



San Fernando Housing Element Update

Draft Initial Study-Mitigated Negative Declaration

prepared for

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Initial Study-Mitigated Negative Declaration

1. Proposed Plan Title and Description

San Fernando Housing Element Update

General Plan Amendment to Update the Housing Element for the 2021-2029 Planning Period, Update the Safety Element, and Add Environmental Justice Policies for Internal Consistency of the General Plan (2021-2029 Housing Element)

2. Lead Agency/Plan Sponsor and Contact

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San Fernando, California 91340

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3. Plan Location and Existing Setting

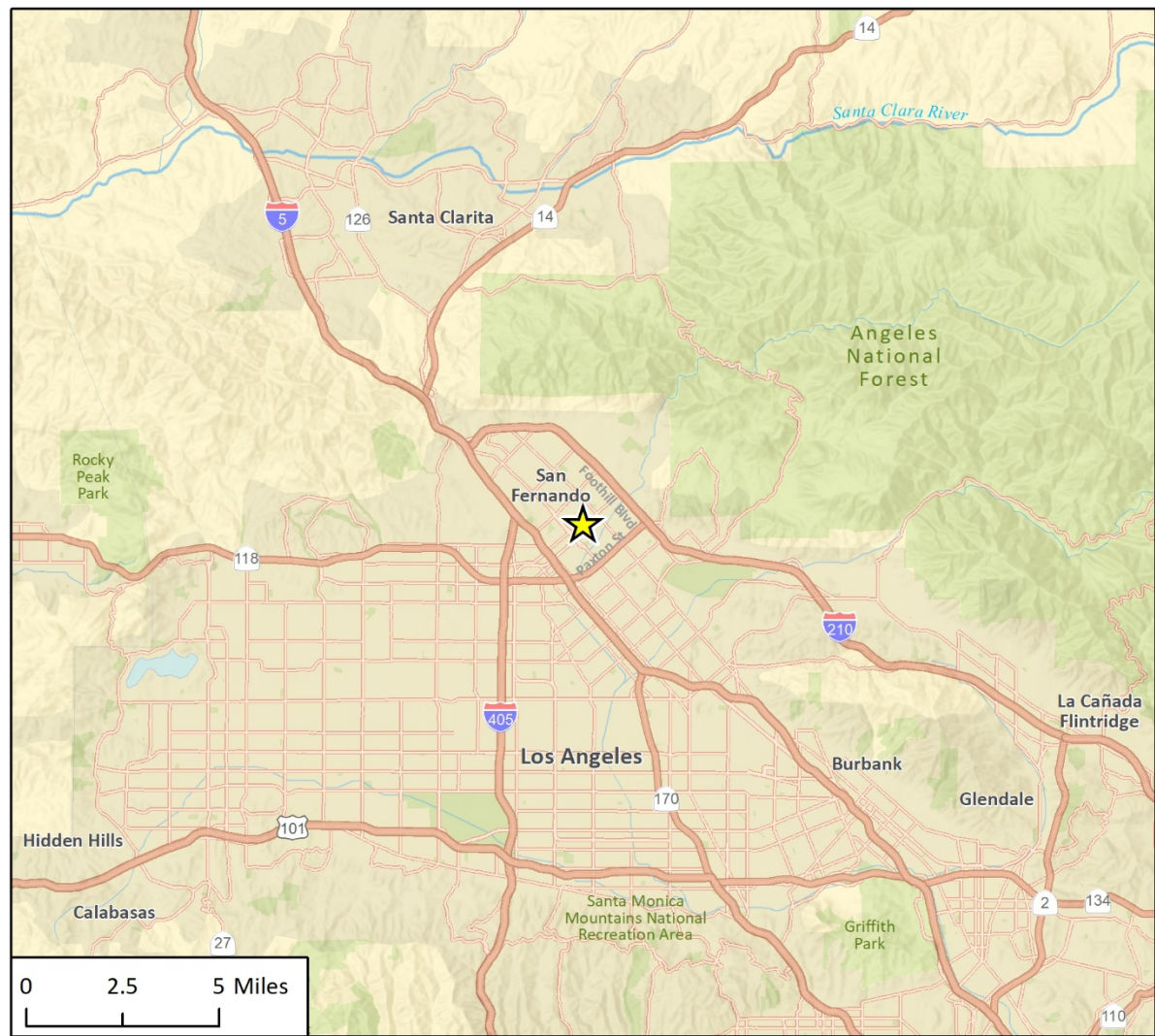
The plan location includes all of San Fernando's incorporated lands. San Fernando is in Los Angeles County, approximately 15 miles northwest of downtown Los Angeles. San Fernando is part of the greater Los Angeles metropolitan area (see Figure 2 for regional location) and occupies 2.37 square miles (or 1,516.80 acres) of northern Los Angeles County (see Figure 2 for plan location). The city is in the northeastern portion of the San Fernando Valley; other areas of the San Fernando Valley include parts of Los Angeles immediately to the north, east, south, and west. The Santa Clarita Valley is further northwest, and the San Gabriel Mountains are further to the northeast.

Regional Location and Setting

The city is a suburban residential community, with continuity of scale (i.e., the buildings are similar in size and height) and retaining a small-town atmosphere within the greater Los Angeles metropolitan area. Most of the city's land is built out with a mixture of single-family and multi-family residential development. Commercial and office uses occur primarily along major transportation corridors such as Maclay Ave, 1st Street, Truman Street, and San Fernando Road. The rest of the city is developed with community facilities, open space, parks, streets, highways, and transit lines.

Principal regional transportation facilities serving San Fernando are Interstate (I-) 5 and I-210, State Route (SR) 118, the Los Angeles County Metropolitan Authority (LA Metro) Antelope Valley rail line, and the Hollywood Burbank Airport. I-5 roughly parallels the southwestern border of the city, and I-210 roughly parallels the northeastern border of the city. SR 118 roughly parallels the southeastern border of the city. LA Metro provides rail service in San Fernando via the Antelope Valley Line, with the Sylmar/San Fernando Metrolink Station at the corner of Hubbard Street and Frank Modugno Drive, where the railroad alignment is adjacent to and parallel with San Fernando Boulevard. The Hollywood Burbank Airport is approximately 10 miles southeast of the city.

Figure 1 Regional Location



Basemap provided by Esri and its licensors © 2021.

