of wetland hydrology is not possible (as in seasonal wetlands), or records of wetland hydrology are not available (such as stream gauges), assessment of wetland hydrology is frequently supported by field indicators, such as water marks, drift lines, sediment deposits, or drainage patterns in wetlands.

Applicable Case Law and Agency Guidance

The USACE's regulations defining "waters of the United States" have been subject to legal interpretation, and two influential Supreme Court decisions have narrowed the definition to exclude certain classes of waters that bear an insufficient connection to navigable waters. In *Solid Waste Agency of Northern Cook County v. Army Corps of Engineers* (2001), the United States Supreme Court stated that the USACE's CWA jurisdiction does not extend to ponds that "are not adjacent to open water." In reaching its decision, the Court concluded that the "Migratory Bird Rule," which served as the basis for the USACE's asserted jurisdiction, was not supported by the CWA. The Migratory Bird Rule extended CWA jurisdiction to intrastate waters "which are or would be used as habitat by birds protected by Migratory Bird Treaties or which are or would be used as habitat by

other migratory birds which cross state lines…" The Court was concerned that application of the Migratory Bird Rule resulted in "reading the term 'navigable waters' out of the statute. Highlighting the language of the CWA to determine the statute's jurisdictional reach, the Court stated, "the term 'navigable' has at least the import of showing us what Congress had in mind as its authority for enacting the CWA: its traditional jurisdiction over waters that were or had been navigable in fact or which could reasonably be so made." This decision stands for the proposition that non-navigable isolated, intrastate waters are not waters of the United States and thus are not jurisdictional under the CWA.

In 2006 the United States Supreme Court decided *Rapanos v. United States* and *Carabell v. United States* (collectively "Rapanos"), which were consolidated cases determining the extent of CWA jurisdiction over waters that carry only an infrequent surface flow. The court issued no majority opinion in Rapanos. Instead, the justices authored five separate opinions including the "plurality" opinion, authored by Justice Scalia (joined by three other justices), and a concurring opinion by Justice Kennedy. To guide implementation of the decision, the USACE and USEPA issued a joint guidance memorandum ("Rapanos Guidance Memorandum") in 2008 stating that "regulatory jurisdiction under the CWA exists over a water body if either the plurality's or Justice Kennedy's standard is satisfied."

According to the plurality opinion in Rapanos, "the waters of the United States include only relatively permanent, standing or flowing bodies of water" and do not include "ordinarily dry channels through which water occasionally or intermittently flows." In addition, while all wetlands that meet the USACE definition are considered adjacent wetlands, only those adjacent wetlands that have a continuous surface connection because they directly abut the tributary (e.g., they are not separated by uplands, a berm, dike, or similar feature) are considered jurisdictional under the plurality standard.

Under Justice Kennedy's opinion, "the USACE's jurisdiction over wetlands depends upon the existence of a significant nexus between the wetlands in question and navigable waters in the traditional sense. Wetlands possess the requisite nexus, and thus come within the statutory phrase 'navigable waters,' if the wetlands, either alone or in combination with similarly situated lands in the region, significantly affect the chemical, physical, and biological integrity of other covered waters more readily understood as 'navigable.' When, in contrast, wetlands' effects on water quality are speculative or insubstantial, they fall outside the zone fairly encompassed by the statutory term 'navigable waters.'" Justice Kennedy identified "pollutant trapping, flood control, and runoff storage" as some of the critical functions wetlands can perform relative to other waters. He concluded that, given wetlands' ecological role, "mere adjacency" to a non-navigable tributary was insufficient to establish CWA jurisdiction, and that "a more specific inquiry, based on the significant nexus standard, is therefore necessary."

Interpreting these decisions, and according to the Rapanos Guidance Memorandum, the USACE and USEPA will assert jurisdiction over the following waters:

- Traditional navigable waters;
- Wetlands adjacent to traditional navigable waters;
- Non-navigable tributaries of traditional navigable waters that are relatively permanent where the tributaries typically flow year-round or have continuous flow at least seasonally (e.g., typically three months); and,
- Wetlands that directly abut such tributaries.

The USACE and USEPA will decide jurisdiction over the following waters based on a fact-specific analysis to determine whether they have a significant nexus with a traditional navigable water:

- Non-navigable tributaries that are not relatively permanent;
- Wetlands adjacent to non-navigable tributaries that are not relatively permanent; and,
- Wetlands adjacent to but that do not directly abut a relatively permanent non-navigable tributary.

Where a significant nexus analysis is required, the USACE and USEPA will apply the significant nexus standard as follows:

- A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by all wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical and biological integrity of downstream traditional navigable waters; and,
- Significant nexus includes consideration of hydrologic and ecologic factors.

The USACE and USEPA generally will not assert jurisdiction over the following features:

- Swales or erosional features (e.g., gullies, small washes characterized by low volume, infrequent, or short duration flow); and,
- Ditches (including roadside ditches) excavated wholly in and draining only uplands and that do not carry a relatively permanent flow of water.

Rivers and Harbors Act Section 10

Section 10 of the Rivers and Harbors Act of 1899 requires authorization from the USACE for the construction of any structure in or over any navigable water of the United States. Structures or work outside the limits defined for navigable waters of the United States require a Section 10 permit if the structure or work affects the course, location, or condition of the water body. The law applies to any dredging or disposal of dredged materials, excavation, filling, re-channelization, or any other modification of a navigable water of the United States, and applies to all structures and work. It further includes, without limitation, any wharf, dolphin, weir, boom breakwater, jetty, groin, bank protection (e.g., riprap, revetment, bulkhead), mooring structures such as pilings, aerial or subaqueous power transmission lines, intake or outfall pipes, permanently moored floating vessel, tunnel, artificial canal, boat ramp, aids to navigation, and any other permanent, or semi-permanent obstacle or obstruction. It is important to note that Section 10 applies only to navigable waters, and thus does not apply to work in non-navigable wetlands or tributaries. In some cases, Section 10 authorization is issued by the USACE concurrently with CWA Section 404 authorization, such as when certain Nationwide Permits are used.

Regional Water Quality Control Board

The State Water Resources Control Board (SWRCB) and nine Regional Water Quality Control Boards (RWQCBs) have jurisdiction over “waters of the State,” which are defined as any surface water or groundwater, including saline waters, within the boundaries of the state (California Water Code sec. 13050(e)). These agencies also have responsibilities for administering portions of the CWA.

Clean Water Act Section 401

Section 401 of the CWA requires an applicant requesting a federal license or permit for an activity that may result in any discharge into navigable waters (such as a Section 404 Permit) to provide state certification that the proposed activity will not violate state and federal water quality standards. In California, CWA Section 401 Water Quality Certification (Section 401 Certification) is issued by the RWQCBs and by the SWRCB for multi-region projects. The process begins when an applicant submits an application to the RWQCB and informs the USACE (or the applicable agency from which a license or permit was requested) that an application has been submitted. The USACE will then determine a "reasonable period of time" for the RWQCB to act on the application; this is typically 60 days for routine projects and longer for complex projects but may not exceed one year. When the period has elapsed, if the RWQCB has not either issued or denied the application for Section 401 Certification, the USACE may determine that Certification has been waived and issue the requested permit. If a Section 401 Certification is issued it may include binding conditions, imposed either through the Certification itself or through the requested federal license or permit.

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act (Porter-Cologne Act) is the principal law governing water quality regulation in California. It establishes a comprehensive program to protect water quality and the beneficial uses of water. The Porter-Cologne Act applies to surface waters, wetlands, and ground water and to both point and nonpoint sources of pollution. Pursuant to the Porter-Cologne Act (California Water Code section 13000 et seq.), the policy of the State is as follows:

- The quality of all the waters of the State shall be protected
- All activities and factors affecting the quality of water shall be regulated to attain the highest water quality within reason
- The State must be prepared to exercise its full power and jurisdiction to protect the quality of water in the State from degradation

The Porter-Cologne Act established nine RWQCBs (based on watershed boundaries) and the SWRCB, which are charged with implementing its provisions and which have primary responsibility for protecting water quality in California. The SWRCB provides program guidance and oversight, allocates funds, and reviews RWQCB decisions. In addition, the SWRCB allocates rights to the use of surface water. The RWQCBs have primary responsibility for individual permitting, inspection, and enforcement actions within each of nine hydrologic regions. The SWRCB and RWQCBs have numerous nonpoint source related responsibilities, including monitoring and assessment, planning, financial assistance, and management.

Section 13260 of the Porter-Cologne Act requires any person discharging or proposing to discharge waste that could affect the quality of waters of the State to file a Report of Waste Discharge with the appropriate RWQCB. The RWQCB may then authorize the discharge, subject to conditions, by issuing Waste Discharge Requirements (WDRs). While this requirement was historically applied primarily to outfalls and similar point source discharges, the SWRCB's *State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State*, effective May 2020, make it clear that the agency will apply the Porter-Cologne Act's requirements to discharges of dredge and fill material as well. The *Procedures* state that they are to be used in issuing CWA Section 401 Certifications and WDRs, and largely mirror the existing review requirements for CWA

Section 404 Permits and Section 401 Certifications, incorporating most elements of the USEPA's *Section 404(b)(1) Guidelines*. Following issuance of the *Procedures*, the SWRCB produced a consolidated application form for dredge/fill discharges that can be used to obtain a CWA Section 401 Water Quality Certification, WDRs, or both.

Non-Wetland Waters of the State

The SWRCB and RWQCBs have not established regulations for field determinations of waters of the state except for wetlands currently. In many cases the RWQCBs interpret the limits of waters of the State to be bounded by the OHWM unless isolated conditions or ephemeral waters are present. However, in the absence of statewide guidance each RWQCB may interpret jurisdictional boundaries within their region and the SWRCB has encouraged applicants to confirm jurisdictional limits with their RWQCB before submitting applications. As determined by the RWQCB, waters of the State may include riparian areas or other locations outside the OHWM, leading to a larger jurisdictional area over a given water body compared to the USACE.

Wetland Waters of the State

Procedures for defining wetland waters of the State pursuant to the SWRCB's *State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State* went into effect May 28, 2020. The SWRCB defines an area as wetland if, under normal circumstances:

(i) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both;

(ii) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and

(iii) the area's vegetation is dominated by hydrophytes or the area lacks vegetation.

The SWRCB's *Implementation Guidance for the Wetland Definition and Procedures for Discharges of Dredge and Fill Material to Waters of the State* (2020), states that waters of the U.S. and waters of the State should be delineated using the standard USACE delineation procedures, taking into consideration that the methods shall be modified only to allow for the fact that a lack of vegetation does not preclude an area from meeting the definition of a wetland.

United States Fish and Wildlife Service

The United States Fish and Wildlife Service (USFWS) implements several laws protecting the Nation's fish and wildlife resources, including the Endangered Species Act (ESA; 16 United States Code [USC] Sections 153 et seq.), the Migratory Bird Treaty Act (MBTA; 16 USC Sections 703-711) and the Bald and Golden Eagle Protection Act (16 USC Section 668).

Endangered Species Act

The USFWS and National Marine Fisheries Service (NMFS) share responsibility for implementing the ESA. Generally, the USFWS implements the FESA for terrestrial and freshwater species, while the NMFS implements the FESA for marine and anadromous species. Projects that would result in "take" of any threatened or endangered wildlife species, or a threatened or endangered plant species if occurring on federal land, are required to obtain permits from the USFWS or NMFS through either Section 7 (interagency consultation with a federal nexus) or Section 10 (Habitat Conservation Plan)

of the ESA, depending on the involvement by the federal government in funding, authorizing, or carrying out the project. The permitting process is used to determine if a project would jeopardize the continued existence of a listed species and what measures would be required to avoid jeopardizing the species. “Take” under federal definition means to harass, harm (which includes habitat modification), pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Proposed or candidate species do not have the full protection of the ESA; however, the USFWS and NMFS advise project applicants that they could be elevated to listed status at any time.

Migratory Bird Treaty Act

The MBTA of 1918 implements four international conservation treaties that the U.S. entered into with Canada in 1916, Mexico in 1936, Japan in 1972, and Russia in 1976. It is intended to ensure the sustainability of populations of all protected migratory bird species. The law has been amended with the signing of each treaty, as well as when any of the treaties were amended, such as with Mexico in 1976 and Canada in 1995. The MBTA prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the USFWS.

The list of migratory bird species protected by the law, in regulations at 50 CFR Part 10.13, is primarily based on bird families and species included in the four international treaties. A migratory bird species is included on the list if it meets one or more of the following criteria:

1. It occurs in the United States or U.S. territories as the result of natural biological or ecological processes and is currently, or was previously listed as, a species or part of a family protected by one of the four international treaties or their amendments.
2. Revised taxonomy results in it being newly split from a species that was previously on the list, and the new species occurs in the United States or U.S. territories as the result of natural biological or ecological processes.
3. New evidence exists for its natural occurrence in the United States or U.S. territories resulting from natural distributional changes and the species occurs in a protected family.

In 2004, the Migratory Bird Treaty Reform Act limited the scope of the MBTA by stating the MBTA applies only to migratory bird species that are native to the United States or U.S. territories, and that a native migratory bird species is one that is present as a result of natural biological or ecological processes. The MBTRA requires the USFWS to publish a list of all nonnative, human-introduced bird species to which the MBTA does not apply, and an updated list was published in 2020. The 2020 update identifies species belonging to biological families referred to in treaties the MBTA implements but are not protected because their presence in the United States or U.S. territories is solely the result of intentional or unintentional human-assisted introductions.

Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act prohibits anyone, without a permit issued by the USFWS, from "taking" bald or golden eagles, including their parts (including feathers), nests, or eggs. The Act provides criminal penalties for persons who "take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle ... [or any golden eagle], alive or dead, or any part, nest, or egg thereof." The Act defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb."

"Disturb" means “to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to an eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior."

In addition to immediate impacts, this definition also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present, if, upon the eagle's return, such alterations agitate or bother an eagle to a degree that interferes with or interrupts normal breeding, feeding, or sheltering habits, and causes injury, death or nest abandonment.

California Department of Fish and Wildlife

The California Department of Fish and Wildlife (CDFW) derives its authority from the Fish and Game Code of California and administers several State laws protecting fish and wildlife resources and the habitats upon which they depend.

California Endangered Species Act

The California Endangered Species Act (CESA) (Fish and Game Code Section 2050 et. seq.) prohibits take of state listed threatened or endangered. Take under CESA is defined as “Hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill” (Fish and Game Code sec. 86). This definition does not prohibit indirect harm by way of habitat modification, except where such harm is the proximate cause of death of a listed species. Where incidental take would occur during construction or other lawful activities, CESA allows the CDFW to issue an Incidental Take Permit upon finding, among other requirements, that impacts to the species have been minimized and fully mitigated. Unlike the federal ESA, CESA’s protections extend to candidate species during the period (typically one year) while the California Fish and Game Commission decides whether the species warrants CESA listing.

Native Plant Protection Act

The CDFW also has authority to administer the Native Plant Protection Act (NPPA) (Fish and Game Code Section 1900 et seq.). The NPPA requires the CDFW to establish criteria for determining if a species, subspecies, or variety of native plant is endangered or rare, and prohibits the take of listed plant species. Effective in 2015, CDFW promulgated regulations (14 CCR 786.9) under the authority of the NPPA, establishing that the CESA’s permitting procedures would be applied to plants listed under the NPPA as "Rare." With this change, there is little practical difference for the regulated public between plants listed under CESA and those listed under the NPPA.

Fully Protected Species Laws

The CDFW enforces Sections 3511, 4700, 5050, and 5515 of the Fish and Game Code, which prohibit take of species designated as Fully Protected. The CDFW is not allowed to issue an Incidental Take Permit for Fully Protected species; therefore, impacts to these species must be avoided. The exception is situations where a Natural Community Conservation Plan (NCCP) is in place that authorizes take of the fully protected species.

Avian Protection Laws

California Fish and Game Code sections 3503, 3503.5, and 3513 describe unlawful take, possession, or destruction of native birds, nests, and eggs. Section 3503.5 of the Code protects all birds-of-prey and their eggs and nests against take, possession, or destruction of nests or eggs. Section 3513 makes it a state-level offense to take any bird in violation of the federal Migratory Bird Treaty Act.

Protection of Lakes and Streambeds

California Fish and Game Code section 1602 states that it is unlawful for any person to "substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake" without first notifying the California Department of Fish and Wildlife (CDFW) of that activity. Thereafter, if CDFW determines and informs the entity that the activity will not substantially adversely affect any existing fish or wildlife resources, the entity may commence the activity. If, however, CDFG determines that the activity may substantially adversely affect an existing fish or wildlife resource, the entity may be required to obtain from CDFW a Streambed Alteration Agreement (SAA), which will include reasonable measures necessary to protect the affected resource(s), before the entity may conduct the activity described in the notification. Upon receiving a complete Notification of Lake/Streambed Alteration, CDFW has 60 days to present the entity with a Draft SAA. Upon review of the Draft SAA by the applicant, any problematic terms are negotiated with CDFW and a final SAA is executed.

The CDFW has not defined the term “stream” for the purposes of implementing its regulatory program under Section 1602, and the agency has not promulgated regulations directing how jurisdictional streambeds may be identified, or how their limits should be delineated. However, four relevant sources of information offer insight as to the appropriate limits of CDFW jurisdiction as discussed below.

- **The plain language of Section 1602 of CFGC** establishes the following general concepts:
  - References “river,” “stream,” and “lake”
  - References “natural flow”
  - References “bed,” “bank,” and “channel”
- **Applicable court decisions**, in particular *Rutherford v. State of California* (188 Cal App. 3d 1276 (1987), which interpreted Section 1602’s use of “stream” to be as defined in common law. The Court indicated that a “stream” is commonly understood to:
  - Have a source and a terminus
  - Have banks and a channel
  - Convey flow at least periodically, but need not flow continuously and may at times appear outwardly dry
  - Represent the depression between the banks worn by the regular and usual flow of the water
  - Include the area between the opposing banks measured from the foot of the banks from the top of the water at its ordinary stage, including intervening sand bars
  - Include the land that is covered by the water in its ordinary low stage
  - Include lands below the OHWM

- **CDFW regulations** defining "stream" for other purposes, including sport fishing (14 CCR 1.72) and streambed alterations associated with cannabis production (14 CCR 722(c)(21)), which indicate that a stream:
  - Flows at least periodically or intermittently
  - Flows through a bed or channel having banks
  - Supports fish or aquatic life
  - Can be dry for a period of time
  - Includes watercourses where surface or subsurface flow supports or has supported riparian vegetation
- **Guidance documents**, *including A Field Guide to Lake and Streambed Alteration Agreements* (CDFG 1994) and *Methods to Describe and Delineate Episodic Stream Processes on Arid Landscapes for Permitting Utility-Scale Solar Power Plants* (Brady and Vyverberg 2013), which suggest the following:
  - A stream may flow perennially or episodically
  - A stream is defined by the course in which water currently flows, or has flowed during the historic hydrologic course regime (approximately the last 200 years)
  - Width of a stream course can reasonably be identified by physical or biological indicators
  - A stream may have one or more channels (single thread vs. compound form)
  - Features such as braided channels, low-flow channels, active channels, banks associated with secondary channels, floodplains, islands, and stream-associated vegetation, are interconnected parts of the watercourse
  - Canals, aqueducts, irrigation ditches, and other means of water conveyance can be considered streams if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife
  - Biologic components of a stream may include aquatic and riparian vegetation, all aquatic wildlife including fish, amphibians, reptiles, invertebrates, and terrestrial species which derive benefits from the stream system
  - The lateral extent of a stream can be measured in different ways depending on the particular situation and the type of fish or wildlife resource at risk

The tenets listed above, among others, are applied to establish the boundaries of streambeds in various environments. Importance of each factor may be weighted based on site-specific considerations and the applicability of the indicators to the streambed at hand.

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Appendix B

Special-Status Species Evaluation Tables

Special Status Species Evaluation Table

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Plants and Lichens				
Aphanisma blitoides aphanisma	None/None G3G4/S2 1B.2	Annual herb. Coastal bluff scrub, coastal dunes, coastal scrub. Gravelly (sometimes), sandy (sometimes). Elevations: 5-1000ft. (1-305m.) Blooms Feb-Jun.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Arenaria paludicola marsh sandwort	FE/SCE G1/S1 1B.1	Perennial stoloniferous herb. Marshes and swamps. Openings, sandy. Elevations: 10-560ft. (3-170m.) Blooms May-Aug.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Astragalus brauntonii Braunton's milk-vetch	FE/None G2/S2 1B.1	Perennial herb. Chaparral, coastal scrub, valley and foothill grassland. Recent burns or disturbed areas; usually on sandstone with carbonate layers. Soil specialist; requires shallow soils to defeat pocket gophers and open areas, preferably on hilltops, saddles or bowls between hills. Elevations: 15-2100ft. (4-640m.) Blooms Jan-Aug.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Astragalus hornii var. *hornii* Horn's milk-vetch	None/None GUT1/S1 1B.1	Annual herb. Meadows and seeps, playas. Alkaline, lake margins. Elevations: 195-2790ft. (60-850m.) Blooms May-Oct.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Astragalus tener var. *titi* coastal dunes milk-vetch	FE/SCE G2T1/S1 1B.1	Annual herb. Coastal bluff scrub, coastal dunes, coastal prairie. Moist, sandy depressions of bluffs or dunes along and near the Pacific Ocean; one site on a clay terrace. Elevations: 5-165ft. (1-50m.) Blooms Mar-May.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Atriplex coulteri Coulter's saltbush	None/None G3/S1S2 1B.2	Perennial herb. Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland. Alkaline (sometimes), clay (sometimes). Elevations: 10-1510ft. (3-460m.) Blooms Mar-Oct.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Atriplex pacifica south coast saltscale	None/None G4/S2 1B.2	Annual herb. Coastal bluff scrub, coastal dunes, coastal scrub, playas. Alkali soils. Elevations: 0-460ft. (0-140m.) Blooms Mar-Oct.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Atriplex parishii Parish's brittlescale	None/None G1G2/S1 1B.1	Annual herb. Chenopod scrub, playas, vernal pools. Alkaline. Elevations: 80-6235ft. (25-1900m.) Blooms Jun-Oct.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Atriplex serenana var. *davidsonii* Davidson's saltscale	None/None G5T1/S1 1B.2	Annual herb. Coastal bluff scrub, coastal scrub. Alkaline. Elevations: 35-655ft. (10-200m.) Blooms Apr-Oct.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Berberis nevinii Nevin's barberry	FE/SCE G1/S1 1B.1	Perennial evergreen shrub. Chaparral, cismontane woodland, coastal scrub, riparian scrub. Gravelly (sometimes), sandy (sometimes). Elevations: 230-2705ft. (70-825m.) Blooms (Feb)Mar-Jun.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Calochortus catalinae Catalina mariposa lily	None/None G3G4/S3S4 4.2	Perennial bulbiferous herb. Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland. In heavy soils, open slopes, openings in brush. Elevations: 50-2295ft. (15-700m.) Blooms (Feb)Mar-Jun.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Calochortus plummerae Plummer's mariposa-lily	None/None G4/S4 4.2	Perennial bulbiferous herb. Chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, valley and foothill grassland. Granitic, rocky. Elevations: 330-5580ft. (100-1700m.) Blooms May-Jul.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Calochortus weedii var. *intermedius* intermediate mariposa-lily	None/None G3G4T3/S3 1B.2	Perennial bulbiferous herb. Chaparral, coastal scrub, valley and foothill grassland. Rocky. Elevations: 345-2805ft. (105-855m.) Blooms May-Jul.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Calystegia felix lucky morning-glory	None/None G1Q/S1 1B.1	Annual rhizomatous herb. Meadows and seeps, riparian scrub. Sometimes alkaline, alluvial. Elevations: 100-705ft. (30-215m.) Blooms Mar-Sep.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Calystegia peirsonii Peirson's morning-glory	None/None G4/S4 4.2	Perennial rhizomatous herb. Chaparral, chenopod scrub, cismontane woodland, coastal scrub, lower montane coniferous forest, valley and foothill grassland. Often in disturbed areas or along roadsides or in grassy, open areas. Elevations: 100-4920ft. (30-1500m.) Blooms Apr-Jun.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Camissoniopsis lewisii Lewis' evening-primrose	None/None G4/S4 3	Annual herb. Cismontane woodland, coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland. Clay (sometimes), sandy (sometimes). Elevations: 0-985ft. (0-300m.) Blooms Mar-May(Jun).	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Centromadia parryi ssp. *australis* southern tarplant	None/None G3T2/S2 1B.1	Annual herb. Marshes and swamps, valley and foothill grassland, vernal pools. Often in disturbed sites near the coast at marsh edges; also in alkaline soils sometimes with saltgrass. Sometimes on vernal pool margins. Elevations: 0-1575ft. (0-480m.) Blooms May-Nov.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Centromadia pungens ssp. *laevis* smooth tarplant	None/None G3G4T2/S2 1B.1	Annual herb. Chenopod scrub, meadows and seeps, playas, riparian woodland, valley and foothill grassland. Alkaline. Elevations: 0-2100ft. (0-640m.) Blooms Apr-Sep.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Chloropyron maritimum ssp. *maritimum* salt marsh bird's-beak	FE/SCE G4?T1/S1 1B.2	Annual herb (hemiparasitic). Coastal dunes, marshes and swamps. Limited to the higher zones of salt marsh habitat. Elevations: 0-100ft. (0-30m.) Blooms May-Oct(Nov).	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Clinopodium mimuloides monkey-flower savory	None/None G3/S3 4.2	Perennial herb. Chaparral, north coast coniferous forest. Mesic, streambanks. Elevations: 1000-5905ft. (305-1800m.) Blooms Jun-Oct.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Convolvulus simulans small-flowered morning-glory	None/None G4/S4 4.2	Annual herb. Chaparral, coastal scrub, valley and foothill grassland. Clay, seeps, serpentinite. Elevations: 100-2430ft. (30-740m.) Blooms Mar-Jul.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Cuscuta obtusiflora var. *glandulosa* Peruvian dodder	None/None G5T4?/SH 2B.2	Annual vine (parasitic). Marshes and swamps. Freshwater marsh. Elevations: 50-920ft. (15-280m.) Blooms Jul-Oct.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Dodecahema leptoceras slender-horned spineflower	FE/SCE G1/S1 1B.1	Annual herb. Chaparral, cismontane woodland, coastal scrub. Flood deposited terraces and washes; associates include Encelia, Dalea, Lepidospartum, etc. Sandy soils. Elevations: 655-2495ft. (200-760m.) Blooms Apr-Jun.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Dudleya multicaulis many-stemmed dudleya	None/None G2/S2 1B.2	Perennial herb. Chaparral, coastal scrub, valley and foothill grassland. In heavy, often clayey soils or grassy slopes. Elevations: 50-2590ft. (15-790m.) Blooms Apr-Jul.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Eryngium aristulatum var. *parishii* San Diego button-celery	FE/SCE G5T1/S1 1B.1	Annual/perennial herb. Coastal scrub, valley and foothill grassland, vernal pools. San Diego mesa hardpan and claypan vernal pools and southern interior basalt flow vernal pools; usually surrounded by scrub. Elevations: 65-2035ft. (20-620m.) Blooms Apr-Jun.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Erysimum suffrutescens suffrutescent wallflower	None/None G3/S3 4.2	Perennial herb. Chaparral, coastal bluff scrub, coastal dunes, coastal scrub. Coastal dunes and bluffs. Elevations: 0-490ft. (0-150m.) Blooms Jan-Jul(Aug).	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Helianthus nuttallii ssp. *parishii* Los Angeles sunflower	None/None G5TX/SX 1A	Perennial rhizomatous herb. Marshes and swamps. Elevations: 35-5005ft. (10-1525m.) Blooms Aug-Oct.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Hordeum intercedens vernal barley	None/None G3G4/S3S4 3.2	Annual herb. Coastal dunes, coastal scrub, valley and foothill grassland, vernal pools. Vernal pools, dry, saline streambeds, alkaline flats. 5-. Elevations: 15-3280ft. (5-1000m.) Blooms Mar-Jun.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Horkelia cuneata var. *puberula* mesa horkelia	None/None G4T1/S1 1B.1	Perennial herb. Chaparral, cismontane woodland, coastal scrub. Sandy or gravelly sites. Elevations: 230-2660ft. (70-810m.) Blooms Feb-Jul(Sep).	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Isocoma menziesii var. *decumbens* decumbent goldenbush	None/None G3G5T2T3/S2 1B.2	Perennial shrub. Chaparral, coastal scrub. Sandy soils; often in disturbed sites. Elevations: 35-445ft. (10-135m.) Blooms Apr-Nov.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Juglans californica Southern California black walnut	None/None G4/S4 4.2	Perennial deciduous tree. Chaparral, cismontane woodland, coastal scrub, riparian woodland. Slopes, canyons, alluvial habitats. Elevations: 165-2955ft. (50-900m.) Blooms Mar-Aug.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Juncus acutus ssp. *leopoldii* southwestern spiny rush	None/None G5T5/S4 4.2	Perennial rhizomatous herb. Coastal dunes, marshes and swamps, meadows and seeps. Moist saline places. Elevations: 10-2955ft. (3-900m.) Blooms (Mar)May-Jun.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Lasthenia glabrata ssp. *coulteri* Coulter's goldfields	None/None G4T2/S2 1B.1	Annual herb. Marshes and swamps, playas, vernal pools. Usually found on alkaline soils in playas, sinks, and grasslands. 1-. Elevations: 5-4005ft. (1-1220m.) Blooms Feb-Jun.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Lepidium virginicum var. *robinsonii* Robinson's pepper-grass	None/None G5T3/S3 4.3	Annual herb. Chaparral, coastal scrub. Dry soils, shrubland. 4-. Elevations: 5-2905ft. (1-885m.) Blooms Jan-Jul.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Lycium californicum California box-thorn	None/None G4/S4 4.2	Perennial shrub. Coastal bluff scrub, coastal scrub. Elevations: 15-490ft. (5-150m.) Blooms Mar-Aug(Dec).	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Nama stenocarpa mud nama	None/None G4G5/S1S2 2B.2	Annual/perennial herb. Marshes and swamps. Lake shores, river banks, intermittently wet areas. Elevations: 15-1640ft. (5-500m.) Blooms Jan-Jul.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Nasturtium gambelii Gambel's water cress	FE/SCT G1/S1 1B.1	Perennial rhizomatous herb. Marshes and swamps. Freshwater and brackish marshes at the margins of lakes and along streams, in or just above the water level. Elevations: 15-1085ft. (5-330m.) Blooms Apr-Oct.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Navarretia fossalis spreading navarretia	FT/None G2/S2 1B.1	Annual herb. Chenopod scrub, marshes and swamps, playas, vernal pools. San Diego hardpan and San Diego claypan vernal pools; in swales and vernal pools, often surrouded by other habitat types. Elevations: 100-2150ft. (30-655m.) Blooms Apr-Jun.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Navarretia prostrata prostrate vernal pool navarretia	None/None G2/S2 1B.2	Annual herb. Coastal scrub, meadows and seeps, valley and foothill grassland, vernal pools. Alkaline soils in grassland, or in vernal pools. Mesic, alkaline sites. Elevations: 10-3970ft. (3-1210m.) Blooms Apr-Jul.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Nemacaulis denudata var. *denudata* coast woolly-heads	None/None G3G4T2/S2 1B.2	Annual herb. Coastal dunes. Elevations: 0-330ft. (0-100m.) Blooms Apr-Sep.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Orcuttia californica California Orcutt grass	FE/SCE G1/S1 1B.1	Annual herb. Vernal pools. Elevations: 50-2165ft. (15-660m.) Blooms Apr-Aug.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Pentachaeta lyonii Lyon's pentachaeta	FE/SCE G1/S1 1B.1	Annual herb. Chaparral, coastal scrub, valley and foothill grassland. Edges of clearings in chaparral, usually at the ecotone between grassland and chaparral or edges of firebreaks. Elevations: 100-2265ft. (30-690m.) Blooms (Feb)Mar-Aug.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Phacelia hubbyi Hubby's phacelia	None/None G4/S4 4.2	Annual herb. Chaparral, coastal scrub, valley and foothill grassland. Gravelly, rocky areas and talus slopes. Elevations: 0-3280ft. (0-1000m.) Blooms Apr-Jul.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Phacelia stellaris Brand's star phacelia	None/None G1/S1 1B.1	Annual herb. Coastal dunes, coastal scrub. Open areas. Elevations: 5-1310ft. (1-400m.) Blooms Mar-Jun.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Pseudognaphalium leucocephalum white rabbit-tobacco	None/None G4/S2 2B.2	Perennial herb. Chaparral, cismontane woodland, coastal scrub, riparian woodland. Sandy, gravelly sites. Elevations: 0-6890ft. (0-2100m.) Blooms (Jul)Aug-Nov(Dec).	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Quercus dumosa Nuttall's scrub oak	None/None G3/S3 1B.1	Perennial evergreen shrub. Chaparral, closed-cone coniferous forest, coastal scrub. Generally on sandy soils near the coast; sometimes on clay loam. Elevations: 50-1310ft. (15-400m.) Blooms Feb-Apr(May-Aug).	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
*Ribes d*ivar*icatum var. parishii* Parish's gooseberry	None/None G5TX/SX 1A	Perennial deciduous shrub. Riparian woodland. Salix swales in riparian habitats. Elevations: 215-985ft. (65-300m.) Blooms Feb-Apr.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Romneya coulteri Coulter's matilija poppy	None/None G4/S4 4.2	Perennial rhizomatous herb. Chaparral, coastal scrub. In washes and on slopes; also after burns. Elevations: 65-3935ft. (20-1200m.) Blooms Mar-Jul(Aug).	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Sagittaria sanfordii Sanford's arrowhead	None/None G3/S3 1B.2	Perennial rhizomatous herb (emergent). Marshes and swamps. In standing or slow-moving freshwater ponds, marshes, and ditches. Elevations: 0-2135ft. (0-650m.) Blooms May-Oct(Nov).	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Scutellaria bolanderi ssp. *austromontana* southern mountains skullcap	None/None G4T3/S3 1B.2	Perennial rhizomatous herb. Chaparral, cismontane woodland, lower montane coniferous forest. In gravelly soils on streambanks or in mesic sites in oak or pine woodland. Elevations: 1395-6560ft. (425-2000m.) Blooms Jun-Aug.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Sidalcea neomexicana salt spring checkerbloom	None/None G4/S2 2B.2	Perennial herb. Chaparral, coastal scrub, lower montane coniferous forest, mojavean desert scrub, playas. Alkali springs and marshes. Elevations: 50-5020ft. (15-1530m.) Blooms Mar-Jun.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Suaeda esteroa estuary seablite	None/None G3/S2 1B.2	Perennial herb. Marshes and swamps. Coastal salt marshes in clay, silt, and sand substrates. Elevations: 0-15ft. (0-5m.) Blooms (Jan-May)Jul-Oct.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Suaeda taxifolia woolly seablite	None/None G4/S4 4.2	Perennial evergreen shrub. Coastal bluff scrub, coastal dunes, marshes and swamps. Margins of salt marshes. Elevations: 0-165ft. (0-50m.) Blooms Jan-Dec.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Symphyotrichum defoliatum San Bernardino aster	None/None G2/S2 1B.2	Perennial rhizomatous herb. Cismontane woodland, coastal scrub, lower montane coniferous forest, marshes and swamps, meadows and seeps, valley and foothill grassland. Vernally mesic grassland or near ditches, streams and springs; disturbed areas. Elevations: 5-6695ft. (2-2040m.) Blooms Jul-Nov.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Symphyotrichum greatae Greata's aster	None/None G2/S2 1B.3	Perennial rhizomatous herb. Broadleafed upland forest, chaparral, cismontane woodland, lower montane coniferous forest, riparian woodland. Mesic canyons. Elevations: 985-6595ft. (300-2010m.) Blooms Jun-Oct.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Invertebrates				
Bombus crotchii Crotch bumble bee	None/SCE G2/S2	Coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	The species has very low potential to occur on site.	Moderately developed urban land cover may suitable habitat for this species if food plants are present.
Brennania belkini Belkin's dune tabanid fly	None/None G1G2/S1S2	Sand obligate species known from coastal dunes near Playa del Rey and El Segundo south to Ensenada, Mexico. One of few tabanids not requiring a blood meal for seccessful egg production; adults taken on flowers. Larvae collected 50 cm beneath surface of sandy soil; presumably burrowing predators with undetermined hosts, likely beetle larvae. Adult flight generally May - July.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Cicindela hirticollis gravida sandy beach tiger beetle	None/None G5T2/S2	Inhabits areas adjacent to non-brackish water along the coast of California from San Francisco Bay to northern Mexico. Clean, dry, light-colored sand in the upper zone. Subterranean larvae prefer moist sand not affected by wave action.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Cicindela latesignata western beach tiger beetle	None/None G2G3/S1	Mudflats and beaches of coastal estuaries from San Diego County to Los Angeles County. Typically inhabit wet or dry sandy beaches and mud, sand, or salt flats.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Cicindela senilis frosti senile tiger beetle	None/None G2G3T1T3/S1	Inhabits marine shoreline, from Central California coast south to salt marshes of San Diego. Also found at Lake Elsinore. Inhabits dark-colored mud in the lower zone and dried salt pans in the upper zone.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Danaus plexippus plexippus pop. 1 monarch - California overwintering population	FC/None G4T1T2/S2	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Eugnosta busckana Busck's gallmoth	None/None G1G3/SH		The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Glaucopsyche lygdamus palosverdesensis Palos Verdes blue butterfly	FE/None G5T1/S1	Restricted to the cool, fog-shrouded, seaward side of Palos Verdes Hills, Los Angeles County. Host plant is Astragalus trichopodus var. lonchus (locoweed).	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Glyptostoma gabrielense San Gabriel chestnut	None/None G2/S2	Terrestrial.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Gonidea angulata western ridged mussel	None/None G3/S1S2	Primarily creeks and rivers and less often lakes. Originally in most of state, now extirpated from Central and Southern California. .	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Habroscelimorpha gabbii western tidal-flat tiger beetle	None/None G2G4/S1	Inhabits estuaries and mudflats along the coast of Southern California. Generally found on dark-colored mud in the lower zone; occasionally found on dry saline flats of estuaries.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Streptocephalus woottoni Riverside fairy shrimp	FE/None G1G2/S2	Endemic to Western Riverside, Orange, and San Diego counties in areas of tectonic swales/earth slump basins in grassland and coastal sage scrub. Inhabit seasonally astatic pools filled by winter/spring rains. Hatch in warm water later in the season.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Tryonia imitator mimic tryonia (=California brackishwater snail)	None/None G2/S2	Inhabits coastal lagoons, estuaries and salt marshes, from Sonoma County south to San Diego County. Found only in permanently submerged areas in a variety of sediment types; able to withstand a wide range of salinities.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Amphibians				
Spea hammondii western spadefoot	None/None G2G3/S3S4 SSC	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Reptiles				
Anniella stebbinsi Southern California legless lizard	None/None G3/S3 SSC	Generally south of the Transverse Range, extending to northwestern Baja California. Occurs in sandy or loose loamy soils under sparse vegetation. Disjunct populations in the Tehachapi and Piute Mountains in Kern County. Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Arizona elegans occidentalis California glossy snake	None/None G5T2/S2 SSC	Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular ranges, south to Baja California. Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Aspidoscelis tigris stejnegeri coastal whiptail	None/None G5T5/S3 SSC	Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland and riparian areas. Ground may be firm soil, sandy, or rocky.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Chelonia mydas green turtle	FT/None G3/S1	Marine. Completely herbivorous; needs adequate supply of seagrasses and algae.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Emys marmorata western pond turtle	None/None G3G4/S3 SSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation. Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Phrynosoma blainvillii coast horned lizard	None/None G3G4/S4 SSC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Agelaius tricolor tricolored blackbird	None/ST G1G2/S1S2 SSC	Highly colonial species, most numerous in Central Valley and vicinity. Largely endemic to California. Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Aimophila ruficeps canescens southern California rufous-crowned sparrow	None/None G5T3/S3 WL	Resident in Southern California coastal sage scrub and sparse mixed chaparral. Frequents relatively steep, often rocky hillsides with grass and forb patches.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area..
Athene cunicularia burrowing owl	None/None G4/S3 SSC	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	The species has very low potential to occur.	Disturbed open areas, open pipes, concrete culverts, and openings under abandoned buildings provide suitable habitat for the species.
Buteo regalis ferruginous hawk	None/None G4/S3S4 WL	Open grasslands, sagebrush flats, desert scrub, low foothills and fringes of pinyon and juniper habitats. Eats mostly lagomorphs, ground squirrels, and mice. Population trends may follow lagomorph population cycles.	The species has very low potential to occur.	Open green spaces provide suitable foraging habitat.
Buteo swainsoni Swainson's hawk	None/ST G5/S3	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees. Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	The species has very low potential to occur.	Open green spaces provide suitable foraging habitat.
Coccyzus americanus occidentalis western yellow-billed cuckoo	FT/SE G5T2T3/S1	Riparian forest nester, along the broad, lower flood-bottoms of larger river systems. Nests in riparian jungles of willow, often mixed with cottonwoods, with lower story of blackberry, nettles, or wild grape.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Coturnicops noveboracensis yellow rail	None/None G4/S1S2 SSC	Summer resident in eastern Sierra Nevada in Mono County. Freshwater marshlands.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Empidonax traillii extimus southwestern willow flycatcher	FE/SE G5T2/S1	Riparian woodlands in Southern California. .	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Icteria virens yellow-breasted chat	None/None G5/S3 SSC	Summer resident; inhabits riparian thickets of willow and other brushy tangles near watercourses. Nests in low, dense riparian, consisting of willow, blackberry, wild grape; forages and nests within 10 ft of ground.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Passerculus sandwichensis beldingi Belding's savannah sparrow	None/SE G5T3/S3	Inhabits coastal salt marshes, from Santa Barbara south through San Diego County. Nests in Salicornia on and about margins of tidal flats.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Pelecanus occidentalis californicus California brown pelican	FD/SD G4T3T4/S3 FP	Colonial nester on coastal islands just outside the surf line. Nests on coastal islands of small to moderate size which afford immunity from attack by ground-dwelling predators. Roosts communally.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Polioptila californica californica coastal California gnatcatcher	FT/None G4G5T3Q/S2 SSC	Obligate, permanent resident of coastal sage scrub below 2500 ft in Southern California. Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Riparia riparia bank swallow	None/ST G5/S2	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Sternula antillarum browni California least tern	FE/SE G4T2T3Q/S2 FP	Nests along the coast from San Francisco Bay south to northern Baja California. Colonial breeder on bare or sparsely vegetated, flat substrates: sand beaches, alkali flats, land fills, or paved areas.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Vireo bellii pusillus least Bell's vireo	FE/SE G5T2/S2	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Mammals				
Antrozous pallidus pallid bat	None/None G4/S3 SSC	Found in a variety of habitats including deserts, grasslands, shrublands, woodlands, and forests. Most common in open, dry habitats with rocky areas for roosting. Roosts in crevices of rock outcrops, caves, mine tunnels, buildings, bridges, and hollows of live and dead trees which must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	The species has very low potential to occur.	Ornamental trees providing thick canopy coverage, abandon buildings, tunnels, and bridges provide adequate roosting habitat.
Eumops perotis californicus western mastiff bat	None/None G4G5T4/S3S4 SSC	Occurs in open, semi-arid to arid habitats, including coniferiferous and deciduous woodlands, coastal scrub, grasslands, and chaparral. Roosts in crevices in cliff faces and caves, and buildings. Roosts typically occur high above ground.	The species has very low potential to occur.	Ornamental trees providing thick canopy coverage, abandon buildings, tunnels, and bridges provide adequate roosting habitat.
Lasionycteris noctivagans silver-haired bat	None/None G3G4/S3S4	Primarily a coastal and montane forest dweller, feeding over streams, ponds and open brushy areas. Roosts in hollow trees, beneath exfoliating bark, abandoned woodpecker holes, and rarely under rocks. Needs drinking water.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Lasiurus cinereus hoary bat	None/None G3G4/S4	Typically roosts in trees in deciduous and coniferous forests and woodlands but occassionally roosts in rocks crevices. Forages in open areas, typically along riparian corridors or over water. Diet primarily consists of moths.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Lasiurus xanthinus western yellow bat	None/None G4G5/S3 SSC	Occurs in arid regions of the southwestern United States. Typically found in riparian woodlands, oak or pinyon-juniper woodland, desert wash, palm oasis habitats, and urban or suburban areas. Roosts in trees, often between palm fronds.	The species has very low potential to occur.	Ornamental trees providing thick canopy coverage, abandon buildings, tunnels, and bridges provide adequate roosting habitat.
Microtus californicus stephensi south coast marsh vole	None/None G5T2T3/S2 SSC	Occurs in tidal marshes of Orange, Los Angeles, and Ventura Counties.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Nyctinomops femorosaccus pocketed free-tailed bat	None/None G5/S3 SSC	Variety of arid areas in Southern California; pine-juniper woodlands, desert scrub, palm oasis, desert wash, desert riparian, etc. Rocky areas with high cliffs.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Nyctinomops macrotis big free-tailed bat	None/None G5/S3 SSC	Low-lying arid areas in Southern California. Need high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Perognathus longimembris pacificus Pacific pocket mouse	FE/None G5T1/S2 SSC	Inhabits the narrow coastal plains from the Mexican border north to El Segundo, Los Angeles County. Seems to prefer soils of fine alluvial sands near the ocean, but much remains to be learned.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Sorex ornatus salicornicus southern California saltmarsh shrew	None/None G5T1?/S1 SSC	Coastal marshes in Los Angeles, Orange and Ventura counties. Requires dense vegetation and woody debris for cover.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Taxidea taxus American badger	None/None G5/S3 SSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	The species has no potential to occur.	No suitable habitat observed or recorded in the Study Area.
Sensitive Natural Communities				
California Walnut Woodland	None/None G2/S2.1	This is the description for California Oak Woodland.	The sensitive natural community has no potential to occur.	Not observed or recorded in the Study Area.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Southern Sycamore Alder Riparian Woodland	None/None G4/S4		The sensitive natural community has no potential to occur.	Not observed or recorded in the Study Area.
Walnut Forest	None/None G1/S1.1		The sensitive natural community has no potential to occur.	Not observed or recorded in the Study Area.

Regional Vicinity refers to within a 9-quad search radius of site.