★ City of San Fernando
(Plan Location)

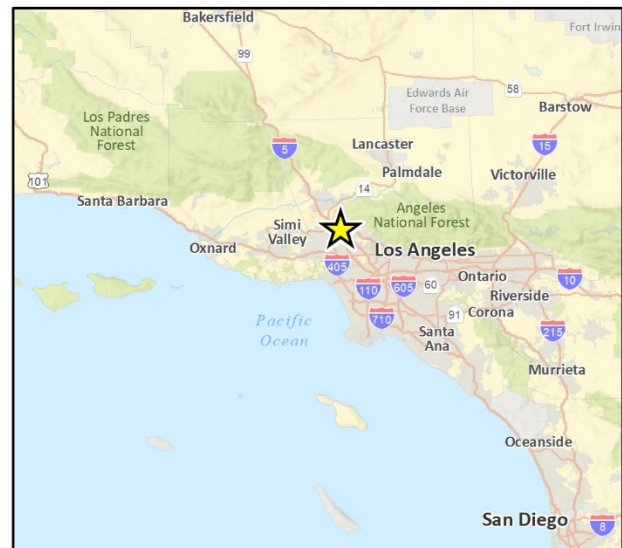


Fig 1 Regional Location

Figure 2 Plan Location



Local Setting

The city's topography is generally flat with an average elevation of 1,070 feet above mean sea level. The Lower Pacoima Wash Watershed stretches from the San Gabriel Mountains to the northern San Fernando Valley area and is channelized through urban areas of the city, ultimately ending at the confluence with the Los Angeles River, north of Dodger Stadium. San Fernando's climate is characterized by hot, arid summers with mostly clear skies and cool, wet winters with partly cloudy skies. The Köppen-Geiger climate classification is Csa, which is a typical Mediterranean climate. As such, the average temperature ranges from 49 to 76 degrees Fahrenheit (Climate-Data 2021). Similar to the rest of the Los Angeles Air Basin, a temperature inversion, where warm dry air overrides cool marine air and traps air pollutants close to the ground, often occurs during late summer and autumn.

Population

The 2021 California Department of Finance (DOF) Population and Housing Estimates indicate the population of San Fernando was 24,754 as of January 1, 2021, an increase of about 5 percent since 2010 (when the population was 23,645) and the same percentage since 2000 when the population was 23,564, for an average increase of about 60 new residents per year (California DOF 2021). In keeping with relatively flat trends in population growth over the last 20 years, the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Survey (RTP/SCS) Final Growth Forecast by Jurisdiction estimates that San Fernando's population will increase by 963 persons to 25,717 by 2030, approximately 8 percent since 2010, or an average increase of 120 new residents over the 2021 to 2029 planning period (SCAG 2016). This would constitute a doubling of existing population trends in the city.

Housing

As of 2019, the 2021-2029 Housing Element states that housing stock in San Fernando totaled 7,014 dwelling units, with 5,261 single-family units that make up approximately 75 percent of that total; 1,649 multi-family homes comprise approximately 24 percent of that total, and 95 mobile homes make up approximately 1 percent of the total. Most structures were built between 1960 to 1989, but the city also has buildings that date from the early twentieth century (City of San Fernando 2021a). Based on the characteristics of the city's housing stock, San Fernando has a need for increased code enforcement, property maintenance, and housing rehabilitation to stem ongoing housing deterioration.

General Plan

The City of San Fernando General Plan fully updated last in 1987 and has undergone updates to add the Historic Resources Element in 2005 and to update the 2013-2020 Housing Element in 2014. The General Plan serves as a comprehensive guide to accommodate San Fernando's housing, infrastructure, and other needs through goals and policies that guide development in the following elements: land use, circulation, housing, safety, noise, historic preservation, open space/conservation, and parks/recreation.

Municipal Zoning Code

The San Fernando Municipal Code (SFMC) includes Chapter 106, Zoning, where the City's zoning map can be found. The zoning ordinance describes the City's allowed land uses and establishes development standards for each zone, including density, height, and other characteristics. The

Zoning Code carries out the policies of the San Fernando General Plan by classifying and regulating the uses of land and structures in San Fernando. The Zoning Code is adopted to protect and to promote the public health, safety, and general welfare of residents and businesses in the city and applies to all land uses, specific plans, and development in San Fernando.

4. Plan Description

Overall, the proposed plan involves updates to the General Plan Housing and Safety Element as well as incorporation of new General Plan Environmental Justice policies. The 2021-2029 Housing Element is being driven by the following regulatory requirements:

- The Housing Element Update would update the City's Housing Element as part of the 6th Cycle Regional Housing Needs Allocation (RHNA) and per compliance with California Government Code Sections 65580 to 65589.11.
- The Safety Element Update would update the City's Safety Element to integrate climate adaptation and resiliency strategies into the General Plan per Senate Bill (SB) 379, which amended California Government Code Section 65302.
- Update of the Housing and Safety elements would include the addition of Environmental Justice-related goals, policies, and objectives per SB 1000, which amended Government Code Section 65302.

Therefore, the proposed plan entails the 2021-2029 Housing Element and updates to the Safety Element, as well as addition of new Environmental Justice policies within the Housing and Safety elements.

Housing Element Update

Background and History

State law requires that housing elements shall be updated every 8 years (California Government Code sections 65580 to 65589.8). The proposed update, the 2021-2029 Housing Element, identifies sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups defined under State law (California Government Code Section 65583), analyzes governmental constraints to housing maintenance, improvement, and development, addresses conservation and improvement of the condition of existing affordable housing stock, and outlines policies that promote housing opportunities for all persons. The current project updates the City of San Fernando Housing Element as part of the 6th Cycle planning period, which spans October 2021 through October 2029.

The City began preparing the 2021-2029 Housing Element in early 2021, when it initiated Planning Commission, task force, and public outreach meetings that extended from March to August 2021. During these meetings, the City and local stakeholders considered strategies for meeting the 6th Cycle RHNA allocation. The public review period for the draft 2021-2029 Housing Element began October 26, 2021, on the City's website and at local venues as detailed in the Draft 2021-2029 Housing Element, Appendix A.¹ Public meetings occurred from March 25, May 12, and August 11, 2021, and can be viewed through links provided on the City's website.² These were advertised

¹ The 2021 Draft Housing Element can be found at <https://ci.san-fernando.ca.us/wp-content/uploads/2021/10/DRAFT-San-Fernando-Housing-Element.pdf>

² <https://ci.san-fernando.ca.us/community-development/#planning>

through social media, television, newspaper ads, and other means as detailed in Appendix A of the Draft 2021-2029 Housing Element Update.