Status (Federal/State)

FE = Federal Endangered
FT = Federal Threatened
FPE = Federal Proposed Endangered
FPT = Federal Proposed Threatened
FD = Federal Delisted
FC = Federal Candidate
SE = State Endangered
ST = State Threatened
SCE = State Candidate Endangered
SCT = State Candidate Threatened
SR = State Rare
SD = State Delisted
SSC = CDFW Species of Special Concern
FP = CDFW Fully Protected
WL = CDFW Watch List

CRPR (CNPS California Rare Plant Rank)

1A = Presumed extirpated in California, and rare or extinct elsewhere
1B = Rare, Threatened, or Endangered in California and elsewhere
2A = Presumed extirpated in California, but common elsewhere
2B= Rare, Threatened, or Endangered in California, but more common elsewhere
3 = Need more information (Review List)
4 = Limited Distribution (Watch List)

CRPR Threat Code Extension

.1 = Seriously endangered in California (>80% of occurrences threatened/high degree and immediacy of threat)
.2 = Moderately threatened in California (20-80% of occurrences threatened/moderate degree and immediacy of threat)
.3 = Not very endangered in California (<20% of occurrences threatened/low degree and immediacy of threat)

Other Statuses

G1 or S1 Critically Imperiled Globally or Subnationally (state)
G2 or S2 Imperiled Globally or Subnationally (state)
G3 or S3 Vulnerable to extirpation or extinction Globally or Subnationally (state)
G4/5 or S4/5 Apparently secure, common and abundant
GH or SH Possibly Extirpated – missing; known from only historical occurrences but still some hope of rediscovery

Additional notations may be provided as follows

T – Intraspecific Taxon (subspecies, varieties, and other designations below the level of species)
Q – Questionable taxonomy that may reduce conservation priority
? – Inexact numeric rank

Appendix F

Cultural Resources Site Inventory

Inventory of Housing Element Update Opportunity Sites

Address	Assessor's Parcel Number	Construction Date	Proximity to Known Historical Resources
6208 Rita Ave.	6320-022-003	1975	N/A
6200 Rita Ave.	6320-022-004	1975	N/A
Rita Ave.	6320-022-900	N/A	N/A
6211 Pacific Blvd.	6320-020-024	1914	N/A
6201 Pacific Blvd.	6320-020-022	1920	N/A
6137 Pacific Blvd.	6320-020-021	1990	N/A
6207 Pacific Blvd.	6320-020-023	1932	N/A
6217 Pacific Blvd.	6320-020-025	1927	N/A
Pacific Blvd.	6320-020-010	1954	N/A
2551 Clarendon Ave.	6320-020-002	1919	N/A
6132 Pacific Blvd.	6320-021-006	1937	N/A
6101 Pacific Blvd.	6320-020-017	1911	N/A
6208 Pacific Blvd.	6320-021-003	1917	N/A
6214 Pacific Blvd.	6320-021-002	1921	N/A
2611 Clarendon Ave.	6320-021-020	1971	N/A
6334 Pacific Blvd.	6320-030-027	1987	N/A
6360 Pacific Blvd.	6320-030-035	1968	N/A
2621 E Gage Ave.	6320-030-034	1990	N/A
6335 Rita Ave.	6320-030-906	N/A	N/A
6430 Pacific Blvd.	6322-004-033	1929	N/A
6409 Rita Ave.	6322-004-015	1947	N/A
Rita Ave.	6322-004-904	1947	N/A
6415 Rita Ave.	6322-004-016	1946	N/A
Rita Ave.	6322-004-901	N/A	N/A
Rita Ave.	6322-004-903	N/A	N/A
Rita Ave.	6322-004-900	N/A	N/A
Rita Ave.	6322-004-902	N/A	Adjacent to West Coast California Theater, 6524 Pacific Boulevard
6438 Rita Ave.	6322-005-009	1940	N/A
6538 Rita Ave.	6322-005-016	1936	N/A
2675 Zoe Ave.	6322-005-025	1951	N/A
Rita Ave.	6322-017-906	N/A	N/A
Rita Ave.	6322-017-902	N/A	N/A
6621 Rita Ave.	6322-017-909	1921	N/A
Rita Ave.	6322-017-901	N/A	Adjacent to Warner Brothers Theater, 6710 Pacific Boulevard
Rita Ave.	6322-017-904	N/A	Adjacent to Warner Brothers Theater, 6710 Pacific Boulevard
Rita Ave.	6322-017-907	N/A	N/A

Address	Assessor's Parcel Number	Construction Date	Proximity to Known Historical Resources
6713 Rita Ave.	6322-017-910	N/A	Adjacent to Warner Brothers Theater, 6710 Pacific Boulevard
Rita Ave.	6322-017-905	1985	N/A
Rita Ave.	6322-017-908	N/A	N/A
6611 Seville Ave.	6322-015-009	1915	N/A
6619 Seville Ave.	6322-015-011	1958	N/A
6823 Seville Ave.	6322-016-011	1926	N/A
6725 Seville Ave.	6322-016-001	1909	N/A
6831 Seville Ave.	6322-016-012	1945	N/A
6803 Seville Ave.	6322-016-005	1937	N/A
7023 Seville Ave.	6322-025-031	1940	N/A
7021 Seville Ave.	6322-025-032	1947	N/A
Rita Ave.	6322-023-030	N/A	N/A
7115 Pacific Blvd.	6322-023-031	1989	N/A
2661 E Florence Ave.	6322-025-047	1963	N/A
7143 Seville Ave.	6322-025-021	1960	N/A
7120 Pacific Blvd.	6322-024-037	1938	N/A
7129 Rita Ave.	6322-024-042	1989	N/A
7009 Rita Ave.	6322-024-022	N/A	N/A
6906 Pacific Blvd.	6322-024-002	1939	N/A
7118 Pacific Blvd.	6322-024-007	1946	N/A
7100 Pacific Blvd.	6322-024-031	1946	N/A
7103 Pacific Blvd.	6322-023-023	1946	N/A
6921 Pacific Blvd.	6322-023-018	1948	N/A
7003 Pacific Blvd.	6322-023-019	1925	N/A
7018 Rugby Ave.	6322-023-007	N/A	N/A
2558 Saturn Ave.	6322-023-001	1950	N/A
7022 Rugby Ave.	6322-023-008	1955	N/A
6621 Pacific Blvd.	6322-018-017	1931	N/A
6615 Pacific Blvd.	6322-018-016	1928	N/A
Rita Ave.	6322-016-017	1953	N/A
6722 Rugby Ave.	6322-018-031	N/A	N/A
2556 Zoe Ave.	6322-018-001	1941	N/A
6529 Pacific Blvd.	6322-003-019	1928	N/A
6501 Pacific Blvd.	6322-003-013	1927	N/A
6515 Pacific Blvd.	6322-003-017	1929	N/A
6526 Rugby Ave.	6322-003-029	1999	N/A
6353 Pacific Blvd.	6320-031-020	1935	N/A
6614 Pacific Blvd.	6322-017-028	1941	N/A
6702 Pacific Blvd.	6322-017-005	1950	Adjacent to Warner Brothers Theater, 6710 Pacific Boulevard

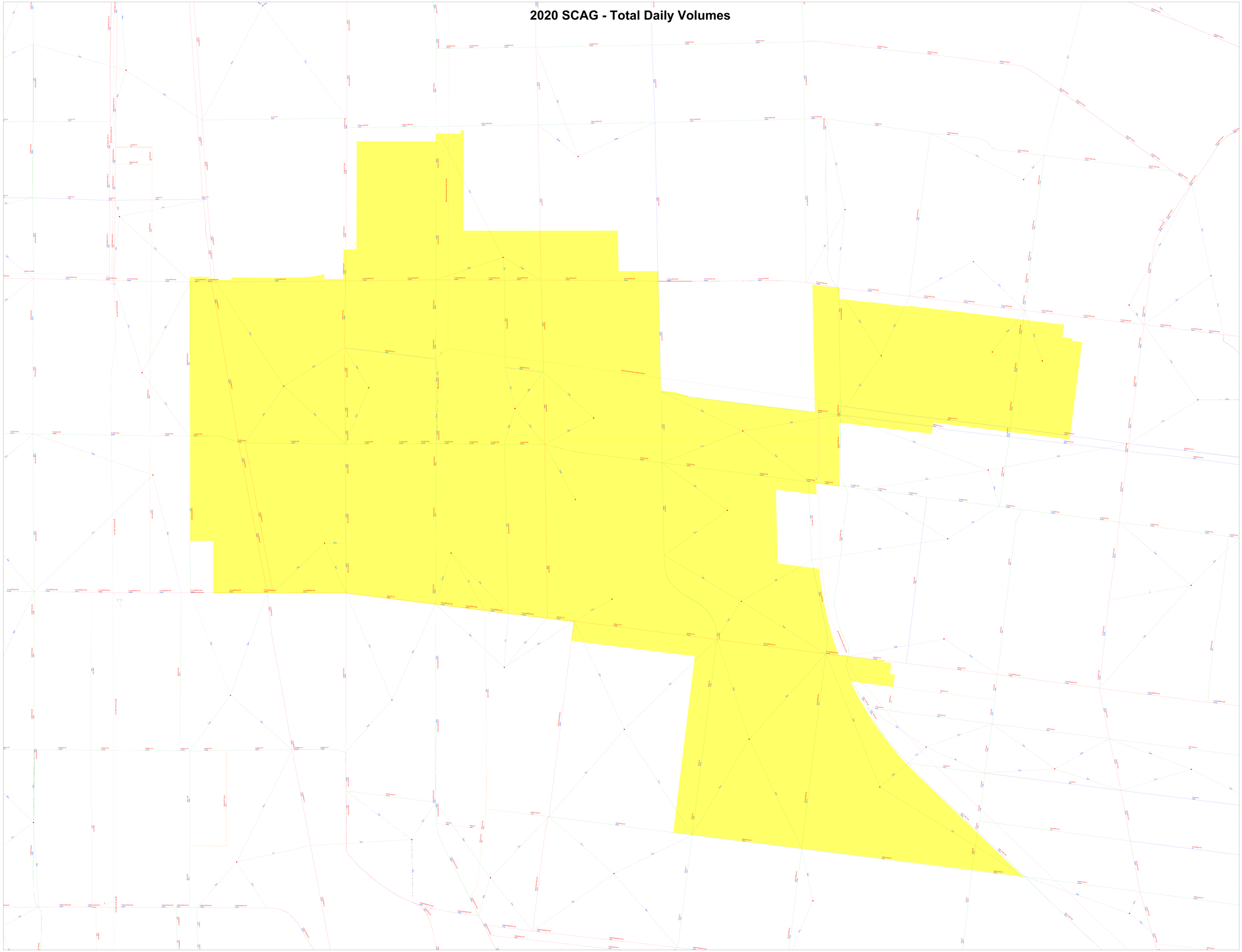
Address	Assessor's Parcel Number	Construction Date	Proximity to Known Historical Resources
6822 Pacific Blvd.	6322-017-012	1928	N/A
6728 Pacific Blvd.	6322-017-008	1930	N/A
6722 Pacific Blvd.	6322-017-007	1939	Adjacent to Warner Brothers Theater, 6710 Pacific Boulevard
6610 Pacific Blvd.	6322-017-030	1986	N/A
5925 S Alameda St.	6009-030-014	1966	N/A
Wilmington Ave.	6009-030-015	1966	N/A
Wilmington Ave.	6009-030-016	1966	N/A
5920 Wilmington Ave.	6009-031-002	1946	N/A
6100 Wilmington Ave.	6009-031-004	1946	N/A
5900 Wilmington Ave.	6009-031-006	1955	N/A
6200 Wilmington Ave.	6009-032-001	1928	N/A
6201 S Alameda St.	6009-033-002	1993	N/A
6169 S Alameda St.	6009-033-007	1968	N/A
6011 S Alameda St.	6009-033-008	2000	N/A
5969 S Alameda St.	6009-034-008	N/A	N/A
2020 E Slauson Ave.	6321-001-008	1921	N/A
2007 Laura Ave.	6321-001-015	1930	N/A
6000 Alameda St.	6321-007-015	1925	N/A
2020 Laura Ave.	6321-007-027	N/A	N/A
5977 Regent St.	6321-007-031	1923	N/A
1981 Belgrave Ave.	6321-007-034	1962	N/A
1954 Laura Ave.	6321-007-037	circa 1952	N/A
2563 E Slauson Ave.	6309-016-028	1966	N/A
2657 E Slauson Ave.	6309-025-044	N/A	N/A
2863 E Slauson Ave.	6310-016-008	1982	N/A
Soto St.	6310-017-005	1940	N/A
5720 Soto St.	6310-017-006	1956	N/A
Slauson Ave.	6310-017-007	1921	N/A
Pacific Blvd.	6320-012-072	1989	N/A
2330 E Slauson Ave.	6321-002-009	1995	N/A
2400 E Slauson Ave.	6321-003-001	1994	N/A
5936 Santa Fe Ave.	6321-003-143	1987	N/A
5918 Santa Fe Ave.	6321-003-144	1984	N/A
6020 Santa Fe Ave.	6321-004-069	1987	N/A
2110 Belgrave Ave.	6321-006-025	1955	N/A
2075 Belgrave Ave.	6321-006-026	N/A	N/A
2111 Belgrave Ave.	6321-006-030	1948	N/A
6536 Santa Fe Ave.	6321-022-027	1935	N/A
6401 Rugby Ave.	6322-002-018	1917	N/A

Address	Assessor's Parcel Number	Construction Date	Proximity to Known Historical Resources
7412 State St.	6213-007-019	1933	N/A