As part of the 6th Cycle housing element update, cities are required to identify housing sites that provide the development capacity to accommodate build out of the City's RHNA allocation at all income levels. San Fernando is faced with limited opportunities to provide affordable housing due to historic land use patterns, high land and housing costs, and scarcity of vacant land. To accommodate the City's RHNA need for all income levels, future housing development would occur through a variety of methods and as detailed in the Housing Plan section of the 2021-2029 Housing Element. This would include development on vacant parcels, infill development in existing residential and commercial areas, development of accessory dwelling units (ADU), and development on City-owned parcels. Housing elements are also required to consider ways to promote access to housing that is attainable for residents at all income levels, beyond focusing solely on opportunities for production of new units.

Housing Element Update Components

The update to the Housing Element would comply with State legislation passed since adoption of the City of San Fernando General Plan in 1987 and revisions in 2005 and 2014. The 2021-2029 Housing Element would reflect current conditions and include the following components:³

- **Introduction:** An introduction and overview of the 2021-2029 Housing Element process and legal requirements, including data sources used to compile the Housing Element and its relationship to other General Plan Elements. This section also details the extent of public participation in the development of the Housing Element.
- **Housing Needs Assessment:** A discussion of the city's demographic and economic characteristics, along with growth projections for southern California, housing growth forecasts compared to recent population and housing growth; and current housing stock in San Fernando. This section also includes an assessment of populations with special housing needs.
- **Housing Constraints Analysis:** An analysis of market, regulatory, and environmental constraints on housing production, cost, and maintenance.
- **Housing Opportunities:** An evaluation of housing resources, available land suitable for residential development, and estimated capacity in identified Housing Opportunity Sites where the City's RHNA could be met. This section also discusses financial and administrative resources and opportunities for energy conservation.
- **Affirmatively Furthering Fair Housing:** This section provides an overview of Assembly Bill (AB) 686, a law designed to enforce fair housing throughout the state, an assessment of fair housing issues in San Fernando, identification and prioritization of contributing factors to fair housing issues, and implementation actions.
- **Housing Plan:** This section details the goals and policies of the 2021-2029 Housing Element, a list of the programs that will help achieve these goals and policies, and a summary of objectives with general timeframes in which those objectives might be achieved, along with the agency responsible for implementing the program.
- The appendices offer a summary of community outreach, a review of the accomplishments under the 2013-2021 Housing Element, and the residential sites inventory.

³ <https://ci.san-fernando.ca.us/community-development/#housing-element-update>

Changes in State Housing Law

Many new state housing laws have been enacted since the last housing element update cycle. The 2021-2029 Housing Element incorporates and addresses all pertinent housing law changes through analysis or new policies or programs. The 2021-2029 Housing Element is consistent with these changes in State law, all of which are detailed in the introduction of the 2021-2029 Housing Element and are summarized below:

- **Affordable Housing Streamlined Approval Process:** SB 35 (2017), AB 168, and AB 831 – These bills support a streamlined, ministerial review process for qualifying multifamily, urban infill projects in jurisdictions that have failed to approve housing projects sufficient to meet their state-mandated RHNA.
- **Additional Housing Element Sites Analysis Requirements:** AB 879 (2017) and AB 1397 (2017) – These bills require additional analysis and justification of the sites included in the sites inventory of the City’s Housing Element.
- **Affirmatively Furthering Fair Housing:** AB 686 (2017) – AB 686 requires the City to administer its housing programs and activities in a manner to affirmatively further fair housing and not take any action that is inconsistent with this obligation.
- **No-Net-Loss Zoning: SB 166 (2017)** – SB 166 amended the No-Net-Loss rule to require that the land inventory and site identification programs in the Housing Element include sufficient sites to accommodate any unmet RHNA, should it exist. The San Fernando sites inventory far exceeds the City’s RHNA, allowing for additional sites to be used for additional housing units as needed.
- **Safety Element to Address Adaptation and Resilience: SB 1035 (2018)** – SB 1035 requires the general plan safety element to be reviewed and revised to include any new information on fire hazards, flood hazards, and climate adaptation and resiliency strategies with each revision of the housing element.
- **By Right Transitional and Permanent Supportive Housing: AB 2162 (2018) and AB 101 (2019)** – AB 2162 requires the city to change its zoning to provide a “by right” process and expedited review for supportive housing. Additionally, AB 101 requires that a Low Barrier Navigation Center development be an allowed use by right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements.
- **Accessory Dwelling Units:** AB 2299 (2016), SB 1069 (2016), AB 494 (2017), SB 229 (2017), AB 68 (2019), AB 881 (2019), AB 587 (2019), SB 13 (2019), AB 670 (2019), AB 671 (2019), and AB 3182 (2020) – The 2016 and 2017 updates to State law included changes pertaining to the allowed size of accessory, permitting ADUs by right in at least some areas of a jurisdiction, and limits on parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days, remove lot size and replacement parking space requirements, and require local jurisdictions to permit junior ADUs.
- **Density Bonus:** AB 1763 (2019) and AB 2345 (2020) – AB 1763 amended California’s density bonus law to authorize significant development incentives to encourage 100 percent affordable housing projects, allowing developments with 100 percent affordable housing units to receive an 80 percent density bonus from the otherwise maximum allowable density on the site. AB 2345 created additional density bonus incentives for affordable housing units provided in a housing development project. It also requires that the annual report include information regarding density bonuses that were granted.
- **Housing Crisis Act of 2019:** SB 330 – SB 330 enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. Recent updates to this

act include the proposed SB 8 (2019), which would extend the operation of SB 330 until January 1, 2030.

- **Surplus Land Act Amendments:** AB 1486 and AB 1255 (2019) - AB 1486 refines the Surplus Land Act to provide clarity and further enforcement to increase the supply of affordable housing. AB 1255 requires the City to create a central inventory of surplus and excess public land each year. The City is required to transmit the inventory to the California Department of Housing and Community Development (HCD) and to provide the list to the public upon request.
- **Housing Impact Fee Data:** AB 1483 (2019) – AB 1483 requires the City to publicly share information about zoning ordinances, development standards, fees, exactions, and affordability requirements.
- **Emergency and Transitional Housing Act of 2019:** AB 139 (2019) – AB 139 established new criteria for evaluating the needs of the homeless population.
- **Standardization of Sites Inventory Analysis and Reporting:** SB 6 (2019) – SB 6 requires the City to electronically submit the sites inventory to HCD starting in 2021.
- **Evacuation Routes:** SB 99 and AB 747 (2019) – AB 747 and SB 99, require the general plan safety element to be updated to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios and to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes.