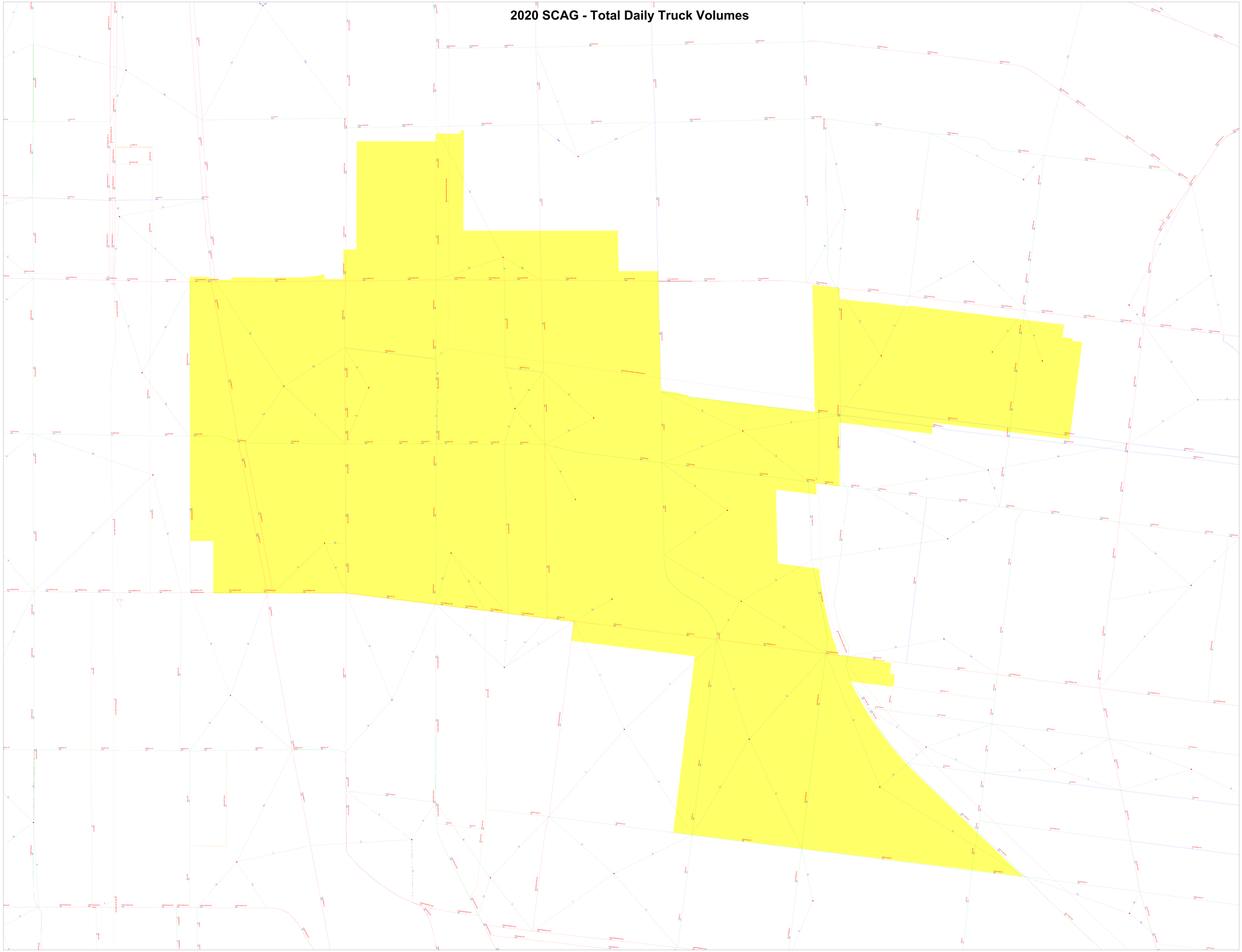
Appendix G

Noise Modeling Data Results

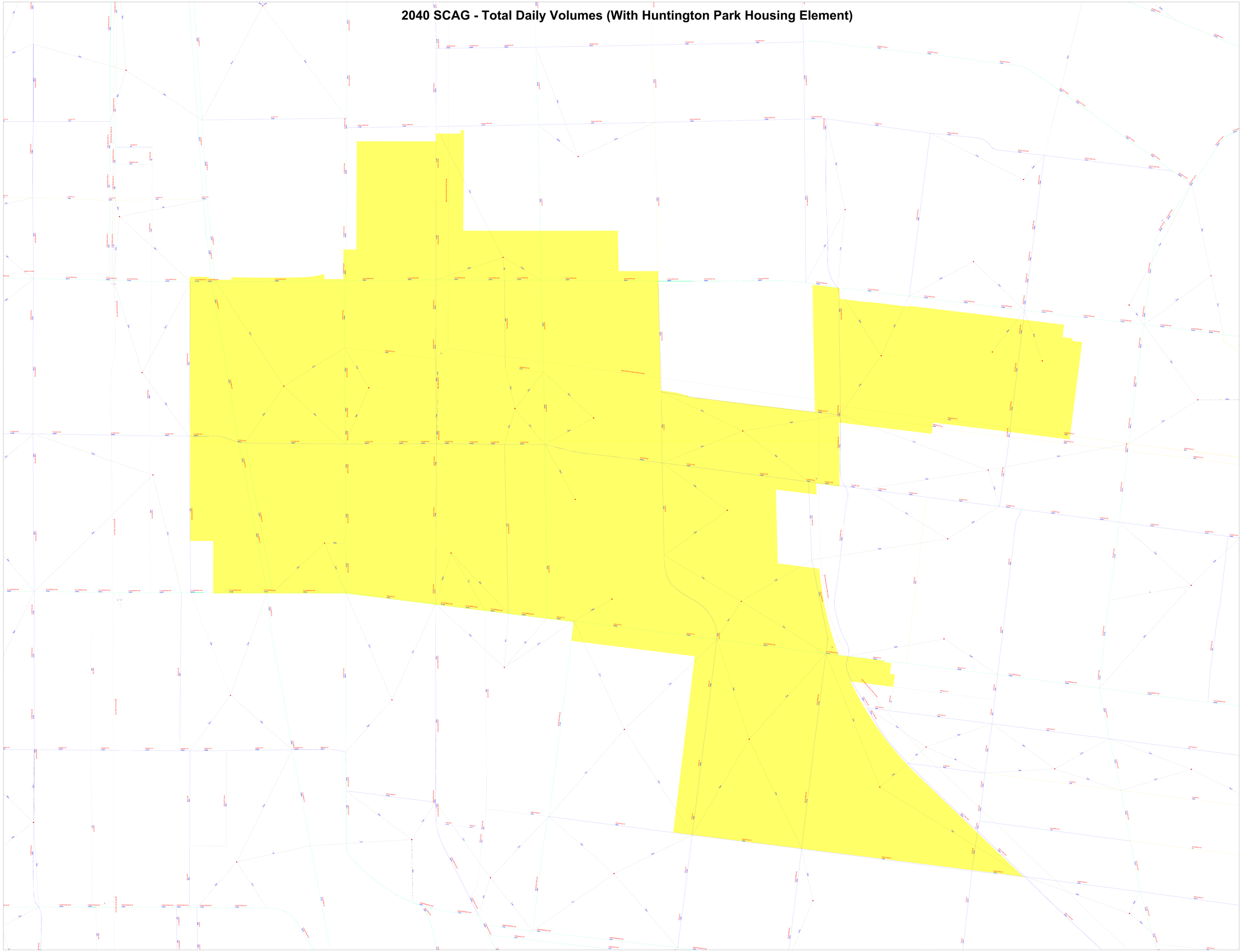
2020 SCAG - Total Daily Volumes



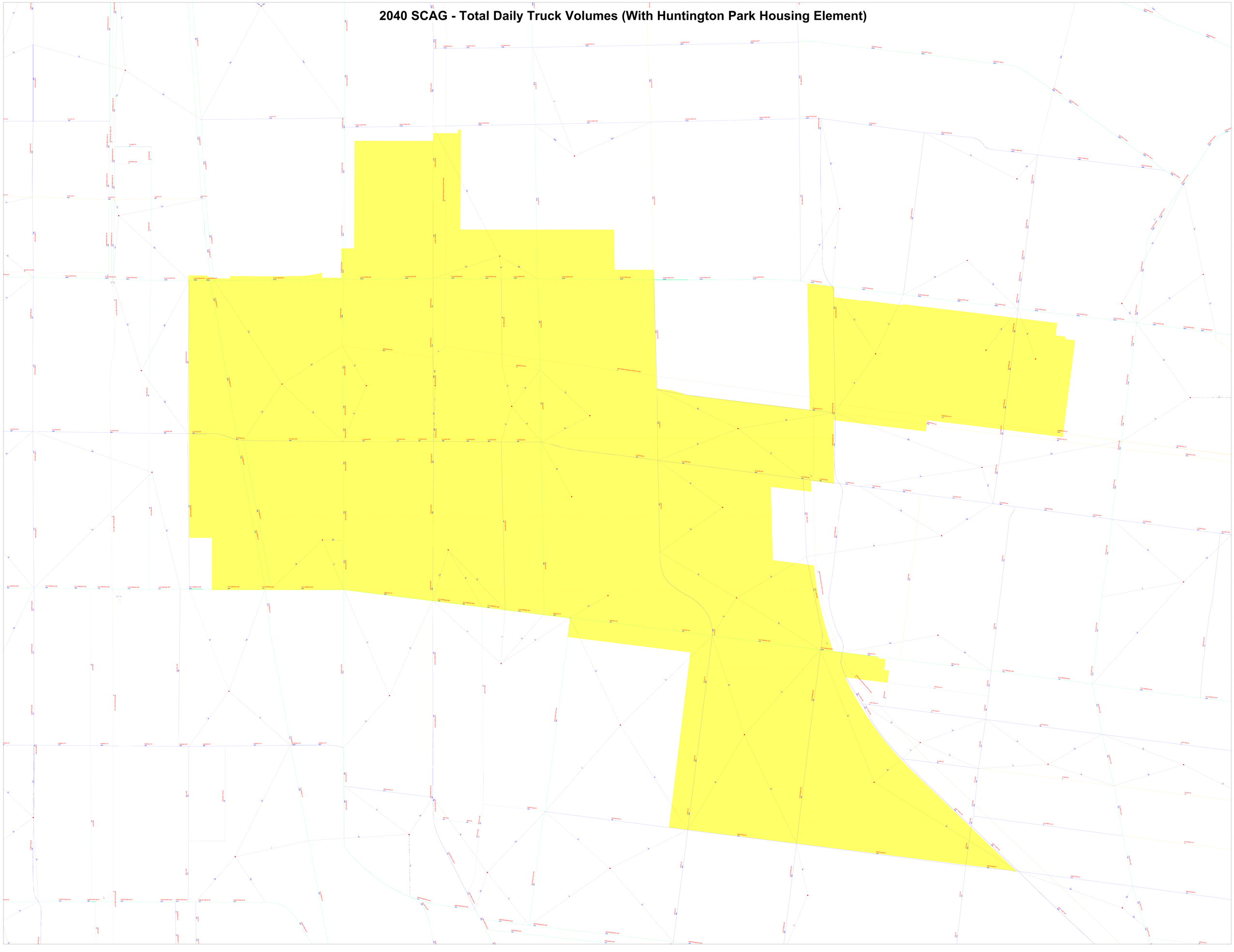
2020 SCAG - Total Daily Truck Volumes



2040 SCAG - Total Daily Volumes (With Huntington Park Housing Element)



2040 SCAG - Total Daily Truck Volumes (With Huntington Park Housing Element)



Traffic Noise Calculator: FHWA 77-108 **Project: 21-11410 (Existing)**

	Output						Inputs												Auto Inputs	
	dBA at 50 feet			Distance to CNEL Contour																
ID	$L_{eq\text{-}24hr}$	L_{dn}	CNEL	70 dBA	65 dBA	60 dBA	Roadway Segment	ADT	Posted Speed Limit	Grade	% Autos	% Med Trucks	% Heavy Trucks	% Daytime	% Evening	% Night	Number of Lanes	Site Condition	Distance to Reciever	Ground Absorption	Lane Distance
1	71.0	74.7	75.1	163	515	1628	S. Alameda Street - E. Slauson Avenue to E. Gage Avenue	49,336	40	0.0%	97.7%	0.0%	2.3%	75.0%	10.0%	15.0%	4	Hard	50	0	44
2	70.7	74.4	74.8	150	474	1500	S. Alameda Street - E. Gage Avenue to E. Florence Avenue	43,381	40	0.0%	97.4%	0.0%	2.6%	75.0%	10.0%	15.0%	4	Hard	50	0	44
3	69.7	73.4	73.8	120	380	1201	S. Santa Fe Avenue - Fruitland Avenue to E. Slauson Avenue	28,998	35	0.0%	94.0%	0.0%	6.0%	75.0%	10.0%	15.0%	4	Hard	50	0	44
4	69.9	73.7	74.0	127	401	1267	Santa Fe Avenue - E. Slauson Avenue to Randolph Street	36,425	35	0.0%	95.5%	0.0%	4.5%	75.0%	10.0%	15.0%	4	Hard	50	0	44
5	68.9	72.6	73.0	99	313	988	Santa Fe Avenue - Randolph Street to E. Gage Avenue	25,723	35	0.0%	94.7%	0.0%	5.3%	75.0%	10.0%	15.0%	4	Hard	50	0	44
6	69.6	73.3	73.7	117	370	1170	Santa Fe Avenue - E. Gage Avenue to Walnut Street	34,656	35	0.0%	95.7%	0.0%	4.3%	75.0%	10.0%	15.0%	4	Hard	50	0	44
7	66.3	70.0	70.4	54	172	544	Pacific Boulevard - Fruitland Avenue to E. Slauson Avenue	28,173	25	0.0%	95.9%	0.0%	4.1%	75.0%	10.0%	15.0%	4	Hard	50	0	44
8	64.3	68.0	68.4	34	108	342	Pacific Boulevard - E. Slauson Avenue to Randolph Street	22,262	25	0.0%	97.0%	0.0%	3.0%	75.0%	10.0%	15.0%	4	Hard	50	0	44
9	61.9	65.6	66.0	20	63	198	Pacific Boulevard - Randolph Sreet to E. Gage Avenue	15,130	25	0.0%	97.7%	0.0%	2.3%	75.0%	10.0%	15.0%	4	Hard	50	0	44
10	62.6	66.3	66.7	23	74	235	Pacific Boulevard - E. Gage Avenue to E. Florence Avenue	18,163	25	0.0%	97.8%	0.0%	2.2%	75.0%	10.0%	15.0%	4	Hard	50	0	44
11	66.8	70.5	70.9	61	192	608	S. Soto Street - Fruitland Avenue to E. Slauson Avenue	28,937	25	0.0%	95.2%	0.0%	4.8%	75.0%	10.0%	15.0%	2	Hard	50	0	20
12	57.4	61.1	61.5	7	22	70	Stafford Avenue - E. Slauson Avenue to Randolph Street	8,268	25	0.0%	99.1%	0.0%	0.9%	75.0%	10.0%	15.0%	2	Hard	50	0	20
13	54.7	58.4	58.8	4	12	38	Stafford Avenue - E. Gage Avenue to E. Florence Avenue	3,671	25	0.0%	98.5%	0.0%	1.5%	75.0%	10.0%	15.0%	2	Hard	50	0	20
14	63.4	67.1	67.5	28	89	282	Miles Avenue - E. Slauson Avenue to Randolph Street	22,463	25	0.0%	97.9%	0.0%	2.1%	75.0%	10.0%	15.0%	4	Hard	50	0	44
15	63.3	67.0	67.4	27	86	272	Miles Avenue - Randolph Street to E. Gage Avenue	23,306	25	0.0%	98.2%	0.0%	1.8%	75.0%	10.0%	15.0%	4	Hard	50	0	44
16	62.1	65.8	66.2	21	66	210	Miles Avenue - E. Gage Avenue to East Florence Avenue	16,221	25	0.0%	97.8%	0.0%	2.2%	75.0%	10.0%	15.0%	4	Hard	50	0	44
17	62.8	66.5	66.9	24	77	244	Mountainview Avenue - Walnut Street to Santa Ana Street	18,685	25	0.0%	97.7%	0.0%	2.3%	75.0%	10.0%	15.0%	2	Hard	50	0	20
18	68.5	72.2	72.6	91	288	910	S. Boyle Avenue - Fruitland Avenue to E. Slauson Avenue	20,113	35	0.0%	93.1%	0.0%	6.9%	75.0%	10.0%	15.0%	4	Hard	50	0	44
19	69.1	72.8	73.2	103	327	1034	S. Boyle Avenue - E. Slauson Avenue to Randolph Street	26,718	35	0.0%	94.6%	0.0%	5.4%	75.0%	10.0%	15.0%	4	Hard	50	0	44
20	66.9	70.6	71.0	63	199	628	State Street - Randolph Street to E. Gage Avenue	16,566	35	0.0%	94.8%	0.0%	5.2%	75.0%	10.0%	15.0%	4	Hard	50	0	44
21	66.6	70.3	70.7	59	186	588	State Street - E. Gage Avenue to Walnut Street	17,901	35	0.0%	95.9%	0.0%	4.1%	75.0%	10.0%	15.0%	4	Hard	50	0	44
22	65.9	69.6	70.0	49	156	495	State Street - Walnut Street to Santa Ana Street	13,996	35	0.0%	95.4%	0.0%	4.6%	75.0%	10.0%	15.0%	4	Hard	50	0	44
23	61.1	64.8	65.2	16	52	165	Salt Lake Avenue - E. Gage Avenue to E. Florence Avenue	11,050	25	0.0%	97.1%	0.0%	2.9%	75.0%	10.0%	15.0%	2	Hard	50	0	20
24	65.6	69.3	69.7	47	148	468	California Avenue - E. Florence Avenue to Santa Ana Street	18,623	35	0.0%	97.5%	0.0%	2.5%	75.0%	10.0%	15.0%	2	Hard	50	0	20
25	64.6	68.3	68.7	37	117	370	S. Maywood Avenue - E. Slauson Avenue to Randolph Street	18,157	30	0.0%	97.1%	0.0%	2.9%	75.0%	10.0%	15.0%	2	Hard	50	0	20
26	63.8	67.5	67.9	31	98	309	S. Maywood Avenue - Randolph Street to E. Gage Avenue	17,690	30	0.0%	97.8%	0.0%	2.2%	75.0%	10.0%	15.0%	2	Hard	50	0	20
27	63.3	67.0	67.4	27	87	275	Salt Lake Avenue - E. Florence Avenue to Live Oak Street	19,953	25	0.0%	97.4%	0.0%	2.6%	75.0%	10.0%	15.0%	2	Hard	50	0	20
28	63.4	67.1	67.5	28	90	283	Gifford Avenue - E. Slauson Avenue to Randolph Street	12,605	25	0.0%	94.8%	0.0%	5.2%	75.0%	10.0%	15.0%	2	Hard	50	0	20
29	61.6	65.3	65.7	19	59	185	Otis Avenue - Salt Lake Avenue to Santa Ana Street	16,740	25	0.0%	98.3%	0.0%	1.7%	75.0%	10.0%	15.0%	2	Hard	50	0	20
30	72.3	76.0	76.4	217	685	2167	E. Slauson Avenue - Wilmington Avenue to Alameda Street	50,986	35	0.0%	93.8%	0.0%	6.2%	75.0%	10.0%	15.0%	4	Hard	50	0	44
31	70.9	74.6	75.0	158	499	1578	E. Slauson Avenue - Alameda Street to S. Santa Fe Avenue	41,757	35	0.0%	94.8%	0.0%	5.2%	75.0%	10.0%	15.0%	4	Hard	50	0	44
32	70.5	74.2	74.6	144	457	1444	E. Slauson Avenue - S. Santa Fe Avenue to Pacific Boulevard	39,195	35	0.0%	95.0%	0.0%	5.0%	75.0%	10.0%	15.0%	4	Hard	50	0	44
33	70.1	73.8	74.2	131	416	1314	E. Slauson Avenue - Pacific Boulevard to Staffor Avenue	41,800	35	0.0%	96.2%	0.0%	3.8%	75.0%	10.0%	15.0%	4	Hard	50	0	44
34	69.6	73.3	73.6	116	366	1157	E. Slauson Avenue - Stafford Avenue to S. Soto Street	33,985	35	0.0%	95.7%	0.0%	4.3%	75.0%	10.0%	15.0%	4	Hard	50	0	44
35	69.8	73.5	73.9	122	387	1224	E. Slauson Avenue - S. Soto Street to S. Boyle Avenue	39,333	35	0.0%	96.3%	0.0%	3.7%	75.0%	10.0%	15.0%	4	Hard	50	0	44
36	66.5	70.2	70.6	57	181	573	E. Gage Avenue - Wilmington Avenue to S. Alameda Street	30,134	30	0.0%	97.5%	0.0%	2.5%	75.0%	10.0%	15.0%	4	Hard	50	0	44
37	64.5	68.3	68.6	37	116	366	E. Gage Avenue - S. Alameda Street to Santa Fe Avenue	20,338	30	0.0%	97.8%	0.0%	2.2%	75.0%	10.0%	15.0%	4	Hard	50	0	44
38	64.5	68.2	68.6	36	114	360	E. Gage Avenue - Santa Fe Avenue to Pacific Boulevard	23,086	30	0.0%	98.4%	0.0%	1.6%	75.0%	10.0%	15.0%	4	Hard	50	0	44
39	64.7	68.4	68.8	38	120	378	E. Gage Avenue - Pacific Boulevard to Stafford Avenue	23,697	30	0.0%	98.3%	0.0%	1.7%	75.0%	10.0%	15.0%	4	Hard	50	0	44
40	64.8	68.5	68.9	39	122	385	E. Gage Avenue - Stafford Avenue to Miles Avenue	23,727	30	0.0%	98.3%	0.0%	1.7%	75.0%	10.0%	15.0%	4	Hard	50	0	44
41	65.1	68.8	69.2	41	131	414	E. Gage Avenue - Miles Avenue to State Street	28,371	30	0.0%	98.7%	0.0%	1.3%	75.0%	10.0%	15.0%	4	Hard	50	0	44
42	64.6	68.4	68.7	37	118	374	E. Gage Avenue - State Street to Salt Lake Avenue	20,030	30	0.0%	97.6%	0.0%	2.4%	75.0%	10.0%	15.0%	4	Hard	50	0	44
43	63.2	66.9	67.3	27	85	269	E. Gage Avenue - Salt Lake Avenue to California Avenue	16,044	30	0.0%	98.1%	0.0%	1.9%	75.0%	10.0%	15.0%	4	Hard	50	0	44
44	61.8	65.5	65.9	19	61	192	Randolph Street - Santa Fe Avenue to Pacific Boulevard	6,441	35	0.0%	96.6%	0.0%	3.4%	75.0%	10.0%	15.0%	4	Hard	50	0	44
45	59.5	63.2	63.6	11	36	115	Randolph Street - Stafford Avenue to Miles Avenue	6,062	35	0.0%	99.1%	0.0%	0.9%	75.0%	10.0%	15.0%	4	Hard	50	0	44
46	58.9	62.6	63.0	10	31	99	Randolph Street - S. Maywood Avenue to Gifford Avenue	3,175	35	0.0%	96.1%	0.0%	3.9%	75.0%	10.0%	15.0%	2	Hard	50	0	20
47	61.8	65.5	65.9	19	61	193	Randolph Street - Gifford Avenue to Atlantic Boulevard	6,419	35	0.0%	96.4%	0.0%	3.6%	75.0%	10.0%	15.0%	2	Hard	50	0	20
48	67.7	71.4	71.7	75	236	747	E. Florence Avenue - Wilmington Avenue to S. Alameda Street	33,621	35	0.0%	98.3%	0.0%	1.7%	75.0%	10.0%	15.0%	4	Hard	50	0	44
49	68.9	72.6	73.0	100	315	995	E. Florence Avenue - S. Alameda Street to Santa Fe Avenue	46,406	35	0.0%	98.5%	0.0%	1.5%	75.0%	10.0%	15.0%	4	Hard	50	0	44
50	65.4	69.1	69.5	44	139	441	Walnut Street - Santa Fe Avenue to Pacific Boulevard	44,269	25	0.0%	98.6%	0.0%	1.4%	75.0%	10.0%	15.0%	2	Hard	50	0	20
51	67.8	71.5	71.9	78	246	779	E. Florence Avenue - Pacific Boulevard to Seville Avenue	37,682	35	0.0%	98.7%	0.0%	1.3%	75.0%	10.0%	15.0%	4	Hard	50	0	44
52	67.9	71.6	72.0	79	250	790	E. Florence Avenue - Seville Avenue to Stafford Avenue	37,075	35	0.0%	98.5%	0.0%	1.5%	75.0%	10.0%	15.0%	4	Hard	50	0	44
53	68.1	71.8	72.1	82	259	819	E. Florence Avenue - Stafford Avenue to Miles Avenue	39,708	35	0.0%	98.7%	0.0%	1.3%	75.0%	10.0%	15.0%	4	Hard	50	0	44
54	66.9	70.6	71.0	63	199	629	Walnut Street - Miles Avenue to Mountain View Avenue	54,240	25	0.0%	98.1%	0.0%	1.9%	75.0%	10.0%	15.0%	2	Hard	50	0	20
55	65.5	69.3	69.6	46	146	460	Walnut Street - Mountain View Avenue to State Street	41,707	25	0.0%	98.3%	0.0%	1.7%	75.0%	10.0%	15.0%	2	Hard	50	0	20
56	69.2	72.9	73.3	107	339	1073	E. Florence Avenue - State Street to Salt Lake Avenue	49,530	35	0.0%	98.4%	0.0%	1.6%	75.0%	10.0%	15.0%	4	Hard	50	0	44
57	71.3	75.0	75.4	172	544	1719	E. Florence Avenue - Salt Lake Avenue to California Avenue	73,887	35	0.0%	98.1%	0.0%	1.9%	75.0%	10.0%	15.0%	4	Hard	50	0	44
58	66.5	70.2	70.6	57	180	569	Walnut Street - California Avenue to Bear Avenue	48,107	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	2	Hard	50	0	20
59	58.8	62.5	62.9	10	31	97	Santa Ana Street - Mountain View Avenue to State Street	6,925	30	0.0%	98.7%	0.0%	1.3%	75.0%	10.0%	15.0%	2	Hard	50	0	20
60	61.8	65.5	65.9	19	61	194	Santa Ana Street - State Street to California Avenue	13,196	30	0.0%	98.6%	0.0%	1.4%	75.0%	10.0%	15.0%	2	Hard	50	0	20
61	59.7	63.4	63.8	12	38	120	Santa Ana Street - California Avenue to Otis Avenue	7,989	30	0.0%	98.5%	0.0%	1.5%	75.0%	10.0%	15.0%	2	Hard	50	0	20
62	62.5	66.3	66.6	23	73	231	Santa Ana Street - Otis Avenue to Salt Lake Avenue	14,449	30	0.0%	98.2%	0.0%	1.8%	75.0%	10.0%	15.0%	2	Hard	50	0	20

Traffic Noise Calculator: FHWA 77-108 **Project: 21-11410 (2040 Buildout)**

	Output						Inputs												Auto Inputs	
	dBA at 50 feet			Distance to CNEL Contour																
ID	$L_{eq\text{-}24hr}$	L_{dn}	CNEL	70 dBA	65 dBA	60 dBA	Roadway Segment	ADT	Posted Speed Limit	Grade	% Autos	% Med Trucks	% Heavy Trucks	% Daytime	% Evening	% Night	Number of Lanes	Site Condition	Distance to Reciever	Ground Absorption	Lane Distance
1	71.0	74.7	75.1	162	513	1621	S. Alameda Street - E. Slauson Avenue to E. Gage Avenue	49,597	40	0.0%	97.8%	0.0%	2.2%	75.0%	10.0%	15.0%	4	Hard	50	0	44
2	70.7	74.4	74.8	151	478	1510	S. Alameda Street - E. Gage Avenue to E. Florence Avenue	43,652	40	0.0%	97.4%	0.0%	2.6%	75.0%	10.0%	15.0%	4	Hard	50	0	44
3	69.6	73.3	73.7	118	373	1180	S. Santa Fe Avenue - Fruitland Avenue to E. Slauson Avenue	28,451	35	0.0%	94.0%	0.0%	6.0%	75.0%	10.0%	15.0%	4	Hard	50	0	44
4	70.1	73.8	74.1	130	411	1298	Santa Fe Avenue - E. Slauson Avenue to Randolph Street	36,094	35	0.0%	95.2%	0.0%	4.8%	75.0%	10.0%	15.0%	4	Hard	50	0	44
5	69.0	72.7	73.1	101	319	1009	Santa Fe Avenue - Randolph Street to E. Gage Avenue	24,717	35	0.0%	94.1%	0.0%	5.9%	75.0%	10.0%	15.0%	4	Hard	50	0	44
6	69.5	73.2	73.6	114	361	1141	Santa Fe Avenue - E. Gage Avenue to Walnut Street	34,788	35	0.0%	95.9%	0.0%	4.1%	75.0%	10.0%	15.0%	4	Hard	50	0	44
7	66.8	70.5	70.9	61	193	612	Pacific Boulevard - Fruitland Avenue to E. Slauson Avenue	27,431	25	0.0%	95.0%	0.0%	5.0%	75.0%	10.0%	15.0%	4	Hard	50	0	44
8	64.5	68.2	68.6	36	114	362	Pacific Boulevard - E. Slauson Avenue to Randolph Street	20,817	25	0.0%	96.4%	0.0%	3.6%	75.0%	10.0%	15.0%	4	Hard	50	0	44
9	61.5	65.2	65.6	18	57	180	Pacific Boulevard - Randolph Sreet to E. Gage Avenue	14,982	25	0.0%	98.1%	0.0%	1.9%	75.0%	10.0%	15.0%	4	Hard	50	0	44
10	62.8	66.5	66.9	25	78	246	Pacific Boulevard - E. Gage Avenue to E. Florence Avenue	18,799	25	0.0%	97.7%	0.0%	2.3%	75.0%	10.0%	15.0%	4	Hard	50	0	44
11	67.2	70.9	71.3	68	214	675	S. Soto Street - Fruitland Avenue to E. Slauson Avenue	28,012	25	0.0%	94.3%	0.0%	5.7%	75.0%	10.0%	15.0%	2	Hard	50	0	20
12	57.4	61.1	61.5	7	22	71	Stafford Avenue - E. Slauson Avenue to Randolph Street	8,124	25	0.0%	99.0%	0.0%	1.0%	75.0%	10.0%	15.0%	2	Hard	50	0	20
13	54.1	57.8	58.2	3	11	33	Stafford Avenue - E. Gage Avenue to E. Florence Avenue	3,355	25	0.0%	98.6%	0.0%	1.4%	75.0%	10.0%	15.0%	2	Hard	50	0	20
14	63.7	67.4	67.8	30	96	303	Miles Avenue - E. Slauson Avenue to Randolph Street	22,174	25	0.0%	97.6%	0.0%	2.4%	75.0%	10.0%	15.0%	4	Hard	50	0	44
15	63.3	67.0	67.4	27	87	274	Miles Avenue - Randolph Street to E. Gage Avenue	22,530	25	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Hard	50	0	44
16	62.4	66.1	66.5	22	71	223	Miles Avenue - E. Gage Avenue to East Florence Avenue	15,685	25	0.0%	97.4%	0.0%	2.6%	75.0%	10.0%	15.0%	4	Hard	50	0	44
17	63.0	66.7	67.1	26	82	258	Mountainview Avenue - Walnut Street to Santa Ana Street	17,619	25	0.0%	97.2%	0.0%	2.8%	75.0%	10.0%	15.0%	2	Hard	50	0	20
18	68.9	72.6	73.0	99	313	989	S. Boyle Avenue - Fruitland Avenue to E. Slauson Avenue	19,453	35	0.0%	91.9%	0.0%	8.1%	75.0%	10.0%	15.0%	4	Hard	50	0	44
19	69.2	72.9	73.3	107	339	1074	S. Boyle Avenue - E. Slauson Avenue to Randolph Street	25,512	35	0.0%	93.8%	0.0%	6.2%	75.0%	10.0%	15.0%	4	Hard	50	0	44
20	67.2	70.9	71.2	67	211	666	State Street - Randolph Street to E. Gage Avenue	16,256	35	0.0%	94.1%	0.0%	5.9%	75.0%	10.0%	15.0%	4	Hard	50	0	44
21	66.6	70.3	70.7	59	186	587	State Street - E. Gage Avenue to Walnut Street	18,017	35	0.0%	96.0%	0.0%	4.0%	75.0%	10.0%	15.0%	4	Hard	50	0	44
22	66.0	69.7	70.1	51	161	510	State Street - Walnut Street to Santa Ana Street	13,547	35	0.0%	94.8%	0.0%	5.2%	75.0%	10.0%	15.0%	4	Hard	50	0	44
23	60.6	64.3	64.7	15	46	147	Salt Lake Avenue - E. Gage Avenue to E. Florence Avenue	11,191	25	0.0%	97.6%	0.0%	2.4%	75.0%	10.0%	15.0%	2	Hard	50	0	20
24	65.8	69.5	69.9	49	155	491	California Avenue - E. Florence Avenue to Santa Ana Street	18,247	35	0.0%	97.1%	0.0%	2.9%	75.0%	10.0%	15.0%	2	Hard	50	0	20
25	64.4	68.1	68.5	35	112	355	S. Maywood Avenue - E. Slauson Avenue to Randolph Street	17,553	30	0.0%	97.1%	0.0%	2.9%	75.0%	10.0%	15.0%	2	Hard	50	0	20
26	63.6	67.3	67.7	30	93	296	S. Maywood Avenue - Randolph Street to E. Gage Avenue	17,886	30	0.0%	98.1%	0.0%	1.9%	75.0%	10.0%	15.0%	2	Hard	50	0	20
27	63.3	67.0	67.4	27	87	275	Salt Lake Avenue - E. Florence Avenue to Live Oak Street	19,983	25	0.0%	97.5%	0.0%	2.5%	75.0%	10.0%	15.0%	2	Hard	50	0	20
28	64.6	68.3	68.7	37	116	368	Gifford Avenue - E. Slauson Avenue to Randolph Street	11,868	25	0.0%	92.1%	0.0%	7.9%	75.0%	10.0%	15.0%	2	Hard	50	0	20
29	61.6	65.3	65.7	18	58	185	Otis Avenue - Salt Lake Avenue to Santa Ana Street	15,724	25	0.0%	98.1%	0.0%	1.9%	75.0%	10.0%	15.0%	2	Hard	50	0	20
30	71.8	75.5	75.9	193	609	1926	E. Slauson Avenue - Wilmington Avenue to Alameda Street	50,739	35	0.0%	94.8%	0.0%	5.2%	75.0%	10.0%	15.0%	4	Hard	50	0	44
31	71.5	75.3	75.6	183	579	1831	E. Slauson Avenue - Alameda Street to S. Santa Fe Avenue	41,558	35	0.0%	93.4%	0.0%	6.6%	75.0%	10.0%	15.0%	4	Hard	50	0	44
32	71.3	75.0	75.4	173	548	1733	E. Slauson Avenue - S. Santa Fe Avenue to Pacific Boulevard	39,384	35	0.0%	93.4%	0.0%	6.6%	75.0%	10.0%	15.0%	4	Hard	50	0	44
33	70.9	74.6	75.0	157	495	1566	E. Slauson Avenue - Pacific Boulevard to Staffor Avenue	41,572	35	0.0%	94.8%	0.0%	5.2%	75.0%	10.0%	15.0%	4	Hard	50	0	44
34	70.4	74.1	74.5	141	445	1408	E. Slauson Avenue - Stafford Avenue to S. Soto Street	33,684	35	0.0%	93.9%	0.0%	6.1%	75.0%	10.0%	15.0%	4	Hard	50	0	44
35	70.8	74.5	74.9	155	490	1550	E. Slauson Avenue - S. Soto Street to S. Boyle Avenue	40,056	35	0.0%	94.6%	0.0%	5.4%	75.0%	10.0%	15.0%	4	Hard	50	0	44
36	66.9	70.6	71.0	62	197	624	E. Gage Avenue - Wilmington Avenue to S. Alameda Street	30,390	30	0.0%	97.2%	0.0%	2.8%	75.0%	10.0%	15.0%	4	Hard	50	0	44
37	64.8	68.5	68.9	39	122	385	E. Gage Avenue - S. Alameda Street to Santa Fe Avenue	19,452	30	0.0%	97.3%	0.0%	2.7%	75.0%	10.0%	15.0%	4	Hard	50	0	44
38	64.8	68.5	68.9	39	122	387	E. Gage Avenue - Santa Fe Avenue to Pacific Boulevard	23,006	30	0.0%	98.1%	0.0%	1.9%	75.0%	10.0%	15.0%	4	Hard	50	0	44
39	64.4	68.1	68.5	35	112	353	E. Gage Avenue - Pacific Boulevard to Stafford Avenue	23,524	30	0.0%	98.6%	0.0%	1.4%	75.0%	10.0%	15.0%	4	Hard	50	0	44
40	64.5	68.3	68.6	37	115	365	E. Gage Avenue - Stafford Avenue to Miles Avenue	23,712	30	0.0%	98.5%	0.0%	1.5%	75.0%	10.0%	15.0%	4	Hard	50	0	44
41	65.4	69.1	69.5	44	140	442	E. Gage Avenue - Miles Avenue to State Street	28,666	30	0.0%	98.5%	0.0%	1.5%	75.0%	10.0%	15.0%	4	Hard	50	0	44
42	64.4	68.1	68.5	35	112	353	E. Gage Avenue - State Street to Salt Lake Avenue	20,461	30	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Hard	50	0	44
43	63.3	67.1	67.4	28	88	277	E. Gage Avenue - Salt Lake Avenue to California Avenue	15,755	30	0.0%	97.9%	0.0%	2.1%	75.0%	10.0%	15.0%	4	Hard	50	0	44
44	62.3	66.0	66.4	22	69	217	Randolph Street - Santa Fe Avenue to Pacific Boulevard	5,693	35	0.0%	94.7%	0.0%	5.3%	75.0%	10.0%	15.0%	4	Hard	50	0	44
45	59.4	63.1	63.4	11	35	111	Randolph Street - Stafford Avenue to Miles Avenue	5,767	35	0.0%	99.0%	0.0%	1.0%	75.0%	10.0%	15.0%	4	Hard	50	0	44
46	58.9	62.6	63.0	10	31	99	Randolph Street - S. Maywood Avenue to Gifford Avenue	2,855	35	0.0%	95.3%	0.0%	4.7%	75.0%	10.0%	15.0%	2	Hard	50	0	20
47	61.8	65.5	65.8	19	61	192	Randolph Street - Gifford Avenue to Atlantic Boulevard	5,735	35	0.0%	95.6%	0.0%	4.4%	75.0%	10.0%	15.0%	2	Hard	50	0	20
48	67.8	71.5	71.9	77	245	773	E. Florence Avenue - Wilmington Avenue to S. Alameda Street	32,828	35	0.0%	98.0%	0.0%	2.0%	75.0%	10.0%	15.0%	4	Hard	50	0	44
49	69.0	72.7	73.1	103	325	1027	E. Florence Avenue - S. Alameda Street to Santa Fe Avenue	46,198	35	0.0%	98.3%	0.0%	1.7%	75.0%	10.0%	15.0%	4	Hard	50	0	44
50	65.6	69.3	69.7	46	147	465	Walnut Street - Santa Fe Avenue to Pacific Boulevard	44,736	25	0.0%	98.5%	0.0%	1.5%	75.0%	10.0%	15.0%	2	Hard	50	0	20
51	67.7	71.4	71.8	75	238	753	E. Florence Avenue - Pacific Boulevard to Seville Avenue	37,982	35	0.0%	98.9%	0.0%	1.1%	75.0%	10.0%	15.0%	4	Hard	50	0	44
52	67.9	71.6	71.9	78	247	783	E. Florence Avenue - Seville Avenue to Stafford Avenue	38,376	35	0.0%	98.7%	0.0%	1.3%	75.0%	10.0%	15.0%	4	Hard	50	0	44
53	68.3	72.0	72.4	86	273	864	E. Florence Avenue - Stafford Avenue to Miles Avenue	39,817	35	0.0%	98.4%	0.0%	1.6%	75.0%	10.0%	15.0%	4	Hard	50	0	44
54	66.6	70.3	70.7	58	184	582	Walnut Street - Miles Avenue to Mountain View Avenue	54,579	25	0.0%	98.4%	0.0%	1.6%	75.0%	10.0%	15.0%	2	Hard	50	0	20
55	65.2	68.9	69.3	42	134	423	Walnut Street - Mountain View Avenue to State Street	41,811	25	0.0%	98.6%	0.0%	1.4%	75.0%	10.0%	15.0%	2	Hard	50	0	20
56	69.5	73.2	73.6	114	360	1139	E. Florence Avenue - State Street to Salt Lake Avenue	49,147	35	0.0%	98.1%	0.0%	1.9%	75.0%	10.0%	15.0%	4	Hard	50	0	44
57	71.6	75.3	75.6	184	580	1835	E. Florence Avenue - Salt Lake Avenue to California Avenue	73,176	35	0.0%	97.7%	0.0%	2.3%	75.0%	10.0%	15.0%	4	Hard	50	0	44
58	66.9	70.7	71.0	64	201	635	Walnut Street - California Avenue to Bear Avenue	47,432	25	0.0%	97.6%	0.0%	2.4%	75.0%	10.0%	15.0%	2	Hard	50	0	20
59	58.7	62.4	62.8	10	30	96	Santa Ana Street - Mountain View Avenue to State Street	6,728	30	0.0%	98.7%	0.0%	1.3%	75.0%	10.0%	15.0%	2	Hard	50	0	20
60	61.7	65.4	65.8	19	60	189	Santa Ana Street - State Street to California Avenue	12,784	30	0.0%	98.5%	0.0%	1.5%	75.0%	10.0%	15.0%	2	Hard	50	0	20
61	59.3	63.0	63.4	11	35	110	Santa Ana Street - California Avenue to Otis Avenue	7,530	30	0.0%	98.6%	0.0%	1.4%	75.0%	10.0%	15.0%	2	Hard	50	0	20
62	62.8	66.5	66.9	24	77	244	Santa Ana Street - Otis Avenue to Salt Lake Avenue	13,775	30	0.0%	97.8%	0.0%	2.2%	75.0%	10.0%	15.0%	2	Hard	50	0	20

Roadway	Existing ADT	2040 Buildout ADT	Existing Traffic Noise Level at 50 feet (dBA CNEL)	2040 Traffic Noise Level at 50 feet (dBA CNEL)	Traffic Noise Increase (dBA CNEL)	Significant? (Y/N)
E. Florence Avenue - Salt Lake Avenue to California Avenue	73,887	73,176	75.4	75.6	0.3	N
Walnut Street - Miles Avenue to Mountain View Avenue	54,240	54,579	71.0	70.7	-0.3	N
E. Slauson Avenue - Wilmington Avenue to Alameda Street	50,986	50,739	76.4	75.9	-0.5	N
E. Florence Avenue - State Street to Salt Lake Avenue	49,530	49,147	73.3	73.6	0.3	N
S. Alameda Street - E. Slauson Avenue to E. Gage Avenue	49,336	49,597	75.1	75.1	0.0	N
Walnut Street - California Avenue to Bear Avenue	48,107	47,432	70.6	71.0	0.5	N
E. Florence Avenue - S. Alameda Street to Santa Fe Avenue	46,406	46,198	73.0	73.1	0.1	N
Walnut Street - Santa Fe Avenue to Pacific Boulevard	44,269	44,736	69.5	69.7	0.2	N
S. Alameda Street - E. Gage Avenue to E. Florence Avenue	43,381	43,652	74.8	74.8	0.0	N
E. Slauson Avenue - Pacific Boulevard to Staffor Avenue	41,800	41,572	74.2	75.0	0.8	N
E. Slauson Avenue - Alameda Street to S. Santa Fe Avenue	41,757	41,558	75.0	75.6	0.6	N
Walnut Street - Mountain View Avenue to State Street	41,707	41,811	69.6	69.3	-0.4	N
E. Florence Avenue - Stafford Avenue to Miles Avenue	39,708	39,817	72.1	72.4	0.2	N
E. Slauson Avenue - S. Soto Street to S. Boyle Avenue	39,333	40,056	73.9	74.9	1.0	N
E. Slauson Avenue - S. Santa Fe Avenue to Pacific Boulevard	39,195	39,384	74.6	75.4	0.8	N
E. Florence Avenue - Pacific Boulevard to Seville Avenue	37,682	37,982	71.9	71.8	-0.1	N
E. Florence Avenue - Seville Avenue to Stafford Avenue	37,075	38,376	72.0	71.9	0.0	N
Santa Fe Avenue - E. Slauson Avenue to Randolph Street	36,425	36,094	74.0	74.1	0.1	N
Santa Fe Avenue - E. Gage Avenue to Walnut Street	34,656	34,788	73.7	73.6	-0.1	N
E. Slauson Avenue - Stafford Avenue to S. Soto Street	33,985	33,684	73.6	74.5	0.9	N

E. Florence Avenue - Wilmington Avenue to S. Alameda Street	33,621	32,828	71.7	71.9	0.1	N
E. Gage Avenue - Wilmington Avenue to S. Alameda Street	30,134	30,390	70.6	71.0	0.4	N
S. Santa Fe Avenue - Fruitland Avenue to E. Slauson Avenue	28,998	28,451	73.8	73.7	-0.1	N
S. Soto Street - Fruitland Avenue to E. Slauson Avenue	28,937	28,012	70.9	71.3	0.5	N
E. Gage Avenue - Miles Avenue to State Street	28,371	28,666	69.2	69.5	0.3	N
Pacific Boulevard - Fruitland Avenue to E. Slauson Avenue	28,173	27,431	70.4	70.9	0.5	N
S. Boyle Avenue - E. Slauson Avenue to Randolph Street	26,718	25,512	73.2	73.3	0.2	N
Santa Fe Avenue - Randolph Street to E. Gage Avenue	25,723	24,717	73.0	73.1	0.1	N
E. Gage Avenue - Stafford Avenue to Miles Avenue	23,727	23,712	68.9	68.6	-0.2	N
E. Gage Avenue - Pacific Boulevard to Stafford Avenue	23,697	23,524	68.8	68.5	-0.3	N
Miles Avenue - Randolph Street to E. Gage Avenue	23,306	22,530	67.4	67.4	0.0	N
E. Gage Avenue - Santa Fe Avenue to Pacific Boulevard	23,086	23,006	68.6	68.9	0.3	N
Miles Avenue - E. Slauson Avenue to Randolph Street	22,463	22,174	67.5	67.8	0.3	N
Pacific Boulevard - E. Slauson Avenue to Randolph Street	22,262	20,817	68.4	68.6	0.2	N
E. Gage Avenue - S. Alameda Street to Santa Fe Avenue	20,338	19,452	68.6	68.9	0.2	N
S. Boyle Avenue - Fruitland Avenue to E. Slauson Avenue	20,113	19,453	72.6	73.0	0.4	N
E. Gage Avenue - State Street to Salt Lake Avenue	20,030	20,461	68.7	68.5	-0.3	N
Salt Lake Avenue - E. Florence Avenue to Live Oak Street	19,953	19,983	67.4	67.4	0.0	N
Mountainview Avenue - Walnut Street to Santa Ana Street	18,685	17,619	66.9	67.1	0.2	N
California Avenue - E. Florence Avenue to Santa Ana Street	18,623	18,247	69.7	69.9	0.2	N
Pacific Boulevard - E. Gage Avenue to E. Florence Avenue	18,163	18,799	66.7	66.9	0.2	N
S. Maywood Avenue - E. Slauson Avenue to Randolph Street	18,157	17,553	68.7	68.5	-0.2	N

State Street - E. Gage Avenue to Walnut Street	17,901	18,017	70.7	70.7	0.0	N
S. Maywood Avenue - Randolph Street to E. Gage Avenue	17,690	17,886	67.9	67.7	-0.2	N
Otis Avenue - Salt Lake Avenue to Santa Ana Street	16,740	15,724	65.7	65.7	0.0	N
State Street - Randolph Street to E. Gage Avenue	16,566	16,256	71.0	71.2	0.3	N
Miles Avenue - E. Gage Avenue to East Florence Avenue	16,221	15,685	66.2	66.5	0.3	N
E. Gage Avenue - Salt Lake Avenue to California Avenue	16,044	15,755	67.3	67.4	0.1	N
Pacific Boulevard - Randolph Sreet to E. Gage Avenue	15,130	14,982	66.0	65.6	-0.4	N
Santa Ana Street - Otis Avenue to Salt Lake Avenue	14,449	13,775	66.6	66.9	0.2	N
State Street - Walnut Street to Santa Ana Street	13,996	13,547	70.0	70.1	0.1	N
Santa Ana Street - State Street to California Avenue	13,196	12,784	65.9	65.8	-0.1	N
Gifford Avenue - E. Slauson Avenue to Randolph Street	12,605	11,868	67.5	68.7	1.1	N
Salt Lake Avenue - E. Gage Avenue to E. Florence Avenue	11,050	11,191	65.2	64.7	-0.5	N
Stafford Avenue - E. Slauson Avenue to Randolph Street	8,268	8,124	61.5	61.5	0.0	N
Santa Ana Street - California Avenue to Otis Avenue	7,989	7,530	63.8	63.4	-0.4	N
Santa Ana Street - Mountain View Avenue to State Street	6,925	6,728	62.9	62.8	-0.1	N
Randolph Street - Santa Fe Avenue to Pacific Boulevard	6,441	5,693	65.9	66.4	0.5	N
Randolph Street - Gifford Avenue to Atlantic Boulevard	6,419	5,735	65.9	65.8	0.0	N
Randolph Street - Stafford Avenue to Miles Avenue	6,062	5,767	63.6	63.4	-0.2	N
Stafford Avenue - E. Gage Avenue to E. Florence Avenue	3,671	3,355	58.8	58.2	-0.5	N
Randolph Street - S. Maywood Avenue to Gifford Avenue	3,175	2,855	63.0	63.0	0.0	N

Appendix H

VMT Impact Analysis

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solutions@translutions.com

September 6, 2023

Mr. Michael Rocque, MS, Senior Planner
Rincon Consultants, Inc.
2215 Faraday Ave Suite A,
Carlsbad, CA 92008
(via email)

Subject: VMT Analysis for the City of Huntington Park Housing Element Code Amendments

Dear Michael:

Translutions, Inc. (Translutions) is pleased to provide this letter discussing the Vehicle Miles Traveled (VMT) analysis for the proposed Housing Element Code Amendments for the City of Huntington Park (the Project). This analysis is consistent with the requirements for a VMT analysis established by the State of California to evaluate impacts to transportation under CEQA. Since this is a housing element update, this memorandum evaluates the change in VMT per Service Population under "without" and "with" project conditions. The VMT analysis for the project was conducted using year 2020 and 2040 data sets from the 2016 Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategies (SCAG RTP/SCS) travel model (model).

PROJECT DESCRIPTION

The Housing Element is required to demonstrate the City's capacity to plan for its share of housing growth. The City's share of housing is determined by the Southern California Association of Governments (SCAG) via the Regional Housing Needs Assessments (RHNA). The RHNA is the number of units that a city is required to plan for (not develop) by identifying sites throughout the City. For the 2021-2029 Housing Element planning period, SCAG assigned the City 2,500 units. After the acreage calculations, 2,668 units were identified by the City. The area wise breakdown and number of units are included in Attachment A.

ANALYSIS METHODOLOGY

MODELING YEARS (2020 AND 2040)

The SCAG RTP/SCS model's base year is 2016 and horizon year is 2040. However, based on discussions with the City, the proposed analysis was conducted for years 2020 and 2040. The model includes a 2020 dataset from SCAG which was used for the analysis.

MODELING METHODOLOGY

The SCAG RTP model uses a two-tier traffic analysis zone (TAZ) system – Tier 1 zones and Tier 2 zones. Two or more Tier 2 zones make up a Tier 1 zone. The model utilizes Tier 2 zone system for modeling steps such as trip generation, trip distribution, and mode choice while it uses Tier 1 zone system for assignment purposes. Given the inability to perform zone splits in the SCAG RTP model and based on how the guidelines require evaluation of plans and programs, the additive method was used for the analysis. Under this method, project related SED was added to the existing (or future) SED of the TAZs to evaluate with project VMT.

MODEL SOCIOECONOMIC DATA

The model consists of both residential (households and population) and non-residential land uses (employment by type/category) as inputs. For households, the travel model uses household characteristics such as household income, household size, and household workers etc., to determine the household travel patterns. The number of households by dwelling unit type were based on the Project information provided by the City. This evaluation is based on 2,668 units.

The average household size from 2016 SCAG RTP/SCS model for each TAZ was maintained and carried over to the number of new dwelling units proposed as part of the Project. Table A shows the change in households and population that is forecast to occur at each TAZ because of the Project. As shown on Table A, the Project will result in an increase of 2,668 households which would translate into a population increase of 10,346.

Table A: Project Related Increase in Households and Population by TAZ

Tier 2 TAZ	Proposed HH	Population
21561100	812	3,897
21575300	421	1,264
21578100	129	525
21592100	235	902
21592200	328	982
21594100	354	1,383
21594200	116	359
21601200	53	196
21601300	183	690
21633100	37	148
Total	**2,668**	**10,346**

MODEL RUNS AND OUTPUTS

Model Runs were conducted for the 2020 and 2040 conditions for both without project and with project conditions with the above discussed SED and networks. Consistent to standard modeling practice, each model was run with conditions that at least 5-loops[1] be run or until a convergence of 0.01 (i.e., 1.0%) is achieved. Detailed model outputs are shown in Attachment B.

VMT SIGNIFICANT IMPACT THRESHOLDS & RESULTS

For General Plans and Specific Plans, the following would result in a significant project generated VMT:

1. The baseline project generated VMT per service population exceeds the baseline VMT per service population (VMT/SP) for the City, or
2. The cumulative project generated VMT per service population exceeds the future year VMT per service population (VMT/SP) for the City.

Baseline (2020) plus Project Conditions

Table B shows the model outputs for the baseline (2020) conditions as well as the plus project conditions.

Table B: Year 2020 VMT Outputs

	City of Huntington Overlay Study Area	2020 No Project	2020 With Project	Net New Project
	Population	27,672	38,018	10,346
	Employment	12,343	12,343	-
	Service Population	40,015	50,361	10,346
Vehicle No Trucks	Total vehicle trips (no trucks)	116,616	128,154	11,538
	Total vehicle VMT (no trucks)	1,004,762	1,091,681	86,919
	Average vehicle trip distance (no trucks)	8.62	8.52	7.53
Trucks Only	Total truck trips	3,699	3,858	159
	Total truck VMT	95,042	97,285	2,243
	Average truck trip distance	25.70	25.22	14.08
All Vehicles	Total vehicle trips (include trucks)	120,315	132,012	11,697
	Total VMT (include trucks)	1,099,804	1,188,965	89,161
	Total VMT per service population (include trucks)	9.14	9.01	7.62

The 7.53 mile of average vehicle trip distance (no trucks) and 14.08 mile of average truck trip distance are not the trip lengths generated by the net new development directly, but the effect on vehicle trip and VMT for the whole project area. The effect of adding more housing to the study area will reduce trip length on average. In order to compute the average vehicle distance, the net new VMT should be divided by the net new vehicle trips, but this should not be interpreted to mean that the new development will have markedly different patterns than the existing development; rather the effects on travel of adding housing will be to bring everyone's average down (including existing uses). We recommend dividing the net change of Total VMT by the net change of Service Population. Please note that the results of 7.62 VMT per Service Population is not actual VMT per Service Population generated by the new development. It means that by adding new housing, this VMT metric will decrease on average.

[1] Models are run with feedback loops wherein the output of one run is becomes the basis of the next run. In this process, the predicted speeds are used to re-compute highway and transit travel times, and the entire model sequence is repeated until input and output speeds are generally consistent with each other. Each iteration is referred to as a loop. The percentage change in total travel cost between one iteration and the next is referred to as "convergence". A convergence of 0.01 means that the change in travel cost between one run and the next is 1%. Models in the SCAG region are generally run for 5 loops or a convergence of 0.01.

As shown in Table B, the baseline (2020) plus project VMT/SP is 9.14 miles while the without project VMT/SP is 9.01 miles. The project related VMT/SP is 7.62, which is significantly less than the baseline VMT/SP for the City. Therefore, the project has a less than significant VMT impact under baseline conditions.

Year 2040 plus Project Conditions

Table C shows the model outputs for the year 2040 conditions as well as the plus project conditions.

Table C: Year 2040 VMT Outputs

	City of Huntington Park	2030 No Project	2030 With Project	Net New Project
Socio-Economic Data	Population	30,423	40,769	10,346
	Employment	13,470	13,470	-
	Service Population	43,893	54,239	10,346
Automobiles Only	Total Vehicle Trips (No Trucks)	113,135	126,005	12,870
	Total Vehicle VMT (No Trucks)	945,871	1,036,465	90,594
	Average Vehicle Trip Distance (No Trucks)	8.36	8.23	7.04
Trucks Only	Total Truck Trips	4,234	4,399	165
	Total Truck VMT	135,311	138,191	2,880
	Average Truck Trip Distance	31.96	31.42	17.44
All Vehicles	**Total Vehicle Trips (Include Trucks)**	117,369	130,404	13,035
	Total VMT (Include Trucks)	1,081,182	1,174,656	93,474
	Total VMT Per Service Population (Include Trucks)	9.21	9.01	7.17

The 7.0 mile of average vehicle trip distance (no trucks) and 17.4 mile of average truck trip distance are not the trip lengths generated by the net new development directly, but the effect on vehicle trip and VMT for the whole project area. The effect of adding more housing to the study area will reduce trip length on average. In order to compute the average vehicle distance, the net new VMT should be divided by the net new vehicle trips, but this should not be interpreted to mean that the new development will have markedly different patterns than the existing development; rather the effects on travel of adding housing will be to bring everyone's average down (including existing uses). We recommend dividing the net change of Total VMT by the net change of Service Population. Please note that the results of 7.17 VMT per Service Population is not actual VMT per Service Population generated by the new development. It means that by adding new housing and jobs, this VMT metric will decrease on average.

As shown in Table C, the year 2040 plus project VMT/SP is 9.21 miles while the without project VMT/SP is 9.01 miles. The project related VMT/SP is forecast to be 7.17, which is significantly less than the baseline VMT/SP for the City. Therefore, the project VMT per service population is less than the VMT/SP under without project conditions and therefore, the project has a less than significant VMT impact under baseline conditions.

FINDINGS & CONCLUSION

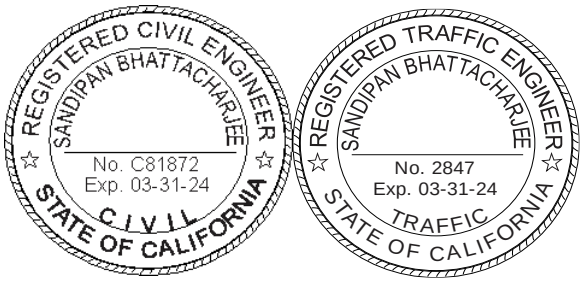
The results of the VMT analysis shows that the project related VMT/SP is lower than the VMT/SP for the City. In fact, the Project reduces the Citywide VMT/SP under both analysis conditions. Therefore, the Project has a less than significant impact under both the baseline and future year conditions.

We hope you will find this information helpful. Should you have any questions, please don't hesitate to call me at (949) 656-3131.

Sincerely,

translutions, Inc.

Sandipan Bhattacharjee, P.E., T.E., AICP, ENV SP
Principal



Attachment "F"

ORDINANCE NO. ___

AN ORDINANCE OF THE CITY COUNCIL OF HUNTINGTON PARK, CALIFORNIA, AMENDING IN PART TITLE 6 "SANITATION AND HEALTH," AND TITLE 9 "ZONING," AND ADDING TITLE 9 "ZONING," CHAPTER 4 "ZONING DISTRICTS," ARTICLE 5 "OVERLAY DISTRICTS," "TRANSIT ORIENTED DEVELOPMENT OVERLAY ZONE;" AND TITLE 9 "ZONING," CHAPTER 3 "GENERAL REGULATIONS," "LOW BARRIER NAVIGATION CENTERS" TO THE CITY OF HUNTINGTON PARK'S MUNICIPAL CODE FOR CONSISTENCY WITH THE GENERAL PLAN HOUSING ELEMENT.

WHEREAS, the City of Huntington Park ("City") is a general law city, incorporated under the laws of the State of California, and has the power to make and enforce within its jurisdictional limits all local, police, sanitary, and other ordinances, resolutions, and regulations not in conflict with general laws of the state;

WHEREAS, the Planning Commission recommends approval of the Zoning Ordinance Amendments and Zoning Map Amendments with TOD Overlay Zones to the Huntington Park Municipal Code for the associated general plan amendments and to implement the 2021-2029 Housing Element Update and Land Use Element Update;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: That Title 6 "Sanitation and Health," Chapter 2 "Solid Waste," Article 1 "Collection of Solid Waste" of this Code is hereby amended to read as follows:

6-2.100 Definitions.

(u) "Single-family dwelling" means a building or lot containing one dwelling unit, and includes buildings and lots with more than one dwelling unit where such dwelling units are determined by the City to be reasonably able to receive individualized solid waste collection service by an automated process utilizing carts. While for ease of interpretation the definitions of single-family dwelling and multi-family dwelling, when read together, have been drafted to include a general default so as to allow for bins rather than carts at premises having four (4) or more dwelling units, it is intended that carts will be used for solid waste collection service, rather than bins, wherever reasonable to do so. Any ambiguity as to whether a premises qualifies as a single-family dwelling or multi-family dwelling shall be resolved by the City Manager. This definition includes manufactured housing (when placed on a foundation for permanent residency) and mobile homes.

SECTION 2: That Title 9 "Zoning," Chapter 2 "General Provisions," Article 2 "Definitions" of this Code is hereby amended to read as follows:

9-1.203 Definitions.

Dwelling, Single-Family. "Single-family dwelling" means a residential structure containing not more than one dwelling unit entirely surrounded by open area on a single parcel. This definition includes manufactured housing (when placed on a foundation for permanent residency) and mobile homes.

Employee Housing. Employee housing providing accommodations for six or fewer employees, pursuant to Health and Safety Code Section 17021.5(b), shall be deemed a single-family dwelling. Qualified employee housing is subject to all Municipal Codes, regulations, and other standards generally applicable to single-family dwellings in the same zone.

Low-Barrier Navigation Centers. A housing-first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

1. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.

2. Pets.

3. The storage of possessions.

4. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

SECTION 3: That Title 9 "Zoning," Chapter 3 "General Regulations," Article 8 "Off-Street Parking Standards" of this Code is hereby amended to read as follows:

9-3.804 Number of parking spaces required.

The following minimum number of parking spaces shall be provided for each use (where "sf." refers to square foot and "Gfa." refers to gross floor area):

USE	NUMBER OF REQUIRED SPACES
1. Residential	
Single-family detached dwellings	2 spaces within a garage, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, and 1 uncovered guest space for every unit.
Single-family attached dwellings	2 spaces within a garage, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, and 1 uncovered guest space for every unit.
Mobile home parks	1.5 covered spaces, plus 1 uncovered guest space for every 3 units

Multi-family residential	2 covered spaces per unit, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, plus 1 uncovered guest space for every unit.
Small family child day care home	No additional spaces required.
Large family child day care home	2 spaces for the primary residence, plus one for loading/unloading passengers.
Residential clubs, fraternity/sorority houses, rooming houses and similar facilities with guest rooms	1 space for each 2 guest rooms.
Retirement homes, senior housing, congregate care	1 space for each 2 guest rooms.
Second dwelling	2 spaces within a garage or carport located at the rear half of the parcel, plus 1 uncovered guest parking space.
Single room occupancy	1 space for each 4 guest rooms.
Transitional and/or supportive housing	2 covered per unit, plus 1 uncovered guest space for every 3 units No parking is required if located withing ½ mile of public transit
2. Commercial/office	
Commercial, retail and service uses	1 space for each 400 sf. gfa.
Multi-tenant general	1 space for each 400 sf. gfa.