Meeting Regional Housing Needs Assessment

The RHNA is a California State Housing Law requirement that is part of the periodic process of updating local general plan housing elements. It is a process that determines existing and projected housing need (i.e., RHNA allocation) for all jurisdictions in the state (including cities and unincorporated county areas) with the intent to provide opportunities for a mix of unit types, tenure, affordability, and help achieve greenhouse gas (GHG) emission reductions from cars and light trucks. The RHNA allocation process is conducted by the State and regional planning agencies every 8 years. San Fernando is a member city of the SCAG, which allocates a fair share of the total RHNA housing needed for each income category (as determined by the State) to the cities and unincorporated areas in the SCAG region, which consists of Imperial, Riverside, San Bernardino, Orange, Los Angeles, and Ventura counties. The RHNA quantifies the housing need in each jurisdiction for all economic segments of the community across four income categories: very low, low, moderate, and above moderate. Each jurisdiction must demonstrate in its Housing Element that it can accommodate the assigned RHNA at all income levels. This may include the identification of current vacant land that can accommodate residential use or infill sites that permit residential development. If the City cannot identify enough sites/parcels appropriately zoned to accommodate RHNA allocations, then the City must identify additional candidate housing sites.

The DOF's population estimates and the RHNA are also used for regional transportation planning purposes. SB 375 integrates RHNA with the RTP and SCS. In the past, the RHNA was undertaken independently from the RTP. The California Legislature passed SB 375 in 2008 as the land use and transportation planning component of the State's effort to reduce vehicle miles traveled (VMT) to achieve the GHG emission reduction goals of the Global Warming Solutions Act of 2006 (AB 32). The law recognizes the importance of planning for housing and land use in creating sustainable communities where residents of all income levels have access to jobs, services, and housing by using transit, walking, or bicycling.

State Housing Law also requires that the RHNA process be consistent with the following objectives:

- Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in all jurisdictions receiving an allocation of units for low- and very low-income households
- Promoting infill development and socioeconomic equity, protecting environmental and agricultural resources, and encouraging efficient development patterns
- Promoting an improved intraregional relationship between jobs and housing
- Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category
- Affirmatively furthering fair housing

The RHNA allocates housing need based on future estimates of housing unit growth need over the RHNA planning period (2021-2029). The RHNA identifies the projected number of dwelling units that will be needed to accommodate estimated future growth need during the planning period at specified levels of affordability. The SVMC Section Chapter 2, Section 3-2.01 defines a dwelling unit as “each single-family dwelling and each separate habitation unit of an apartment, duplex, or multiple dwelling structure designated as a separate habitation for one or more persons, although a part of the same building or structure, and each space in a mobile home park.” ADUs and Junior ADUs are defined separately under SVMC Section 9-44.160, which indicates these structures are built on “residentially zoned lots that already contain one legally established unit, or with the construction of a new residential unit.”

On March 22, 2021, SCAG issued its final 6th Cycle RHNA Allocation Plan which determined the City of San Fernando needed to accommodate 1,795 dwelling units. Table 1 indicates the RHNA allocation by income category. These categories are determined as a percentage of county area median income (AMI), adjusted for household size. SCAG research shows San Fernando’s highest income cohort (\$150,000 or more) grew in share by about 57 percent, while the lowest earners stayed virtually the same (City of San Fernando 2021a). This reflects a general, national pattern of continued economic stratification that has occurred since the 1980s. Through the RHNA allocation, HCD seeks to distribute the range of low, moderate, and above moderate-income dwelling units among all cities in the state to ensure each jurisdiction allocates a fair share of the full range of housing types. As demonstrated in Table 1, the distribution of market rate housing is approximately 59 percent of the total allocation and 41 percent is divided roughly equally among the three lower income categories.

Table 1 San Fernando RHNA Allocation for 2021-2029 by Income Category

Income Category (% of County AMI)	Number of Units	Percent
Extremely low (30% or less)	230	13%
Very low (31% - 50%)	231	13%
Low (51% - 80%)	273	15%
Moderate (81% - 120%)	284	16%
Above moderate (+120%)	777	43%
Total	1,795	100%

AMI = Area Median Income

Source: City of San Fernando 2021a

In accordance with State Housing Law, local governments must be accountable for ensuring that projected housing needs can be fully accommodated during the 2021-2029 Housing Element planning period. The 2021-2029 Housing Element provides a framework for evaluating the adequacy of local zoning and regulatory actions to ensure each local government is providing sufficient appropriately designated land throughout the planning period. The City of San Fernando can count, as credit toward meeting the 6th Cycle RHNA, any new dwelling units approved, permitted, and/or built during the current RHNA planning period (October 2021 to October 2029), which, as explained above, was 39 units.

The Housing Element must identify and analyze the City's housing needs and establish reasonable goals, objectives, and policies based on those needs. The 2021-2029 Housing Element must also identify candidate housing sites with the potential to accommodate housing at higher densities to meet the City's assigned total low-income RHNA (extremely low, very low, and low income) category need. Pursuant to California Government Code 65583, a "default density" of 30 dwelling units per acre⁴ is deemed to be the appropriate density to accommodate San Fernando's housing for lower-income households (per the State's population-based suburban category). The default density is considered by statute as appropriate to accommodate affordable housing at an acceptable density that contributes to the feasibility of lower-income housing units. As San Fernando has limited availability of existing suitable land to accommodate future growth, it must identify adequate sites with the potential to be developed at this density to meet the RHNA need for the lower-income categories. Pursuant to AB 2348 and AB 1397 requirements, the City will be required to accommodate future growth need through the identification of sites/parcels that can be rezoned entirely or where a zoning overlay can be applied that permit residential development at specific affordability levels in compliance with State law.

The Housing Element, which integrates/updates supporting socioeconomic, demographic, and household data, is specifically intended to accommodate the City's RHNA allocation of **1,795** new dwelling units. This allocation would be met with the following resources:

- **Pending, Approved, and Under Construction Residential Projects:** the 2021-2029 Housing Element lists **39** dwelling units approved, pending approval, or under construction, also called "pipeline projects."
- **ADUs** are built on properties with existing single-family or multi-family residences and are limited in terms of square footage and location. Recent trends in San Fernando indicate that an average of 80 ADUs were built annually since 2018 due to streamlined permitting processes and other requirements that came about because of State legislation enacted in 2017. Following this trend, the City estimates that ADUs would add **800** dwelling units to housing inventory by 2029.
- **Housing Opportunity Sites Inventory:** Several areas are identified as being able to accommodate the remaining RHNA of **951** dwelling units plus a buffer of 25 percent for a total possible **1,268** units on the Housing Opportunity Sites. These include vacant or underutilized properties that offer opportunities for infill and intensification and those with economically or physically obsolete development. The final Housing Opportunity Sites were determined capable of accommodating the following number of units, as illustrated in Figure 3 and detailed in Table 2:
 - Vacant residentially zoned sites
 - Vacant, non-residentially zoned sites that allow residential uses (currently zoned for mixed-use that includes residential)

⁴ One acre equals 43,560 square feet.

- Underutilized residentially zoned and non-residentially zoned sites that are currently zoned to accommodate higher density/greater intensity residential development or that can be rezoned to allow for residential development at high density

The 2021-2029 Housing Element establishes objectives, policies, and programs to help the City meet state-mandated goals. The City's implementation of these policies and programs includes a future technical update to the other elements of the General Plan and the rezoning of some sites in the inventory (as described in the section "Candidate Housing Opportunity Sites Inventory" of this Initial Study-Mitigated Negative Declaration [IS-MND]) to meet the City's RHNA obligation. Pursuant to Government Code Section 65583(c)(1), these actions will be accomplished within 3 years of the City's adoption of the 2021-2029 Housing Element. As required by Government Code Section 65583(c), the 2021-2029 Housing Element provides a timeline for processing each of the amendments to the City's General Plan, the SFMC, and other land use documents that implement the 2021-2029 Housing Element. It is important to note that the approval of the 2021-2029 Housing Element does not grant approval of potential zoning changes at this time but rather identifies those Housing Opportunity Sites in San Fernando that may need rezoning in the future (within 3 years in accordance with Government Code Section 65583) to accommodate the RHNA allocation. The rezoning process and any amendments to the General Plan land uses will require discretionary review by the City's Planning Commission with the future changes ultimately adopted by the City Council. With that additional discretionary approval required, appropriate CEQA review of those parcels that require zone changes would be necessary at the time those parcels are being considered for rezoning. Therefore, the City's rezoning program of the Housing Element Update would be a separate project and evaluated in accordance with CEQA at the time of its review. Prior to the approval of any changes in land use, the City would evaluate the potential environmental impacts from the rezoning or change in the General Plan Land Use Element.

In addition to the Housing Element, to maintain internal consistency the Safety Element is being updated and Environmental Justice policies are being added. These will also be assessed in this IS-MND to ensure new policies do not result in direct or indirect environmental impacts.

To encourage the development of affordable housing and to accommodate the City's remaining RHNA of 1,268 units, including 189 lower-income units, the City will establish a Mixed Use Overlay that allows 35 dwelling units per acre that will be applied to select Housing Opportunity Sites to facilitate higher density residential uses. To ensure the City meets the minimum RHNA, HCD recommends a 20 percent buffer to account for the "No Net Loss" requirement as mandated by SB 166. This is to ensure that there would be a backup if various constraining factors prevent development from occurring on one or more sites. The City has determined a 25 percent buffer is appropriate for San Fernando, which would allow for 1,268 new possible units. Some of the Housing Opportunity Sites would require rezoning to allow for residential development that meets the remaining RHNA.

While this IS-MND analyzes the potential growth associated with implementation Housing Element and Safety Element Update (up to 1,795 residential units consistent with the RHNA allocation), it is important to note that the environmental impacts related rezoning the Housing Opportunity Sites rezoning will be assessed at the time the rezoning occurs. Some Housing Opportunity Sites are currently zoned to accommodate residential units at the density needed to meet RHNA and would not result in changes compared to what is currently allowed under the General Plan and the City's Zoning Code. They would not require further environmental review under CEQA as the potential changes to the environment have already been contemplated in previous discretionary approvals. Nevertheless, for this IS-MND, the programmatic CEQA analysis considers the potential increase of

1,268 units in San Fernando. Finally, specific projects are not known at this time and it would, therefore, be speculative to assume certain characteristics of any given development. During the permitting process, it may be the case that projects would require additional discretionary approval and possibly additional project-level CEQA review, if impacts are determined by the City to be greater than the findings indicated in this IS-MND.

MUNICIPAL ZONING CODE CHANGES

While the full list of zoning designations includes 12 different zones, the zoning designations that would be affected by the rezoning (application of the Mixed Use Zoning overlay) under implementation of the 2021-2029 Housing Element are more limited and described briefly below.

- **Limited Commercial (C-1):** Provides retail and service facilities operative under development standards designed to create a compatible and harmonious setting
- **Commercial (C-2):** Provides areas for commercial uses which offer a wide range of goods and services including facilities for shopping, convenience goods and services, professional offices and recreation for the community
- **Specific Plan (SP-5):** Puts in place regulations and strategies to transform San Fernando's downtown and adjacent supporting districts into attractive, livable, and economically vital places, preserving and enhancing existing industrial uses along First Street, and safeguarding existing, surrounding residential neighborhoods