The above requirements apply for all commercial centers; however, whenever delineation of individual uses is required, the following standards shall apply:

USE	NUMBER OF REQUIRED SPACES
Arcade (games/pool)	1 space for each 300 sf. of gfa.
Art/dance studio	1 space for each 300 sf. of gfa.
Automobile service, repair, painting	1 space for each service bay and 1 space for each 3,000 square feet of lot area.
Automobile sales	1 space for each 400 sf. of indoor sales area; plus 1 space for each 4,000 sf. of outdoor sales area, plus 2 spaces for each service bay.
Automobile washing (self-service)	2.5 spaces per washing stall.
Automobile washing	1 space for each 250 sf. of floor area, plus 10 spaces for each wash lane.
Banks, savings and loans	1 space for each 400 sf. of gfa.
Barber shop, beauty salon	1 spaces for each 600 sf. of gfa.
Card rooms, poker clubs	1 space for each 50 square feet of public area.
Hotels/motels	1.2 spaces for each guest room, plus requirements for any related commercial uses.
Laundry-coin operated	1 space for each 400 sf. of gfa.
Lube-n-tune shops	3 spaces for each service bay.
Lumber yards	1 space for each 800 sf. of gfa.
Mini-warehouse/storage	5 spaces adjacent to the office/ manager's unit and a 9-foot wide loading/parking aisle within any driveway adjacent to structure walls containing storage access doors in addition to the required aisle width for circulation and Fire Department access. In addition, 2 spaces adjacent to all ground level entrances in multi-story facilities.
Mortuaries and funeral homes	1 space for every 100 sf. of assembly room or floor area used for that purpose plus 1/400 for nonassembly.

USE	NUMBER OF REQUIRED SPACES
Offices (general)	1 space for each 400 sf. of gfa.
Restaurants, cafes, bars, night clubs, dance halls, banquet halls and similar establishments with or without entertainment	1 space/100 sf. of seating/assembly gfa.; 1 space/400 sf. of nonseating gfa.; 1 space/100 sf. of outdoor seating area greater than 400 sf. For establishments with more than 10,000 sf of assembly area, 1 space for each 50 sf. over 10,000 sf.
Retail commercial	1 space for each 400 sf. of gfa.
Retail nursery, garden shop	1 space for each 400 sf. of indoor display area, plus 1 space for each 1000 sf. of outdoor display area.
Service stations	3 spaces plus 2 spaces for each service bay.
Storage yard, salvage yard	1 space for each 2 employees on the junk yard, automobile largest shift, plus 1 space for wrecking yard each 1,500 sf. of lot area.
3. Commercial recreation uses.	
Bowling alley	3 spaces per lane, plus as required for incidental uses (pro shop, restaurant, bar).
Driving range	3 spaces, plus 1 space per tee.
Family fun center	1 space for each 1,000 sf. of outdoor area, plus one space for each employee, and additional spaces for incidental uses (restaurant, gift shop).
Golf course	8 spaces per hole, plus as required for incidental uses (i.e., pro shop, bar, banquet room, etc.).
Golf course, miniature	3 spaces per hole, plus as required for incidental uses (i.e., game room, food service, etc.).
Health clubs	1 space for each 150 sf. of gfa., plus as required for incidental uses.
Skating rinks	1 space for each 100 sf. of skating area, plus as required for incidental uses.
Swimming pools	1 space for each 500 sf. area related to pool and incidental facilities, plus 1 space for each 200 sf. of pool area.
Tennis/racquetball	2 spaces per court, plus as facilities required for incidental uses.
4. Educational uses.	
High-intensity educational institutions	1 space for each 35 square feet of instructional area, plus 1 space for every 400 square feet of non-instructional area, plus 1 space for every full-time and part-time employee, faculty member, and administrative staff.
Martial arts school	1 space for each 400 sf. of gfa.
Low-intensity educational institutions	1 space for each 3 students based on maximum occupancy load of each classroom, plus 1 space for each full-time and part-time employee, faculty member, and administrative staff.
5. Health related uses.	
Convalescent/nursing homes	1 space for each 6 beds, plus 1 space for each employee.
Hospitals	1.5 spaces for each bed.
Medical offices/clinics, dental offices/clinics, veterinary clinics	1 space for each 300 sf. of gfa.
6. Industrial uses.	
Industrial (general)	1 space for each 800 sf. of gfa., plus 1 space for each vehicle used in connection with the use. Additional spaces required for office and retail uses exceeding 10 percent of gfa., to be calculated using standard office/retail parking ratios.
Public utility facilities	1 space for each 2 employees on the largest shift, plus 1 space for each vehicle used in connection with the use.

USE	NUMBER OF REQUIRED SPACES
Warehouse	1 space for each 800 sf. of gfa. up to 10,000 sf. of gfa.; over 10,000 sf. of gfa., 1 space for each 1,000 sf. of gfa. Additional spaces required for office and retail uses exceeding 10 percent of gfa., to be calculated using standard office/retail parking ratios.
7. Places of assembly and institutional uses.	
Churches, conference/meeting facilities, auditoriums, clubs, lodges, union halls	1 space for each 4 seats, plus 1 space for each 100 sf. of gfa. planned for assembly purposes. For benches, 18 inches equals a seat.
Emergency shelters	1 space for every 6 adult beds, plus 1 space for each manager/assistant.
Museums, art galleries	1 space for each 400 sf. of gfa.
Theaters, movies	1 space for each 10 seats, plus 5 spaces (single screen) for employees. Add 2 spaces for each additional screen.
Wedding chapel	1 space for each 10 seats used for assembly purposes, plus 1 space for each 100 sf. of gfa. planned for assembly purposes. For benches, 18 inches equals a seat.

SECTION 4: That Title 9 "Zoning," Chapter 3 "General Regulations," Article 19 "Reasonable Accommodation" of this Code is hereby amended to read as follows:

9-3.1901 Purpose.

It is the City's policy, pursuant to federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act (hereafter "fair housing laws"), to provide individuals with disabilities reasonable accommodation in regulations and procedures to ensure equal access to housing, and to facilitate the development of housing for individuals with disabilities. The purpose of this Article is to establish ~~provide~~ a procedure under which a disabled person may request a reasonable accommodation in land use, zoning and building regulations, policies, practices and procedures of the jurisdiction to comply fully with the intent and purpose of fair housing laws ~~the application of zoning requirements~~. This Article ~~is based on requirements of the federal and state fair housing laws, and implements the Housing Element of the City's General Plan. It~~ is distinct from the requirements for a variance as set forth in Government Code Section 65906 and Huntington Park Municipal Code Section 9-2.901, Variances.

9-3.1902 Applicability.

Reasonable accommodation in the land use and zoning context means:

1. Providing flexibility in the application of land use, zoning, and building regulations or policies, practices, and procedures for individuals with disabilities or developers of housing for people with disabilities; and
2. Waiving certain requirements when it is necessary to eliminate barriers to housing opportunities.

An individual with a disability is someone who has a physical or mental impairment that limits one or more major life activities; anyone who is regarded as having such impairment; or anyone with a record of such impairment.

A request for reasonable accommodation may be made by any individual with a disability, his or her representative, or a developer or provider of housing for individuals with disabilities, when the application of a land use, zoning or building regulation, policy, practice or procedure acts as a barrier to fair housing opportunities.

9-3.1903 Notice to the Public of Availability of Accommodation Process.

Notice of the availability of reasonable accommodation shall be prominently displayed at public information counters in the planning, zoning, and building departments, advising the public of the availability of the procedure for eligible individuals. Forms for requesting reasonable accommodation shall be available to the public in the Planning and Building departments.

9-3.1904~~2~~ Definitions.

Unless it is plainly evident from the content that a different meaning is intended, certain words and phrases used in this Article are defined as follows:

"Director" means the Director of Community Development or designee.

"Disabled person" means a person who has a medical, physical or mental condition that limits a major life activity, as those terms are defined in California Government Code Section 12926, anyone who is regarded as having such a condition, or anyone who has record of having such a condition. It includes a person or persons, or an authorized representative of a disabled person. The term "disabled person" does not include a person who is currently using illegal substances.

"Fair Housing Law" means the Federal Fair Housing Act and the California Fair Employment and Housing Act, including amendments to them.

"Reasonable accommodation" means providing disabled persons flexibility in the application of land use and zoning regulations and procedures, or even waiving certain requirements, when necessary to eliminate barriers to housing opportunities. It may include such things as yard area modifications for ramps, handrails or other such accessibility improvements; hardscape additions, such as widened driveways, parking area or walkways; building additions for accessibility; tree removal; or reduced off-street parking where the disability clearly limits the number of people operating vehicles. Reasonable accommodation does not include an accommodation which would (1) impose an undue financial or administrative burden on the City or (2) require a fundamental alteration in the nature of the City's land use and zoning regulations.

9-3.1905~~3~~ Requesting reasonable accommodation.

A. Request. In order to make housing available to an individual with a disability, any eligible person as defined in Section 9-3.1902 may request a reasonable accommodation in land use, zoning and building regulations, policies, practices, and procedures. ~~A disabled person may request a reasonable accommodation in the application of the City's land use and zoning regulations.~~ Such a request may include a modification or exception to the requirements for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers. A reasonable accommodation cannot waive a requirement for an entitlement (e.g., Conditional Use Permit, Development Permit, General Plan Amendment, Zoning Amendment, Subdivision Map) when otherwise required or result in approval of uses otherwise

prohibited by the City's land use and zoning regulations. Requests for group homes consisting of more than six (6) clients and/or convalescent homes as defined in Section 9-1.203 of the Huntington Park Municipal Code shall require Planning Commission review and a public hearing.

~~B. Availability of Information. Information regarding this reasonable accommodation procedure shall be made available to the public within the Planning Division and shall be made available in any other manner as determined by the Director.~~

B~~C~~. Balancing Rights and Requirements. The City will attempt to balance the privacy rights and reasonable accommodation of an applicant for confidentiality, with the land use requirements for notice and public hearing, factual findings and right to appeal, in the City's requests for information, considering an application, preparing written findings and maintaining records for a request for reasonable accommodation.

9-3.1906~~4~~ Application requirements.

A. Requests for reasonable accommodation shall be in writing and provide ~~Application. The application shall include~~ the following information:

1. The ~~applicant's~~ name, address, and telephone number of the individual(s) requesting reasonable accommodation;

2. Address of the property for which the request is being made;

3. The name and address of the property owner, and the owner's written consent to the application;

4. The current use of the property;

~~5. The basis for the claim that the individual is considered disabled under the fair housing laws; identification and description of disability and its effects on the person's medical, physical or mental limitations;~~

~~6. The City's policy and procedure for reasonable accommodation;~~

~~7. The type of accommodation being requested;~~

~~8. The reason(s) why the accommodation is reasonable and necessary for the needs of the disabled person(s). Where appropriate, include a summary of any potential means and alternatives considered in evaluating the need for the accommodation;~~

~~9. Plans for reasonable accommodation shall be submitted and shall include site plan and elevation drawings indicating the proposed accommodation. The plans shall be subject to the approval of the Director or designee;~~

~~10. Copies of memoranda, correspondence, pictures, or background information reasonably necessary to reach a decision regarding the need for the accommodation; and~~

~~11. Other supportive information deemed necessary by the Planning Division to facilitate proper consideration of the request, consistent with fair housing laws.~~

5. Description of the requested accommodation and the regulation(s), policy or procedure for which accommodation is sought; and

6. Reason that the requested accommodation may be necessary for the individual(s) with the disability to use and enjoy the dwelling.

B. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.

C. A request for reasonable accommodation in regulations, policies, practices, and procedures may be filed at any time that the accommodation may be necessary to ensure equal access to housing. A reasonable accommodation does not affect an individual's obligations to comply with other applicable regulations not at issue in the requested accommodation.

D. If an individual needs assistance in making the request for reasonable accommodation, the jurisdiction will provide assistance to ensure that the process is accessible.

~~B. Review with Other Land Use Applications. If the project for which the reasonable accommodation is being requested also requires other entitlements (e.g., Conditional Use Permit, Development Permit, General Plan Amendment, Zoning Amendment, Subdivision Map), then the applicant shall submit the reasonable accommodation application first for a determination by the Director, before proceeding with the other applications.~~

~~C. Fee. The fee for an application for reasonable accommodation shall be established by a resolution of the City Council.~~

9-3.1907~~5~~ Project review.

~~A. Approval to Review.~~

~~1.~~ The Director or designee has the authority to review and decide upon requests for reasonable accommodation, including whether the applicant is a disabled person within the meaning of this chapter~~, except as noted in Section 9-3.1905(A)(2). The Director may refer the matter to the Planning Commission as deemed appropriate.~~

~~2. The Planning Commission has the authority to review and decide upon requests for reasonable accommodation, including whether the applicant is a disabled person within the meaning of this chapter, when referred by the Director or when a reasonable accommodation request includes any encroachment into any required setback area, results in building size increase above what is allowed in the applicable zoning district with respect to height, lot coverage and floor area ratio maximums, or whenever a reduction in required parking is requested.~~

9-3.1908~~6~~ Hearings and notice.

~~A.~~ A notice or public hearing shall not be required for reasonable accommodation requests ~~subject to the Director's review~~.

~~B. Upon receipt in proper form of a reasonable accommodation application and with the City's CEQA guidelines, a hearing shall be set and notice of the hearing given in compliance with Article 17 of Chapter 2 of Title 9 of the Huntington Park Municipal Code for all applications subject to the Planning Commission's review.~~

~~**9-3.1907 Decision.**~~

~~A. The Director shall render a decision or refer the matter to the Planning Commission within thirty (30) days after the application is complete, and shall approve, approve with conditions, or deny the application, based on the findings set forth in Section 9-3.1908. The decision shall be in writing and mailed to the applicant and shall specify the grounds for any denial of the application. The applicant shall be informed of the right to appeal a decision within fifteen (15) days after the decision was made in accordance with Section 9-2.2312 of the Huntington Park Municipal Code.~~

~~B. If the application for reasonable accommodation involves another discretionary decision, the reviewing body for that decision shall accept as final the determination regarding reasonable accommodation by the Director, unless the reasonable accommodation request has been referred by the Director to the Planning Commission for consideration.~~

~~C. If the application for reasonable accommodation is referred to or reviewed by the Planning Commission, a decision to approve, approve with conditions or deny the application shall be rendered within fifteen (15) working days after the close of the public hearing, based on the findings set forth in Section 9-3.1908.~~

9-3.1908 Required f~~F~~indings ~~and other requirements~~.

A. Findings. The written decision to grant, grant with modifications, or deny a request for reasonable accommodation shall be consistent with fair housing laws and based on the following factors: ~~The reviewing authority shall approve the application, with or without conditions, if it can make the following findings:~~

1. The housing, which is the subject of the request for reasonable accommodation, will be used by ~~a~~ an individual with disabilities protected under fair housing laws ~~disabled person;~~

2. The requested accommodation is necessary to make ~~specific~~ housing available to an individual with disabilities protected under the fair housing laws ~~a disabled person~~;

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

4. The requested accommodation would not require a fundamental alteration in the nature of a City regulation or law, including land use and zoning.

B. Other Requirements.

1. An approved request for reasonable accommodation is subject to the applicant's compliance with all other applicable zoning regulations.

2. A modification approved under this chapter is considered a personal accommodation for the individual applicant and does not run with the land.

3. Where appropriate, the reviewing authority may condition its approval on any or all of the following:

a. Inspection of the property periodically, as specified, to verify compliance with this section and any conditions of approval;

b. Removal of the improvements, where removal would not constitute an unreasonable financial burden, when the need for which the accommodation was granted no longer exists;

c. Time limits and/or expiration of the approval if the need for which the accommodation was granted no longer exists;

d. Recordation of a deed restriction requiring removal of the accommodating feature once the need for it no longer exists;

e. Measures to reduce the impact on surrounding uses;

f. Measures in consideration of the physical attributes of the property and structures;

g. Other reasonable accommodation that may provide an equivalent level of benefit and/or that will not result in an encroachment into required setbacks, exceedance of maximum height, lot coverage or floor area ratio, requirements specified for the zone district; and

h. Other conditions necessary to protect the public health, safety and welfare.

9-3.1906 Written Decision on the Request for Reasonable Accommodation.

A. The written decision on the request for reasonable accommodation shall explain in detail the basis of the decision, including the reviewing authority's findings on the criteria set forth in Section 9-3-1908. All written decisions shall give notice of the applicant's right to appeal and to request reasonable accommodation in the appeals process as set forth below. The notice of decision shall be sent to the applicant by certified mail.

B. The written decision of the reviewing authority shall be final unless an applicant appeals it to the Planning Commission, per Section 9-3.1907, Appeals.

C. If the reviewing authority fails to render a written decision on the request for reasonable accommodation within the 30-day time period allotted by Section 9-3.1907(A), the request shall be deemed granted.

D. While a request for reasonable accommodation is pending, all laws and regulations otherwise applicable to the property that is the subject of the request shall remain in full force and effect.

9-3.1907 Appeals.

A. Within 30 days of the date of the reviewing authority's written decision, an applicant may appeal an adverse decision. Appeals from the adverse decision shall be made in writing.

B. If an individual needs assistance in filing an appeal on an adverse decision, the jurisdiction will provide assistance to ensure that the appeals process is accessible.

C. All appeals shall contain a statement of the grounds for the appeal. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.

D. Nothing in this procedure shall preclude an aggrieved individual from seeking any other state or federal remedy available.

SECTION 5: That Title 9 "Zoning," Chapter 3 "General Regulations," Article 20 "Emergency Shelters" of this Code is hereby amended to read as follows:

9-3.2001 Purpose.

The purpose of this Article is to ensure that the development of emergency shelters do not adversely impact adjacent parcels or surrounding neighborhood and that they are developed in a manner which protects the health, safety, and general welfare of the nearby residents and businesses, while providing for the housing needs of the community.

9-3.2002 Applicability.

Emergency shelters are allowed in compliance with Table IV-5 and Table IV-8 (Allowed Land Uses). A Development Permit is required prior to establishment of any emergency shelter. The permit shall be a ministerial action without discretionary review or a hearing. ~~A Conditional Use Permit (CUP) is required for a shelter that does not meet the minimum development standards of this section or that would provide more beds than allowed by this section.~~

A. **Location.** An "emergency shelter" may be established in the C-G (General Commercial)~~,~~ ~~subject to the approval of a CUP, or in the principally permitted~~ and the MPD (Manufactured Planning Development) Zone provided that the property boundaries are located more than 500 feet from a residential zone, public park, or school and 300 feet from any other shelter from the nearest point of any property.

~~B. Maximum Number of Beds. A maximum of thirty (30) beds may be provided.~~

B~~C~~. **Length of Stay.** Temporary shelter shall be available to residents for no more than 180 days in any twelve (12)-month period.

C~~D~~. **Hours of Operation.** Emergency shelters shall establish and maintain set hours for client intake/discharge, which must be prominently posted on-site.

D~~E~~. **Required Amenities.** Emergency shelters shall provide the following facilities:

1. Indoor client intake/waiting area of at least 100 square feet if client intake is to occur on-site. If an exterior waiting area is provided, it shall be enclosed or screened and designed to prevent queuing in the public right-of-way;

2. Secure areas for personal property;

~~3. Laundry facilities adequate for the number of residents;~~

~~4. Telephone(s) for use by clients;~~

3~~5~~. Interior and/or exterior common space for clients to congregate shall be provided on the property at a ratio of not less than fifteen (15) square feet per client, with a minimum overall area of 100 square feet. Common spaces do not include intake areas;

~~6. Other amenities as recommended by the Director of Community Development.~~

F. **Optional Facilities/Services.** Emergency shelters may provide one or more of the following types of common facilities for the exclusive use of the residents:

1. Central cooking and dining room(s);

2. Recreation room;

3. Counseling center;

4. Child-care facilities;

5. Other support services;~~.~~

6. Laundry facilities adequate for the number of residents;

7. Telephone(s) for use by clients;

G. **Management.** At least one facility manager shall be on-site at all hours that the facility is open. Additional support staff shall be provided, as necessary, to ensure that at least one staff member is provided in all segregated sleeping areas, as appropriate.

~~H. Emergency Shelter Provider. The provider shall demonstrate, to the satisfaction of the Director, that they currently operate a shelter within the State of California or have done so within the past two (2) years.~~

H~~I~~. **Operation Plan.** An Operational Plan (Plan) shall be provided for the review and approval of the Director. The approved Plan shall remain active throughout the life of the facility, and all operational requirements covered by the Plan shall be complied with at all times. At a minimum, said Plan shall contain provisions addressing the areas outlined below:

1. **Security and Safety.** Addressing both on-site and off-site needs, including provisions to ensure the security and separation of male and female sleeping areas, as well as any family areas within the facility.

2. **Loitering/Noise Control.** With specific measures regarding operational controls to minimize the congregation of clients in the vicinity of the facility during hours that clients are not allowed on-site and/or services are not provided. Outdoor activities may only be conducted between the hours of 8:00 a.m. to 10:00 p.m.

3. **Management of Outdoor Areas.** Including a system for daily admittance and discharge procedures and monitoring of waiting areas with a goal to minimize negative impacts to adjacent property.

4. **Staff Training Programs.** To provide adequate knowledge and skills to assist clients in obtaining permanent shelter.

5. **Communication and Outreach.** With objectives to maintain effective, ongoing communication and response to operational issues which may arise within the neighborhood as may be identified by the general public or City staff.

6. **Adequate and Effective Screening.** With the objective of determining admittance eligibility of clients.

7. **Litter Control.** With the objective of providing for the regular daily removal of litter attributable to clients within the vicinity of the facility.

~~J. **Transit Accessibility.** Emergency shelter facilities must either be located within one-half mile of a designated transit corridor or existing bus route; or, if a facility is not within one-half mile of a transit corridor or bus route, submit evidence to the Director that transportation will be provided between the facility and a transit corridor or bus line.~~

I~~K~~. **Lighting.** Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way.

J~~L~~. **Landscaping.** On-site landscaping shall be installed and maintained pursuant to the standards outlined in Title 9, Chapter 3, Article 4, Landscaping Standards.

SECTION 6: That Title 9 "Zoning," Chapter 3 "General Regulations," Article 25 "Low-Barrier Navigation Centers" of this Code is hereby added to read as follows:

Section 9-3.2510 Purpose.

The purpose of this chapter is to establish development standards for low-barrier navigation centers and to ensure this use is constructed and operated in a manner that is consistent with the requirements and allowances of state law, specifically Article 12 of Chapter 3 of Division 1 of Planning and Zoning Law commencing with California Government Code Section 65660.

Section 9-3.2520 Applicability.

Low-barrier navigation centers are allowed in compliance with Sections 9-4.102, 9-4.103, and 9-4.302.

Section 9-3.2530 Permit Required.

A Development Permit is required prior to establishment of any low-barrier navigation center project meeting either of the following criteria. The permit shall be a ministerial action without discretionary review or a hearing. The City shall notify a developer whether the developer's application is complete within 30 days, pursuant to California Government Code Section 65943. Action shall be taken within 60 days of a complete application being filed.

Section 9-3.2540 Development and Operational Standards.

A low-barrier navigation center development is a use by right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses, if it meets the following requirements:

A. **Connected Services.** It offers services to connect people to permanent housing through a services plan that identifies services staffing.

B. **Coordinated Entry System.** It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. "Coordinated entry system" means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.

C. **Code Compliant.** It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.

D. **Homeless Management Information System.** It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

Section 9-3.2550 Definitions.

Use by Right. For the purposes of this section, "use by right" has the meaning defined in subdivision (i) of Section 65583.2. Division 13 (commencing with Section 21000) of the California Public Resources Code shall not apply to actions taken by a public agency to lease, convey, or encumber land owned by a public agency, or to facilitate the lease, conveyance, or encumbrance of land owned by a public agency, or to provide financial assistance to, or otherwise approve, a Low-Barrier Navigation Center constructed or allowed by this section.

SECTION 7: That Title 9 "Zoning," Chapter 4 "Zoning Districts," Article 1 "Residential Zones" of this Code is hereby amended to read as follows:

9-4.102 Allowed uses.

Any structure/use designated as "Permitted" (P) by the following list shall comply with the provisions of this Code. Any permitted use which will occupy an existing structure (with no structural alteration/enlargement) shall comply with the operational standards contained in this chapter as well as Article III (General Property Development Standards). Additionally, any permitted use which will occupy an existing structure that is to be altered, enlarged, or requires construction or installation (i.e., manufactured housing) of a structure(s) shall require the approval of a Development Permit (D) in compliance with Chapter 2, Article 10.