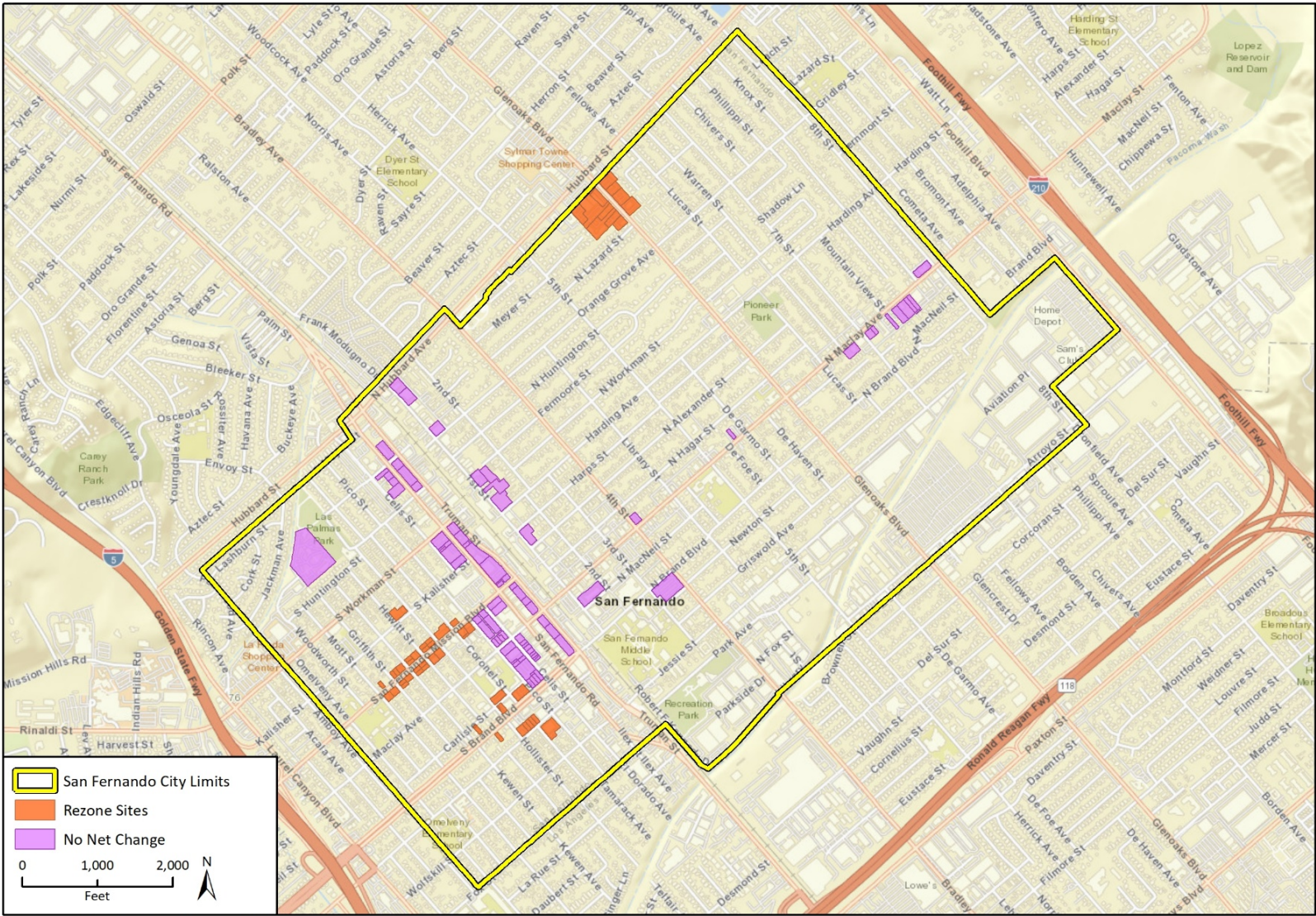
MIXED-USE OVERLAY

2021-2029 Housing Element would introduce a new Zoning Code, Mixed Use Overlay, that would apply to Housing Opportunity Sites throughout San Fernando that are currently not zoned for residential uses. This includes commercially zoned properties where currently only retail or service establishments are allowed. The Mixed Use Overlay would allow for up to 35 dwelling units per acre, and would provide the possibility that the commercial uses could occur along with new residential uses, perhaps by repurposing large surface parking lots or by redeveloping existing structures to greater heights that would allow for residential units on the upper floors. These design decisions that would depend upon specific project design are not known at this time. As noted above, given that formal land use or zoning changes will not be adopted at this time, future land use and zoning changes would require separate environmental evaluation once specific sites to be rezoned are agreed upon within the 3-year period allowed by State law.

CANDIDATE HOUSING OPPORTUNITY SITES INVENTORY

The 2021-2029 Housing Element identifies 50 Housing Opportunity Sites, consisting of 135 parcels totaling 55.8 acres (Figure 3). This would meet the RHNA allocation of **1,795** units after subtracting the 800 ADUs and 39 pending projects, by accommodating up to **951** new dwelling units plus a 25 percent buffer (**317** dwelling units), for a total **1,268** possible new dwelling units on parcels currently zoned for lower density or not zoned for residential uses. By adding a Mixed-Use Overlay and adjusting specifics of the SP-5 zoning, dwelling units could be developed on sites that are not zoned for residential uses at this time, as indicated in Figure 3. As detailed in Table 2, the mix of units would be distributed among Housing Opportunity Sites throughout San Fernando, with a concentration in the Corridors Specific Plan. Increased density on Opportunity Sites outside the Specific Plan area would accommodate a mix of lower, moderate, and market-rate units, along with a mix of uses with amenities situated within multimodal transportation, community building, and sense of place.

Figure 3 Potential Housing Sites Locations



Imagery provided by ESRI and their licensors © 2021.
Additional data provided by Los Angeles County, 2021.

Fig 3 Housing Rezone Sites

Table 2 Housing Opportunity Sites

Site ID	APN	Address	Lot Acres	Current Zoning	Proposed Zoning	Existing Residential Density	Proposed Density du/ac	Realistic Future Residential Units
1	2522-012-013	1327 San Fernando Rd	0.48	SP-5	SP-5 MUC	48 du/acre	37	11
2	2522-020-019	1056 N Maclay Ave	0.51	SP-5	SP-5 McClay	6-7 du/ac	37	13
3	2522-013-012	None	0.16	SP-5	SP-5 MUC	48 du/acre	37	4
3	2522-013-013	1231 San Fernando Rd	1.53	SP-5	SP-5 MUC	48 du/acre	37	42
3	2522-013-014	1203 San Fernando Rd	0.04	SP-5	SP-5 MUC	48 du/acre	37	0
3	2522-013-015	1201 San Fernando Rd	0.10	SP-5	SP-5 MUC	48 du/acre	37	2
3	2522-013-016	2010 Glenoaks Blvd	0.62	C-2	C-2	N/A	35	15
4	2522-012-006	1245 San Fernando Rd	0.99	SP-5	SP-5 MUC	48 du/acre	37	27
5	2522-013-003	1315 San Fernando Rd	0.11	SP-5	SP-5 MUC	48 du/acre	37	3
5	2522-013-802	308 S Maclay Ave	0.46	SP-5	SP-5 DT RES	48 du/acre	50	16
6	2522-006-900	None	0.03	SP-5	SP-5 MUC	48 du/acre	37	0
7	2521-035-008	616 San Fernando Mission Blvd	0.11	C-1	C1-MX	N/A	35	1
7	2521-035-009	1143 Griffith St	0.11	C-1	C1-MX	N/A	35	2
8	2522-013-025	None	0.69	SP-5	SP-5 DT RES	48 du/acre	50	25
9	2521-036-019	411 S Brand Blvd	0.61	C-1	C1-MX	N/A	35	14
10	2521-026-009	1120 Truman St	0.22	SP-5	SP-5 DT RES	48 du/acre	50	5
10	2521-026-010	None	0.07	SP-5	SP-5 DT RES	48 du/acre	50	2
10	2521-026-024	1173 N Maclay Ave	0.59	SP-5	SP-5 McClay NSO	48 du/acre	37	14
12	2521-025-001	None	0.06	SP-5	SP-5 DT RES	48 du/acre	50	2
12	2521-025-022	None	0.19	SP-5	SP-5 DT RES	48 du/acre	50	6
12	2521-025-023	313 S Maclay Ave	0.14	SP-5	SP-5 DT RES	48 du/acre	50	4