The following list (Table IV-1) represents those uses in the residential zoning districts that are Permitted (P), subject to a Development Permit (D), subject to a Large Family Child Care Home Permit (LCC) or a Conditional Use Permit (C):

Table IV-1
ALLOWED LAND USES

LAND ACTIVITY			**R-L**	**R-M**	**R-H**
1.	Residential Uses				
	A.	Condominiums	D	D	D
	B.	Convalescent Homes	-	C	C
	C.	Child Day Care Facility			
		Small Family Child Day Care Home	P	P	P
		Large Family Child Day Care Home	LCC	LCC	LCC
	D.	Density Bonus/Affordable Housing	P	P	P
	E.	Manufactured Housing	D	D	D
	F.	Multi-Family Dwellings	-	D	D
	G.	Second Dwelling Unit/"Granny" Housing/Guest House	P	-	-
	H.	Senior Citizen/Congregate Care Housing	-	-	C
	I.	Single-Family Dwellings	P	P	P
	J.	Single Room Occupancy Facilities	-	-	D
	K.	Group Homes			
		6 or less clients	P	P	P
		7 or more clients	C	C	C

	L.	Transitional Housing~~*~~	P~~-~~	P~~D~~	P~~D~~
	M.	Supportive Housing~~*~~	P~~-~~	P~~D~~	P~~D~~
	N.	Zero Lot Line/Small Lot Residential Developments	-	D	D
	O.	Employee and Farmworker Housing			
		Providing accommodations for 6 or fewer employees	P	P	P
		Providing accommodations for more than 6 employees	C	C	C
	P.	Low-Barrier Navigation Centers	D	D	D
2.	Recreational Accessory Uses				
	A.	Swimming Pool, Private	P	P	P
	B.	Tennis Court, Private	D	D	D
	C.	Tree “Play” House	P	P	P
3.	Accessory Uses				
	A.	Fences and Walls	P	P	P
	B.	Garage	P	P	P
	C.	Keeping of Domestic Animals/Household Pets	P	P	P
	D.	Laundry Facilities (Washer and Dryer)	P**	P**	P**
	E.	Outdoor Play/Athletic Equipment	P	P	P
	F.	Patio (with or without cover)/Gazebo	P	P	P
	G.	Satellite Dish Antenna	D	D	D
	H.	Storage	D	D	D
	I.	Vehicle Repair (Property owner/tenant vehicle only and only within enclosed garage/yard)	P	P	P
	J.	Vertical Antenna			
		12 feet or less in height	P	P	P
		12+ feet in height	D	D	D
4.	Other				
	A.	Churches	-	C	C
	B.	Educational Institutions, Low-Intensity	C	C	C
	C.	Public Utilities/Facilities	D	D	D
5.	Home Enterprises		Subject to Home Enterprise Permit		
6.	Temporary Uses		Subject to Temporary Use Permit		

~~* Note: Assumes transitional and supportive housing is configured as a multi-family residential use, and is therefore subject to a Development Permit. If such housing were configured as a single-family use, it would be permitted by right within the R-M and R-H zones.~~

9-4.103 Zoning District Development Standards

1. General Standards. The development standards contained in Table IV-2 (Zoning District Development Standards) relating to density, lot area and configuration, structure setbacks, structural lot coverage and height, accessory structure height, distance between structures, private outdoor useable space, and common useable open space apply to all residential zoning districts, and shall be determined to be minimum requirements, unless stated as maximum by this

Code or otherwise excepted (e.g., zero lot line development or density bonus development). All setbacks shall be measured from the applicable property line.

Table IV-2
ZONING DISTRICT DEVELOPMENT STANDARDS

STANDARD	R-L	R-M	R-H
Maximum Units/Acre	8.712	17.424	20.0
Lot Area (square feet)	5,000*	5,000*	15,000*
Lot Width (feet)	45*	45*	100*
Lot Depth (feet)	80*	100*	100*
Front Setback (feet)	201	151	101
Rear Setback (feet)	10	10	10
Side Setback (each)	4 feet plus 1 foot for each story over 1 story		
Side Setback (street side)	10 feet plus 1 foot for each story over 1 story		
Lot Coverage (Building Footprint) (percent, maximum)	45%	55%	65%
Distance Between Structures (feet)	6	102	102
Structure Height (feet, maximum)	35, 2 stories	35	45
Private Outdoor Useable Space (square feet per unit)3	450	250/200	200/150
Common Useable Open Space (square feet per unit)4	0	200	200
Main Structure Height (maximum)	35 feet, 2 stories	35 feet	45 feet
Accessory Structure Height (maximum)	20 feet or 1 story whichever is less	20 feet or 1 story whichever is less	20 feet or 1 story whichever is less
Antennae, Vertical	(Refer to Chapter 3 Article 1 Property Development Standards)		
Fences, Walls, and Hedges	(Refer to Chapter 3 Article 1 Property Development Standards)		
Satellite Dish Antennae	(Refer to Chapter 3 Article 1 Property Development Standards)		

* Lots created before *January 1, 2019* containing no more than one dwelling unit are exempt from the minimum lot size standards. ~~Properties falling under this exemption shall maintain a maximum of one dwelling unit and are subject to compliance with all other applicable development standards.~~

1 Garage door setback for single-family uses shall be a minimum of twenty (20) feet from the front property line.

2 When two (2) walls face each other and neither has a window opening they shall be separated by at least six (6) feet. If one or more of the walls has a window opening, they shall be separated by at least ten (10) feet.

3 Each ground floor dwelling unit shall be provided with 250/200 (R-M/R-H) square feet of private outdoor useable space while each upper story unit shall be provided with 200/150 (R-M/R-H) square feet of private outdoor area. Private outdoor space for condominium developments/conversions shall be in compliance with Section 9-3.1507 of the Huntington Park Municipal Code. The Director shall have the authority to adjust/average these minimum standards when doing so would result in an improved design and an enhanced overall provision of private outdoor space.

4 All multi-family residential developments shall provide common useable open space in compliance with Subsection 9-4.103(2)(C), below. Common open space for condominium developments/conversions shall be in compliance with Section 9-3.1507 of the Huntington Park Municipal Code.

9-4.103 Zoning District Development Standards.

J. **Mobile Home and Manufactured Housing Development Standards.** Mobile or manufactured homes ~~are subject to the approval of a Development Permit and~~ shall be installed/operated in the following manner:

(1) Mobile or manufactured homes may be used as single-family dwellings if the home is certified under the National Mobile Home Construction and Safety Standards Act of 1974, or as amended;

(2) Mobile or manufactured homes which are used as single-family residences shall be installed on/secured to an approved permanent foundation in compliance with this Code~~;~~.

~~(3) Prior to the installation of any mobile or manufactured home, the Director shall determine that the subject parcel together with the proposed mobile or manufactured home is compatible with surrounding development. This determination shall include an assessment of on-site design and development standards and materials, architectural aesthetics, setbacks, structure height, accessory structures, access, off-street parking and minimum square footage requirements, and any other criteria determined appropriate by the Director; and~~

~~(4) The following development standards shall govern the installation and construction of mobile and manufactured homes. The Director may modify any of the following standards during the Development Permit process upon finding(s) that to do so would enhance architectural compatibility and the protection of health and safety:~~

~~a. All homes shall have a minimum eave projection of two (2) feet on at least two (2) opposite sides, with at least one foot on any one side;~~

~~b. All roofs shall have a minimum pitch of 1:4 and shall be constructed of non-reflective/non-metallic roofing material;~~

~~c. All exterior siding shall be non-reflective/ non-metallic and shall be installed from the ground up to the roof; and~~

~~d. All homes shall have a minimum width (across the narrowest portion) of twenty (20) feet, unless part of an approved modular style.~~

S. Employee Housing. Standards for employee housing are as follows:

(1) Employee housing is permitted in residential zones.

(2) Employee housing shall comply with all applicable state laws including, when applicable, the California Mobilehome Parks Act.

SECTION 8: That Title 9 "Zoning," Chapter 4 "Zoning Districts," Article 4 "Commercial/Office/Mixed Use Zones" of this Code is hereby amended to read as follows:

9-4.202 Allowed uses.

Any use designated as "Permitted" by the following list shall comply with the provisions of this Code. Any permitted use which will occupy an existing structure (with no structural alteration/enlargement) shall comply with the operational standards contained in this article as

well as Chapter 3 (General Regulations). Additionally, any permitted use which will occupy an existing structure that is to be altered, enlarged, or requires construction of a new structure(s) shall require the approval of a Development Permit in compliance with Chapter 2, Article 10.

The following list of Allowed Land Uses, Table IV-5, establishes the primary land uses in the C-P, C-N and C-G zoning district which are Permitted (P) or subject to a Development Permit (D) or a Conditional Use Permit (C). In accordance with Section 9-1.106, uses that are not listed shall be expressly prohibited, unless the Director determines the use to be similar in nature and class to other uses listed.

Table IV-5
ALLOWED LAND USES

Land Use Activity		**C-P**	**C-N**	**C-G**
Administrative and Professional Offices:				
1.	Administrative, Business, Service, and Public Utilities	P	P	P
2.	Accounting, Consulting, Counseling, Design, and Legal	P	P	P
3.	Headquarters (Business, Corporate, and Government)	P	P	P
4.	Medical/Dental Uses	P	P	P
General Commercial Uses:				
1.	Auditoriums/Concert/Convention Halls	-	-	C
2.	Alcoholic Beverage Sales/Serving Establishments [see regulations in Section 9-4.203(2)(A) and Table IV-7]			
3.	Amusement/Video Arcades	-	-	C
4.	Antique Shops	-	P	P
5.	Apparel/Shoe Stores	-	P	P
6.	Appliance Stores	-	P	P
7.	Art/Photography Shops, Studios, Galleries	P	P	P
8.	Auction Sales	-	-	D
9.	Automobile, Motorcycle, and Truck Dealerships	-	-	C
10.	Automobile Parts Supply (retail only, no auto repair or installation)	-	-	P
11.	Automobile Rental Agencies	-	-	D
12.	Automobile Repair Specialty Shops	-	-	C
13.	Automobile Service Centers	-	-	C
14.	Bakeries (retail only)	-	P	P
15.	Banks/Financial Offices	P	P	P
16.	Banquet Halls, Lodges, and Conference Halls	-	-	C
17.	Barber/Beauty/Nail Shops	P	P	P
18.	Bars, Cocktail Lounges, Taverns	-	-	C
19.	Bicycle Shops (sales/service, non-motorized)	-	P	P
20.	Billiard/Pool Centers	-	-	C
21.	Book Stores (new/used)	-	P	P
22.	Book Stores/Adult Business [see regulations in Chapter 5-20]	-	-	P

23.	Bowling Alley	-	-	C
24.	Camera Film Drop Off/Express Developing	P	P	P
25.	Camera Shop (new/used)	-	P	P
26.	Candy, Confectionery/Ice Cream Stores	-	P	P
27.	Car Washes	-	-	C
28.	Catering Establishments	-	-	P
29.	Check Cashing	-	C	C
30.	Churches	C	C	C
31.	Communication Equipment Buildings	P	P	P
32.	Commuter Bus Stations	-	-	C
33.	Convenience Stores, Mini-Markets	-	D	D
34.	Cultural/Community Facilities	P	P	P
35.	Currency Exchanges	-	-	C
36.	Dance Hall/Club	-	-	C
37.	Dance School/Studios	-	C	P
38.	Delicatessens, Sandwich Shops, Donut Shop, Coffee Houses, Juice Bars under 2,000 square feet	C	P	P
	over 2,000 square feet	-	C	C
39.	Department Stores	-	P	P
40.	Discount/Club Membership Stores	-	-	P
41.	Drug Stores	-	P	P
42.	Dry Cleaning/Dyeing (retail only)	-	P	P
43.	Electronic/Computer Stores	-	P	P
44.	Escort Bureau/Introductory Service	C	-	C
45.	Figure Model Studio (non-nude)	-	-	C
46.	Floor Covering/Drapery Store	-	-	P
47.	Florist Shops	P	P	P
48.	Furniture Stores	-	-	P
49.	Gift/Stationery Stores	-	P	P
50.	Glass Shop (sales/service)	-	-	P
51.	Grocery Stores (including supermarkets)	-	P	P
52.	Gun Shops	-	-	C
53	Hardware Stores (up to 10,000 square feet)	-	P	P
54.	Health/Athletic Clubs (excluding massage parlors)	P	P	P
55.	Hobby Shops	-	P	P
56.	Home Improvement Centers (over 10,000 square feet)	-	-	C
57.	Hospitals	C	C	C
58.	Hotels/Motels	-	-	C
59.	Ice Cream Parlors	-	P	P
60.	Interior Decorating Shop	-	P	P
61.	Jewelry Sales/Repair Stores	-	P	P

62.	Laboratories (including film, medical, and dental)	-	P	P
63.	Laundromat (retail only)	-	P	P
64.	Lighting Fixture Stores	-	-	P
65.	Locksmith Shops	-	P	C
66.	Marine Sales/Service	-	-	P
67.	Massage Parlors (acupressure)	-	-	-
68.	Mini-Malls	-	D	D
69.	Money Advance	-	C	C
70.	Money Transfer	-	C	C
71.	Mortuaries	-	C	C
72.	Multiple Tenant Merchandise Mart	-	-	C
73.	Museums	P	P	P
74.	Music Stores	-	P	P
75.	Newspaper/Magazine Stores	-	P	P
76.	Nightclubs (with entertainment/dancing)	-	-	C
77.	Nurseries/Garden Supply Store	-	P	P
78.	Office Supplies/Equipment (retail only)	P	-	P
79.	Optical Shop	P	P	P
80.	Paint/Wallpaper Stores (retail only)	-	P	P
81.	Parcel Shipping/Copy/Fax Centers	P	P	P
82.	Parking Structures	C	C	C
83.	Pawn Shop/Brokers	-	-	C
84.	Pet Shops	-	P	P
85.	Plumbing Fixture Stores	-	P	P
86.	Pool Supply (retail only)	-	P	P
87.	Post Office Substation	P	P	P
88.	Printing/Blueprinting Shops	P	P	P
89.	Radio/Television Broadcasting Studios (no transmitting)	P	-	C
90.	Recording Studios	P	C	P
91.	Recycling Facilities	-	C	C
92.	Restaurants (less than 4,000 square feet, excluding drive-thrus)	-	D	D
93.	Restaurants (greater than 4,000 square feet, excluding drive-thrus)	-	C	C
94.	Restaurants (with drive-thru facilities)	-	-	C
95.	Restaurants (where outdoor eating facilities are larger than 400 square feet)	-	C	C
96.	Saving and Loans	P	P	P
97.	Secondhand Stores	-	-	P
98.	Service Stations (including gas stations)	-	C	C
99.	Shoe Repair	-	P	P
100.	Shuttle Stations	-	-	C
101.	Sign/Lettering Shops (with retail sales area)	P	P	P[2]

102.	Skating Rinks	-	C	C
103.	Sporting Goods Stores	-	P	P
104.	Stamp/Coin Shops	P	P	P
105.	Tailor Shops	P	P	P
106.	Tattoo or Body Piercing Parlor	-	-	C
107.	Tennis Court, Commercial	D	D	D
108.	Theaters, Movie (excluding drive-ins)	-	-	C
109.	Ticket Sales	P	P	P
110.	Tobacco/Smoke Shops [see regulations in Section 4-19.03]	-	P	P
111.	Toy Stores	-	P	P
112.	Travel Agencies	P	P	P
113.	Variety Stores	-	P	P
114.	Vending Machines (outside, accessory use only)	C	C	C
115.	Veterinary Offices/Animal Hospitals	C	C	C
116.	Video Machines (up to 5)	P	P	P
117.	Video Stores (up to a maximum net display area of 25% of total video displays devoted to adult videos)	-	P	P
118.	Wedding Chapels	C	C	C
Other Uses:				
1.	Antennae (accessory only)	C	C	C
2.	Condominiums	-	-	-
3.	Convalescent Homes	C	C	C
4.	Drive-Thru Establishments (accessory only)	-	-	C
5.	Emergency Shelters	D-	D-	C
6.	Residential Developments (20 du/acre)[1]	D	D	-
7.	Outdoor Storage (accessory only)	-	C	C
8.	Wireless Communications Facilities	C	C	C
9.	Senior Citizen Housing (only in Senior Citizen Housing Overlay District)	-	-	-
10.	Single Room Occupancy	-	-	-
11.	Low-Barrier Navigation Centers	P	P	-

[1] Exceptions for mixed use if within 0.5 miles of a Transit Center, or 0.25 miles of a Transit Node or a Transit Corridor, as defined by the Metropolitan Transportation Authority Congestion Management Plan, or if other transit improvement measures are provided as determined by the review authority.

SECTION 9: That Title 9 "Zoning", Chapter 3 "General Regulations," Article 25 "Development Permits" of this Code is hereby added to read as follows:

9-2.1001 Purpose.

The following provisions are intended to provide flexibility in site planning/property development while protecting the integrity and character of the residential, commercial, and industrial areas of the City and ensuring consistency with the General Plan. At the time of application submittal, a review of the configuration, design, location, and impact of the proposed

use shall be conducted by comparing the use to established development/site standards. This review shall determine whether the permit should be approved by weighing the public need for and the benefit(s) to be derived from the proposed use, against the potential negative impacts it may cause.

9-2.1002 Application.

An application for a Development Permit shall be filed in compliance with Article 22 of this Chapter (Applications and Fees).

9-2.1003 Applicability.

Approval of a Development Permit shall be required under the following circumstances:

1. For a new structure or use listed as subject to a "Development Permit" (D) in the applicable zoning district;

2. For a new single-family structure;

3. For the expansion or conversion of an existing structure or use, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure;

4. For the enlargement or exterior alteration of an existing structure, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure, for which a Development Permit has not been issued, excluding an existing single-family structure;

5. For the movement and/or relocation of any structure, including factory-built and manufactured housing, to any parcel within the City;

6. For the expansion of a legal nonconforming structure, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure, for which a Development Permit has not been issued in compliance with Chapter 3 Article 6 (Nonconforming structures and uses); and

7. For the rebuilding/replacement of a destroyed/demolished legal nonconforming structure for which a Development Permit has not been issued in compliance with Chapter 3, Article 6 (Nonconforming structures and uses).

9-2.1004 Review Authority.

The final Review Authority for Development permits shall be as follows:

Table II-2
REVIEW AUTHORITY FOR DEVELOPMENT PERMITS

Type of Project	Size of Project	Director [(1)]	Commission
Residential	1 Dwelling Unit	X	
	2+ Dwelling Units	<u>X</u>	~~X~~
Commercial and Industrial [(2)]	1 to 4,999 square feet	X	

Table II-2 REVIEW AUTHORITY FOR DEVELOPMENT PERMITS			
Type of Project	Size of Project	Director [1]	Commission
	An expansion of up to 50% or more of the gross floor area	X	
	5,000 square feet		X
	An expansion of up to 50% or more of the gross floor area		X
Change in use, or alteration. [3]	A change in use of up to 50% of the gross floor area	X	
	A change in use of 50% or more of the gross floor area		X
	1 to 4,999 square feet	X	
	5,000+ square feet		X
	Exterior remodel/alterations	X	

(1) For all Director-approved non-residential projects, t~~T~~he Director may instead defer action and refer the application to the Commission for a decision.

(2) The square footage in area or the percent of expansion, whichever is less, shall determine the appropriate Review Authority.

(3) Change in use (except for a change to a less intensive use) or alteration to the structure, including tenant improvements, affecting or involving a minimum of 50 percent of the total gross floor area of the structure. The applicable changes in use include a residential to commercial or industrial use, office or retail to a restaurant or medical use, nonassembly use to an assembly use, or a similar change in use as determined by the Director.

9-2.1005 Project review.

1. Each Development Permit application shall be analyzed to ensure that the application is consistent with the purpose of this Article and the City's CEQA Guidelines.

2. To ensure effective implementation of General Plan policies relating to design, each Development Permit shall be reviewed by the Director. The review shall occur prior to the determination by the Review Authority.

3. Any application which may result in grading shall require the submittal of preliminary grading plans for review and recommendation by the City Engineer and approval by the Review Authority.

9-2.1006 Hearings and notice.

1. Director-Approved Projects. A notice or public hearing shall not be required for all applications subject to the Director's review.

2. Commission-Approved Projects. Upon receipt in proper form of a Development Permit application and compliance with the City's CEQA Guidelines, a hearing shall be set and notice of the hearing given in compliance with Article 23 of this Chapter (Hearings and Appeals) for all applications subject to the Commission's review.

9-2.1007 Findings.

Following a hearing, if required, the Review Authority (as outlined in Table II-1) shall record the decision in writing and shall recite the findings upon which the decision is based. The Review Authority may approve, modify, or deny a Development Permit in whole or in part and shall impose specific development conditions if approved. These conditions shall relate to both on- and off-site improvements that are necessary to accommodate flexibility in site planning/property development, mitigate project-related adverse impacts and to carry out the purpose/intent and requirements of the respective zoning district and General Plan goals and policies.

1. Director-Approved Projects

Approval of Director-Approved Projects shall be ministerial in nature. Projects that comply with the requirements of this and other applicable sections shall be permitted by right. The ~~Review Authority~~ Director may approve a Development Permit~~,~~ only if all of the following findings are made:

a~~1~~. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards;

b~~2~~. The proposed development is consistent with the General Plan;

~~3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;~~

c~~4~~. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines; and

~~5. The subject site is physically suitable for the type and density/intensity of use being proposed;~~

d~~6~~. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare~~; and~~.

~~7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.~~

2. Commission-Approved Projects

The Commission may approve a Development Permit, only if all of the following findings are made:

a. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards;

b. The proposed development is consistent with the General Plan;

c. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;

d. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;

e. The subject site is physically suitable for the type and density/intensity of use being proposed;

f. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare; and

g. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.

9-2.1008 Conditions of approval.

In approving a Development Permit, the Review Authority may impose conditions (e.g., buffers, landscaping and maintenance, lighting, off-site improvements, parking, performance guarantees, property maintenance, signs, surfacing, traffic circulation, etc.) deemed reasonable and necessary to ensure that the approval would be in compliance with the findings required by Section 9-2.1007 (Findings) of this Article.

9-2.1009 Expiration.

Unless otherwise specified, w~~W~~ithin one year of Development Permit approval, exercising the entitlement, in compliance with Section 9-2.2403 (Exercising the Entitlement) shall have occurred or the permit shall become void. Additionally, if after exercising the entitlement, work is discontinued for a period of one year, then the permit shall become void.

If a project is built in pre-approved phases, each subsequent phase shall have one year from the previous phase's date of exercising the entitlement to the next phase's date of exercising the entitlement to have occurred, unless otherwise specified in the permit, or the permit shall become void. If the application for the Development Permit also involves the approval of a tentative map, the phasing shall be consistent with the tentative map and the permit shall be exercised prior to the expiration of the companion tentative map.

9-2.1010 Time extension.

The Review Authority may grant time extensions not to exceed one-year increments. A time extension request shall be filed no later than ninety (90) days after expiration and for good cause. Prior to granting an extension, the Review Authority shall ensure that the Development Permit complies with all current Code provisions. If granted, the Development Permit shall be extended from the date of expiration.

9-2.1011 Use of property before final decision.

No permit shall be issued for any use involved in an application for a Development Permit until, and unless the same shall have become final, in compliance with Section 9-2.2309 (Effective Date).

9-2.1012 Modification/amendment of a Development Permit.

An approved Development Permit may be modified in compliance with Article 22 of this Chapter (Applications and Fees). Minor modifications to an approved permit may be approved by the Director in compliance with Article 6 of this Chapter (Minor Modifications).

9-2.1013 Revocation.

The Review Authority shall hold a hearing to revoke or modify a Development Permit granted in compliance with this chapter. Fifteen (15) days prior to the hearing, notice shall be delivered in writing to the applicant and/or owner of the property for which the Development Permit was granted. Notice shall be deemed delivered two (2) days after being mailed, first class postage paid, to the owner as shown on the current tax rolls of the County of Los Angeles and/or the project applicant.

A Development Permit may be revoked or modified by the Review Authority if any one of the following findings can be made:

l. That circumstances have been changed by the applicant to a degree that one or more of the findings contained in the original permit can no longer be made in a positive manner and the public health, safety and welfare require the revocation;

2. That the Development Permit was issued, in whole or in part, on the basis of a misrepresentation or omission of a material statement in the application, or in the applicant's testimony presented during the public hearing, for the entitlement or permit;

3. That the use for which the Development Permit was granted had ceased or was suspended for six (6) or more months;

4. That one or more of the conditions of the Development Permit have not been met;

5. That the use is in violation of any statute, ordinance, law or regulation; or

6. That the use permitted by the Development Permit is detrimental to the public health, safety or welfare or constitutes a nuisance.

9-2.1014 Performance guarantee.

The development project's applicant/owner may be required to provide adequate performance security in compliance with Section 9-2.2402 (Performance guarantee requirements) for the faithful performance of any/all conditions of approval imposed by the Review Authority.

9-2.1015 Applicable regulations.

All applications shall be subject to the applicable provisions of this Code, including the procedures outlined in the following Articles:

1.	Article 22 of this Chapter	Applications and Fees.
2.	Article 23 of this Chapter	Hearings and Appeals.

SECTION 10: That Title 9 "Zoning," Chapter 4 "Zoning Districts," Article 5 "Overlay Zones," of this Code is hereby added to read as follows:

9-4.502.8 Transit Oriented Development Overlay Zone.

1. **Purpose and Intent.** The Transit-Oriented Development (TOD) Overlay Zone serves to implement Housing Element programs and address housing needs by allowing a mix of uses, including commercial and high-density residential uses. The TOD Overlay Zone implements Housing Element programs by providing development regulations to support and facilitate housing affordable to lower-income households as well as retail, service, and office uses near high-frequency public transit.

2. **Applicability.**

A. The TOD Overlay Zone may be applied to any underlying zone district within a Transit Priority Area, as defined by California Public Resource Code, Section 21099, through a zone text and zone map amendment Zone amendments must be approved in accordance with Section 9-2.2002 of the Huntington Park Municipal Code.

B. For any project developed in accordance with this section, these standards shall apply instead of those in the underlying base zone district. A property owner may, however, elect to continue to use the site consistent with the underlying district, in which case the applicable underlying district standards will apply.

C. Projects developed in accordance with this section (allowed as permitted uses or with a Development Permit per Table 1 and Table 2) shall be reviewed as Director-Approved Projects as defined by Article 10, Development Permits.

(1) No building, grading or other construction permit shall be issued by the responsible department until the approval has been conducted by the Director of Community Development (Director).

(2) Compliance with the requirements of this chapter shall not waive any additional requirements for compliance such as an application for a lot line adjustment,

merger of parcels, or subdivision in conjunction with approval of an application. A separate application for the lot line adjustment, merger of parcels, or appropriate subdivision map shall proceed in accordance with the Huntington Park Municipal Code, Title 10, Subdivisions.

D. Review Authority. The Director shall approve any administrative approval if the application complies with all requirements of this Section.

E. Expiration. Within two years of the date of approval by the Director, commencement of construction shall have occurred or the approval shall become null and void. A one-year extension can be granted by the Director if the project is compliant with the original approval.

F. Appeals. Appeals are allowed in accordance with Section 9-2.2311, Appeals and calls for review.

3. **Allowed Uses**

A. Any structure/use designated as "Permitted" (P) by the following list shall comply with the provisions of this Code. Any permitted use which will occupy an existing structure (with no structural alteration/enlargement) shall comply with the operational standards contained in this chapter as well as Article III (General Property Development Standards). Additionally, any permitted use which will occupy an existing structure that is to be altered, enlarged, or requires construction or installation (i.e., manufactured housing) of a structure(s) shall require the approval of a Development Permit (D) in compliance with Chapter 2, Article 10.

B. Residential Uses. The following list (Table 1) represents those uses in the TOD Overlay Zone that are Permitted (P), subject to a Development Permit (D), subject to a Large Family Child Care Home Permit (LCC) or a Conditional Use Permit (C), or not allowed (-).

Table 1
Residential Uses

Land Use Activity		**TOD Overlay District**
Residential Uses		
1	Condominiums	D
2	Convalescent Homes	C
3	Child Day Care Facility	
	Small Family Child Day Care Home	P
	Large Family Child Day Care Home	LCC
4	Density Bonus/Affordable Housing	P
5	Emergency Shelters	D
6	Manufactured Housing	D
7	Mixed-Use Developments in accordance with Section 9-4.502.8(4)(b)	P

Table 1 Residential Uses		
Land Use Activity		**TOD Overlay District**
8	Multi-Family Dwellings	D
9	Accessory Dwelling Units in accordance with Government Code Section 65852.2	P
10	Senior Citizen/Congregate Care Housing	D
11	Single Room Occupancy Facilities	D
12	Group Homes	P
13	Transitional Housing	P
14	Supportive Housing	P
15	Zero Lot Line/Small Lot Residential Developments	D
Recreational Accessory Uses		
1.	Swimming Pool, Private	P
2.	Tennis Court, Private	D
3.	Tree “Play” House	P
Accessory Uses		
1	Fences and Walls	P
2	Garage	P
3	Keeping of Domestic Animals/Household Pets	P
4	Laundry Facilities (Washer and Dryer)	P*
5	Outdoor Play/Athletic Equipment	P
6	Patio (with or without cover)/Gazebo	P
7	Satellite Dish Antenna	D
8	Storage	D
9	Vehicle Repair (Property owner/tenant vehicle only and only within enclosed garage/yard)	P
10	Vertical antenna 12 feet or less in height	P
11	Vertical antenna greater than 12 feet in height	D
Other		
1	Churches	C
2	Educational Institutions, Low-Intensity	C
3	Public Utilities/Facilities	D
4	Home Enterprises	Subject to Home Enterprise Permit
5	Temporary Uses	Subject to Temporary Use Permit

* Laundry facilities shall be located within the footprint of a dwelling unit. For multi-family properties, common laundry facilities shall be located in a detached or attached enclosed room specifically designated as a laundry facility and shall consist of not less than 1 automatic washer and dryer for every 4 units.

C. **Mixed Uses.** Projects incorporating non-residential uses are permitted if non-residential uses comprise no more than 50 percent of the total usable floor space of the project. Commercial and retail uses in mixed-use projects are permitted in accordance with Table 2. The following list (Table 2) represents those uses in the TOD Overlay Zone that are Permitted (P), subject to a Development Permit (D), subject to a Large Family Child Care Home Permit (LCC) or a Conditional Use Permit (C), or not allowed (-).

Table 2
Commercial and Retail Uses Permitted in Mixed-Use Development

Land Use Activity		**TOD Overlay District**
1	Assembly, Major	C
2	Assembly, Minor	C
3	Alcoholic Beverage Sales/Serving Establishments	See regulations in Section 9-4.203(2)(A) and Table IV-7
4	Auto-related Uses	-
5	Commercial Storage	-
6	Communication Equipment Buildings	P
7	Cultural/Community Facilities	P
8	Food and Beverage Sales, Major	C
9	Food and Beverage Sales, Minor	P
10	Hospitals	C
11	Hotels/Motels	C
12	Parking Structures (Commercial non-accessory)	C
13	Professional/Administrative Office	P
14	Public Transit Facilities	C
15	Recreation, Commercial	C
16	Recycling Facilities	C
17	Restaurant, Major	C
18	Restaurant, Minor	P
19	Retail, Major	C
20	Retail, Minor	P
21	Service stations	C
22	Services, Major	C
23	Services, Minor	P
24	Sidewalk Vendor Stand	C
Accessory Uses		
1	Antennae	C
2	Drive-Thru	C
3	Vending Machines (Outside)	C
4	Wireless Communications Facilities	C

D. **Definitions.** The following section defines land uses outlined in Table 2.

(1) Assembly, Major: Includes the following-

(I) Group Assembly: An establishment offering entertainment, social exchange, religious services, educational training, or other instructional services to groups of more than 49 people in a single room. Examples include performance venues, movie theaters, religious institutions, community centers, college or university extension programs, group addiction services, social clubs, community centers, or similar uses.

(2) Assembly, Minor: Includes the following-

(I) Group Assembly: An establishment offering entertainment, social exchange, religious services, educational training, or other instructional services to groups of 49 people or less in a single room. Examples include performance venues, movie theaters, religious institutions, community centers, college or university extension programs, group addiction services, social clubs, community centers, or similar uses.

(II) Instructional Service: An establishment offering classes or educational training to groups of 29 students or fewer in a single classroom or studio environment. Examples include musical instruction, academic tutoring, and similar uses.

(3) Auto Related Uses: Establishment offering sales, rental, or repair of vehicles or vehicle accessories or parts including, auto dealerships, auto rental, auto repair, parts supply, car washes, and marine sales and service.

(4) Commercial Storage: A facility exclusively used for the storage of motor vehicles or personal goods, with or without a fee. Includes self-storage and similar facilities.

(5) Communication Equipment Building: A building not accessible to the public containing utility equipment necessary for the provision of telecommunications services.

(6) Cultural and Community Uses: Establishments that provide services or facilities for the general public and include uses such as government offices, civic centers, libraries, and museums.

(7) Food and Beverage Sales, Major: An establishment that contains more than 5,000 square feet of gross floor area and sells food, beverages primarily for consumption off of the premises and other retail items.

(8) Food and Beverage Sales, Minor: An establishment that contains 5,000 square feet or less of gross floor area and sells food and beverages primarily for consumption off premises.

(9) Hospital: A licensed institution designed within an integrated campus setting for the diagnosis, care, and treatment of human illness, including surgery and primary treatment.

(10) Hotel/Motel: An establishment offering lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This classification includes, auto courts motor lodges, motels, hostels, extended-stay hotels, and tourist courts, but does not include rooming hotels, boarding houses, or residential hotels designed or intended to be used for sleeping for a period of thirty consecutive days or longer. This classification also excludes bed and breakfast facilities and similar accommodations that an occupant of single-family housing provides on the same premises incidental to the primary residential use of the property.

(11) Parking Structure, Commercial: An area or structure, other than a street or other public way, used for the parking of automobiles and available to the public for a fee or free of charge.

(12) Professional/Administrative Office: An establishment where the managerial, administrative, and clerical functions of a business or industry are conducted, or where members of a profession (e.g., doctors or attorneys) conduct their practice. This includes architectural or engineering firms, computer software consulting, data management, financial services, interior design, graphic design, real estate, insurance, legal offices, medical/dental offices, veterinary clinics, medical clinics, on-site medical or dental testing, travel services, recording studios, and title offices.

(13) Public Transit Facilities: Physical infrastructure buildings that provide services for public transportation systems, including buses, trains, light rail, and subways. These facilities include transit stations, terminals, stops, shelters, platforms, parking areas for transit vehicles, and related amenities intended to facilitate public transportation services within a community.

(14) Recreation Facility, Commercial: Establishments providing indoor or outdoor amusement and entertainment services for a fee or admission charge, including bowling alleys, amusement and electronic game arcades, tennis courts, ice skating and roller-skating rinks, pool and billiard rooms as a primary use.

(15) Recycling Facilities: as defined in chapter Chapter 3 Article 10 of the Huntington Park Municipal Code.

(16) Restaurant, Major: Includes the following-

(I) Restaurant, Major: An establishment greater than 4,000 square feet that sells food and non-alcoholic beverages for consumption on the premises.

(II) Any restaurant, bar, night club or social club of any size which serves alcohol as regulated by Section 9-4.203(2)(A) of the Huntington Park Municipal Code.

(17) Restaurant, Minor: Includes the following-

(I) Convenience Restaurant: A restaurant or similar establishment offering food and/or beverages for sale for consumption on or off the premises in disposable containers and from a counter.

(II) Restaurant: An establishment that sells food and non-alcoholic beverages for consumption on the premises.

(18) Retail, Major: Includes the following:

(I) Adult Businesses: As defined and regulated in the Municipal Code section 9-4.303.

(II) Animal Sales and Adoption Services: Retail sales and adoption of small animals typically considered pets. Excludes sale of live fish for personal aquariums.

(III) Discount/Club Membership Stores (over 10,000 square feet)

(IV) Floor Covering/Drapery Store (over 10,000 square feet)

(V) Glass Shop (sales/service)

(VI) Gun Shops

(VII) Home Improvement Centers (over 10,000 square feet)

(VIII) Multiple Tenant Merchandise Mart: means an enclosed commercial-sales structure containing multiple permanent tenant spaces/stalls/ booths where new merchandise is sold or service is rendered by five (5) or more separate vendors.

(IX) Office Supplies/Equipment (over 10,000 square feet)

(19) Retail, Minor: An establishment that primarily offers new or used goods for purchase by the consumer of such goods, excluding other such establishments more specifically described herein. This use category includes vehicle sales if such a use is conducted completely within an enclosed building and does not include outdoor display of vehicles.

(20) Services, Major: Includes the following-

(I) Fuel Sales: An establishment offering the sale of motor fuel for any motor vehicle. Includes gas stations.

(II) Dry Cleaning/Dyeing (retail only)

(III) Mortuaries

(IV) Service, Minor: Includes the following-

(V) Animal Service: An establishment offering the provision of boarding associated with veterinary services, grooming, or veterinary services for small common household animals.

(VI) Bank, Retail: Financial institutions that provide retail banking services to individuals and businesses. This classification includes only those institutions engaged in the on-site circulation of cash money and includes on or off-site automatic teller machines. Freestanding automatic teller machines (ATMs) kiosks are not permitted.

(VII) General Service: An establishment offering the direct provision to the customer of personal services including barber and beauty shops, seamstresses, tailors, shoe repair shops, massage establishments, tattoo parlors, photocopying, mail and packing service centers, self-service laundries, locksmiths, and appliance repair.

(VIII) Fitness and Health Establishment: Commercial or nonprofit facilities, such as fitness centers and health and athletic clubs, oriented toward promoting physical health. Such facilities can include any of the following: gymnasium, swimming pool, exercise equipment, indoor sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, and other indoor sports activities.

(20) Sidewalk Vendor Stand: Any pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance or from one's person, upon a public sidewalk or other pedestrian path for the purposes of vending food, beverages, or other merchandise.

4. **Development Standards.** Projects seeking approval pursuant to this chapter shall be subject to the following development standards:

A. **Residential density.** New development shall meet a minimum residential density of 30 dwelling units per acre. Maximum density shall be 70 dwelling units per acre. If only a portion of a legal parcel is redeveloped, the density of the project shall be calculated based on the area of the newly developed portion.

B. Floor space devoted to each use in mixed-use projects. New mixed-use projects which include a non-residential use component are permitted on the condition that at least 50 percent of the proposed project's total floor area is devoted to residential uses. Floor area of existing commercial uses on the parcel which will remain after construction of the proposed project is not counted towards the total floor area of the project.

C. **Building height.** Maximum building height shall be 65 feet.

D. Additional stepbacks adjacent to residential zone. At locations adjacent to RL or RM zones new projects shall maintain a lower profile on facades adjacent to these zones to provide a transition between higher intensity developments and residential uses.

(1) Where adjacent to an RL or RM zoned property, an additional five-foot stepback from the shared property line is required for each floor above the second story.

E. **Setbacks.**

(1) Front yard.

(I) Minimum front yard setback shall be 10 feet from the front property line for projects where 100 percent of floor space is devoted to residential uses. Entry features such as stoops, porches, and walled garden spaces may encroach into the required setback up to six feet.

(II) For projects with commercial uses on the ground floor, the minimum front yard setback shall be five feet.

(2) Side yard. Minimum side yard setback shall be five feet or equal to the required front yard setback, whichever is larger.

(3) Rear yard. Minimum rear yard setback shall be five feet or equal to the required front yard setback, whichever is larger.

F. **Open Space.**

(1) Private outdoor space. For units not directly facing the RL zone, a minimum of 50 square feet of private outdoor space (as defined in Section 9-3.1502 of the Huntington Park Municipal Code) shall be provided for at least 50 percent of residential units. No dimension of the required private open space may be smaller than five feet. No private open space is required for units facing the RL zone.

(2) Common open space. Common open space (as defined in Section 9-3.1502 of the Huntington Park Municipal Code) shall be provided at a rate of 50 square feet per residential unit. Common open space shall average at least 25 feet in width and at no time may be less than 10 feet in width.

(3) Driveways, vehicular circulation areas, and parking areas may not be counted towards the required open space.

G. **Parking.** Projects permitted under this chapter shall be required to provide onsite parking in accordance with Table 3 and all applicable state laws. Parking for proposed projects with deed-restricted units affordable to low- and/or very low-income households shall be required in accordance with Government Code Section 65915(p).

Table 3 Parking Standards	
Bedroom Count	**Parking Standards for TOD Overlay Developments**
Studio	0.5 spaces/dwelling unit
1 bedroom	1 space/dwelling unit
2-3 bedroom	1.5 spaces/dwelling unit
Senior Housing	0.5 spaces/dwelling unit
Guest spaces[1]	0.2 spaces/dwelling unit1
Non-residential Component of Mixed-Use Projects	
Non-residential uses	1 space for each 400 square feet of floor area of non-residential uses

1. Guest parking is only required when the number of required guest spaces is greater than one.

5. **Design Standards.**

A. **Building orientation and articulation.**

(1) Vertical hierarchy. Buildings that are three stories or more in height shall be designed to differentiate between a defined base; a middle or body; and a top, cornice, or parapet cap. Buildings two stories or less shall include a defined base and a top, cornice, or parapet cap. All buildings shall achieve this effect through at least two of the following:

(I) Color, texture, or material changes;

(II) Variations, projections, or reveals in the wall plane;

(III) Variations in fenestration size or pattern; or

(IV) Decorative architectural details, such as cornices and columns.

(2) Building articulation. The wall plane on all façades visible from a public street or other publicly accessible spaces shall include at least two of the following massing changes or architectural elements to break up monolithic building façades:

(I) Architectural projections such as balconies covered porches, dormers, or bay windows.

(II) A combination of two or more volumes differing in height by at least 8 feet for a width of at least 20 feet between one and five stories as allowed by applicable development standards.

(III) Upper story windows inset at least two inches or include headers sills, awnings, or decorative grills with a minimum width of three inches.

(IV) Wall plane offsets of at least 18 inches.

(V) Other features that serve the purpose of façade articulation at the discretion of the Director.

B. **Corner Lots.** Buildings located on corner lots shall include one or more of the following features on both street-facing facades, located within 25 feet of the corner of the building closest to the intersection:

(1) An entrance to a ground-floor use or a primary building entrance. A single, corner-facing entrance is permitted.

(2) A different material application, color, or pattern of windows and doors from the rest of the façade.

(3) A change in height of at least 18 inches from the height of the abutting façade.

C. **Building and dwelling unit entrances.**

(1) Primary pedestrian access. Primary pedestrian access to building lobbies shall be provided along the sidewalk or publicly accessible open spaces.

(2) Architectural treatment of entries. A terrace, forecourt, corner entry, change in the roof line or wall plane, tower element, or architectural projection (three feet minimum depth) or similar treatment are required for all shared residential entrances. Individual entrances to street facing ground floor residential units, if proposed, must incorporate a porch, stoop, terrace, walled patio (42-inch maximum height), or combination thereof.

D. **Ground floor commercial height.** The floor to ceiling height of commercial uses located on the ground floor shall be a minimum of 12 feet.

E. **Windows and transparency requirements.**

(1) Upper story windows visible from the public right-of-way shall be inset from the wall surface by a minimum of two inches or shall have a header, sills, awnings, or decorative grills with a minimum width of three inches.

(2) If a proposed project includes a ground floor commercial component, ground floor windows and openings of the commercial component facing the street shall constitute a minimum of 65 percent of the street-level building façade.

F. **Parking facilities.**

(1) Surface parking lots and garages shall be located to the side or rear of buildings and not adjacent to public roadways. Access to subterranean parking or to structure parking is acceptable provided that surface parking spaces are set back at least 40 feet from the front property line.

(2) Structured parking shall be screened from the primary frontage with landscaping with vegetation that will grow to a minimum height equivalent to 75 percent of the height of the parking structure or residential or commercial floorspace in a wrap- or podium-style unit configuration.

(3) To reduce the quantity of curb cuts onto major thoroughfares, primary vehicular access to parking facilities shall be provided via existing alleys or secondary streets where possible.

G. **Mechanical and utility equipment.** Mechanical and utility equipment (e.g., heating, cooling, antennas, satellite dishes, air conditioners, transformers, electric and gas meters, junction boxes, or similar equipment) shall be concealed from public view with landscaping, walls, fencing or, if roof mounted, with roof wells or other architectural features, to the maximum extent feasible and as allowed by the utility service provider.

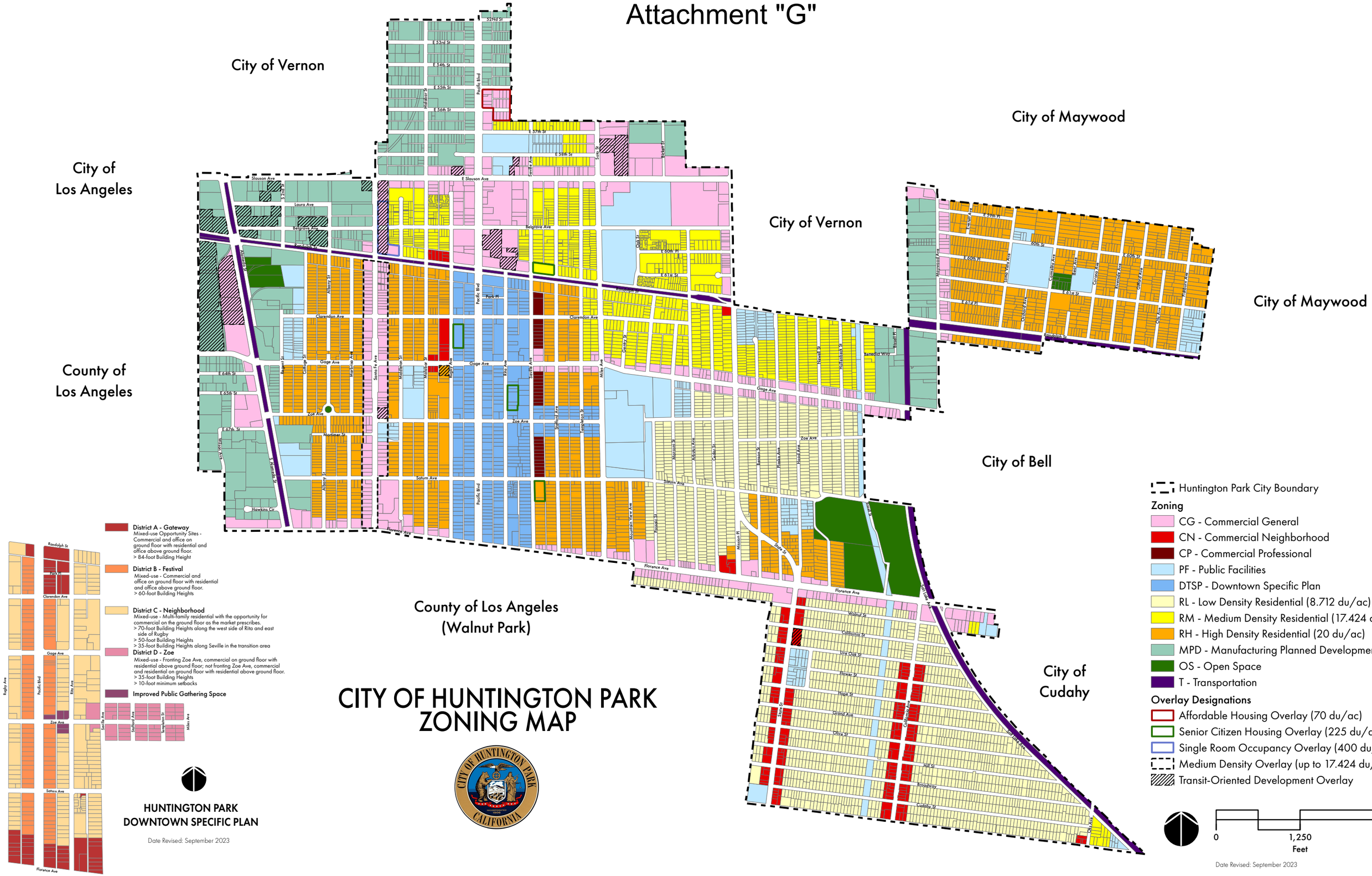
H. **Privacy.**

(1) Projects within 15 feet of existing buildings along the interior property lines shall reduce direct views into the adjacent building by offsetting or staggering windows and upper story balconies and decks by a minimum of one foot so there is no direct line of sight into the existing building's windows, balconies, or decks.

(2) Balconies are not permitted on elevations adjacent to RL zones. Roof decks are permitted adjacent to RL zones provided they are set back a minimum of 10 feet from the building façade.

6. **Landscaping Standards.** Landscaping shall be used for all outdoor areas that are not specifically used for parking, driveways, walkways, or open space. Landscaping must comply with Chapter 9-3.4, Landscaping Standards

Attachment "G"



CITY OF HUNTINGTON PARK ZONING MAP

District A - Gateway
Mixed-use Opportunity Sites - Commercial and office on ground floor with residential and office above ground floor.
> 84-foot Building Height

District B - Festival
Mixed-use - Commercial and office on ground floor with residential and office above ground floor.
> 60-foot Building Heights

District C - Neighborhood
Mixed-use - Multi-family residential with the opportunity for commercial on the ground floor as the market prescribes.
> 70-foot Building Heights along the west side of Rita and east side of Rugby
> 50-foot Building Heights
> 35-foot Building Heights along Seville in the transition area

District D - Zoe
Mixed-use - Fronting Zoe Ave, commercial on ground floor with residential above ground floor; not fronting Zoe Ave, commercial and residential on ground floor with residential above ground floor.
> 35-foot Building Heights
> 10-foot minimum setbacks

Improved Public Gathering Space

HUNTINGTON PARK DOWNTOWN SPECIFIC PLAN

Date Revised: September 2023

- Huntington Park City Boundary

Zoning
- CG - Commercial General
- CN - Commercial Neighborhood
- CP - Commercial Professional
- PF - Public Facilities
- DTSP - Downtown Specific Plan
- RL - Low Density Residential (8.712 du/ac)
- RM - Medium Density Residential (17.424 du/ac)
- RH - High Density Residential (20 du/ac)
- MPD - Manufacturing Planned Development
- OS - Open Space
- T - Transportation

Overlay Designations
- Affordable Housing Overlay (70 du/ac)
- Senior Citizen Housing Overlay (225 du/ac)
- Single Room Occupancy Overlay (400 du/ac)
- Medium Density Overlay (up to 17.424 du/ac)
- Transit-Oriented Development Overlay

0 1,250 2,500
Feet

Date Revised: September 2023