Site ID	APN	Address	Lot Acres	Current Zoning	Proposed Zoning	Existing Residential Density	Proposed Density du/ac	Realistic Future Residential Units
13	2521-027-008	418 San Fernando Mission Blvd	0.23	C-1	C1-MX	N/A	35	6
13	2521-027-009	400 San Fernando Mission Blvd	0.30	C-1	C1-MX	N/A	35	7
13	2521-027-010	None	0.07	C-1	C1-MX	N/A	35	1
13	2521-027-011	415 San Fernando Mission Blvd	0.17	C-1	C1-MX	N/A	35	4
14	2521-024-024	2021 1st St	0.68	SP-5	SP-5 WorkFlex RES	48 du/acre	20	9
14	2521-024-025	None	0.12	SP-5	SP-5 DT RES	48 du/acre	50	3
14	2521-024-028	317 S Brand Blvd	0.15	SP-5	SP-5 DT RES	48 du/acre	50	4
15	2521-028-027	455 San Fernando Mission Blvd	0.52	C-1	C1-MX	N/A	35	12
15	2521-028-029	500 San Fernando Mission Blvd	0.29	C-1	C1-MX	N/A	35	7
16	2522-004-004	1526 San Fernando Rd	0.23	SP-5	SP-5 MUC	48 du/acre	37	1
16	2522-004-005	1542 San Fernando Rd	0.23	SP-5	SP-5 MUC	48 du/acre	37	6
16	2522-004-006	1550 San Fernando Rd	0.23	SP-5	SP-5 MUC	48 du/acre	37	6
16	2522-004-007	107 S Huntington St	0.28	SP-5	SP-5 MUC	48 du/acre	37	7
16	2522-004-903	1511 San Fernando Rd	0.76	SP-5	SP-5 MUC	48 du/acre	37	21
16	2522-004-904	1547 San Fernando Rd	0.34	SP-5	SP-5 MUC	48 du/acre	37	9
16	2522-004-905	1345 San Fernando Rd	0.40	SP-5	SP-5 MUC	48 du/acre	37	10
16	2522-014-025	None	0.13	SP-5	SP-5 DT RES	48 du/acre	50	4
16	2522-014-026	104 S Maclay Ave	0.34	SP-5	SP-5 DT RES	48 du/acre	50	12
16	2522-014-900	958 N Maclay Ave	0.60	SP-5	SP-5 McClay	48 du/acre	37	16
16	2522-014-901	1036 N Maclay Ave	0.26	SP-5	SP-5 McClay	48 du/acre	37	5
17	2521-023-001	300 N Brand Blvd	1.88	R-3	R-3	N/A	43	60

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Site ID	APN	Address	Lot Acres	Current Zoning	Proposed Zoning	Existing Residential Density	Proposed Density du/ac	Realistic Future Residential Units
17	2521-023-001	1304 Hollister St	0.58	R-2	R-2	N/A	20	5
17	2521-023-002	1968 Glenoaks Blvd	0.47	C-2	C-2 MX	N/A	35	11
17	2521-023-002	1300 San Fernando Rd	0.46	SP-5	SP-5 MUC	N/A	37	12
17	2521-023-021	2001 Glenoaks Blvd	0.71	C-2	C-2	N/A	35	18
17	2521-023-022	2010 Glenoaks Blvd Rear	0.84	C-2	C-2	N/A	35	21
18	2522-003-021	None	0.16	C-1	C1-MX	N/A	35	3
18	2522-003-029	None	0.16	C-1	C1-MX	N/A	35	3
18	2522-003-030	453 Chatsworth Dr	0.16	C-1	C1-MX	N/A	35	3
18	2522-003-900	None	0.16	C-1	C1-MX	N/A	35	3
18	2522-003-901	None	0.31	C-1	C1-MX	N/A	35	7
18	2522-003-902	557 S Brand Blvd	0.16	C-1	C1-MX	N/A	35	1
18	2522-003-903	516 S Brand Blvd	0.16	C-1	C1-MX	N/A	35	1
18	2522-003-904	None	0.92	R-2	R-2	N/A	20	10
18	2522-003-905	1522 San Fernando Rd	0.57	SP-5	SP-5 MUC	N/A	37	15
19	2521-031-005	1207 Hewitt St	0.11	C-1	C1-MX	N/A	35	2
19	2521-031-006	501 San Fernando Mission Blvd	0.11	C-1	C1-MX	N/A	35	3
19	2521-031-011	1206 Hollister St	0.12	C-1	C1-MX	N/A	35	3
19	2521-031-012	1201 Hewitt St	0.11	C-1	C1-MX	N/A	35	3
19	2521-031-013	1200 Hewitt St	0.23	C-1	C1-MX	N/A	35	3
19	2521-031-901	1207 Kewen St	0.11	C-1	C1-MX	N/A	35	1
19	2521-031-902	561 San Fernando Mission Blvd	0.11	C-1	C1-MX	N/A	35	3
19	2521-031-903	550 San Fernando Mission Blvd	0.11	C-1	C1-MX	N/A	35	3

Site ID	APN	Address	Lot Acres	Current Zoning	Proposed Zoning	Existing Residential Density	Proposed Density du/ac	Realistic Future Residential Units
20	2521-022-021	None	0.15	SP-5	SP-5 DT RES	48 du/acre	50	5
21	2521-030-024	1141 Hewitt St	0.29	C-1	C1-MX	N/A	35	6
21	2521-030-030	501 San Fernando Mission Blvd	0.11	C-1	C1-MX	N/A	35	3
21		1206 Hollister St	0.12	C-1	C1-MX	N/A	35	3
22	2521-021-027	1023 Celis St	0.13	SP-5	SP-5 DT RES	48 du/acre	50	4
23	2522-001-001	None	0.46	C-1	C1-MX	N/A	35	12
23	2522-001-901	465 S Brand Blvd	0.20	C-1	C1-MX	N/A	35	4
23	2522-001-902	None	0.03	C-1	C1-MX	N/A	35	0
26	2521-012-025	301 S Maclay Ave	0.15	SP-5	SP-5 DT RES	48 du/acre	50	5
27	2521-032-007	1142 Hewitt St	0.11	C-1	C1-MX	N/A	35	2
27	2521-032-008	568 San Fernando Mission Blvd	0.11	C-1	C1-MX	N/A	35	2
28		615 San Fernando Mission Blvd	0.11	C-1	C1-MX	N/A	35	2
28	2521-034-009	1203 Griffith St	0.11	C-1	C1-MX	N/A	35	-1
28	2521-034-904	661 San Fernando Mission Blvd	0.11	C-1	C1-MX	N/A	35	-1
28		600 San Fernando Mission Blvd	0.17	C-1	C1-MX	N/A	35	4
29	2519-002-900	1030 Celis St	0.63	SP-5	SP-5 DT RES	48 du/acre	50	23
30	2519-016-906	210 San Fernando Mission Blvd	0.34	SP-5	SP-5 DT RES	48 du/acre	50	12
31		None	0.21	SP-5	SP-5 DT RES	48 du/acre	50	7
31	2521-016-011	2014 Glenoaks Blvd	0.42	C-2	C-2	N/A	35	9
31	2521-016-012	None	0.06	SP-5	SP-5 MUC	48 du/acre	37	1
31	2521-016-018	None	0.11	SP-5	SP-5 MUC	48 du/acre	37	3

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Site ID	APN	Address	Lot Acres	Current Zoning	Proposed Zoning	Existing Residential Density	Proposed Density du/ac	Realistic Future Residential Units
31	2521-016-020	1601 San Fernando Rd	0.69	SP-5	SP-5 MUC	48 du/acre	37	18
31	2521-016-900	1955 Glenoaks Blvd	0.79	C-2	C-2	N/A	35	20
32	2520-019-016	None	0.11	SP-5	SP-5 DT RES	48 du/acre	50	3
33	2521-017-002	1621 1st St	0.63	SP-5	SP-5 WorkFlex RES	48 du/acre	20	8
33	2521-017-008	314 San Fernando Mission Blvd	0.21	SP-5	SP-5 DT RES	48 du/acre	50	6
33	2521-017-021	None	0.06	SP-5	SP-5 DT RES	48 du/acre	50	2
33	2521-017-022	1023 Pico St	0.11	SP-5	SP-5 DT RES	48 du/acre	50	3
33	2521-017-023	None	0.06	SP-5	SP-5 DT RES	48 du/acre	50	1
33	2521-033-013	1143 Kewen St	0.11	C-1	C1-MX	N/A	35	2
33	2521-033-014	603 San Fernando Mission Blvd	0.23	C-1	C1-MX	N/A	35	6
33	2521-034-011	650 San Fernando Mission Blvd	0.23	C-1	C1-MX	N/A	35	6
33	2521-034-901	670 San Fernando Mission Blvd	0.23	C-1	C1-MX	N/A	35	5
34	2518-008-022	1321 1st St	0.74	SP-5	SP-5 WorkFlex RES	48 du/acre	20	9
35	2612-006-009	1000 N Maclay Ave	0.27	SP-5	SP-5 McClay	48 du/acre	37	6
35	2612-006-024	661 N Maclay Ave	0.17	SP-5	SP-5 McClay	48 du/acre	37	4
35	2612-006-028	403 N Maclay Ave	0.32	SP-5	SP-5 McClay	48 du/acre	37	8
35	2612-006-029	1529 1st St	0.79	SP-5	SP-5 GN	48 du/acre	43	25
36	2520-011-041	None	0.05	SP-5	SP-5 DT RES	48 du/acre	50	1
36	2520-011-042	None	0.42	SP-5	SP-5 DT RES	48 du/acre	50	15
36	2520-011-043	313 S Brand Blvd	0.15	SP-5	SP-5 DT RES	48 du/acre	50	4
36	2520-011-045	None	0.15	SP-5	SP-5 DT RES	48 du/acre	50	5
37	2612-003-001	1110 N Maclay Ave	0.29	SP-5	SP-5 McClay	48 du/acre	37	6

Site ID	APN	Address	Lot Acres	Current Zoning	Proposed Zoning	Existing Residential Density	Proposed Density du/ac	Realistic Future Residential Units
37	2612-003-013	1064 N Maclay Ave	0.66	SP-5	SP-5 McClay	48 du/acre	37	18
37	2612-003-014	1104 N Maclay Ave	0.28	SP-5	SP-5 McClay	48 du/acre	37	6
38	2612-004-017	1012 N Maclay Ave	0.13	SP-5	SP-5 McClay	48 du/acre	37	1
39	2518-031-009	117 N Macneil St	1.19	SP-5	SP-5 DT RES	48 du/acre	50	44
40	2520-002-023	None	0.54	SP-5	SP-5 DT RES	48 du/acre	50	19
41	2520-002-015	307 S Maclay Ave	0.12	SP-5	SP-5 DT RES	48 du/acre	50	4
41	2520-002-016	317 S Maclay Ave	0.14	SP-5	SP-5 DT RES	48 du/acre	50	4
42	2515-017-004	1960 Glenoaks Blvd	0.48	C-2	C-2	N/A	35	11
43	2515-028-017	2021 Glenoaks Blvd	0.47	C-2	C-2	N/A	35	11
43	2515-028-018	100 N Hubbard Ave	0.62	SP-5	SP-5 WorkFlex RES	48 du/acre	20	8
44	2515-028-025	1501 1st St	0.99	SP-5	SP-5 WorkFlex RES	48 du/acre	20	12
44	2515-030-012	None	0.46	SP-5	SP-5 DT RES	48 du/acre	50	16
44	2515-030-015	1045 Celis St	0.21	SP-5	SP-5 DT RES	48 du/acre	50	7
44	2515-030-016	1140 San Fernando Rd	0.46	SP-5	SP-5 DT RES	48 du/acre	50	17
44	2515-030-023	None	0.54	SP-5	SP-5 DT RES	48 du/acre	50	19
46	2516-019-024	None	0.99	SP-5	SP-5 DT RES	48 du/acre	50	36
47	2517-015-030	1320 San Fernando Rd	0.92	SP-5	SP-5 MUC	48 du/acre	37	25
47	2517-015-032	1334 San Fernando Rd	0.69	SP-5	SP-5 MUC	48 du/acre	37	17
47	2517-015-033	None	0.06	SP-5	SP-5 MUC	48 du/acre	37	1
47	2517-015-034	2040 Glenoaks Blvd	2.07	C-2	C-2	N/A	35	54
47	2517-015-042	2002 Glenoaks Blvd	1.37	C-2	C-2	N/A	35	35
47	2517-015-043	2029 Glenoaks Blvd	0.88	C-2	C-2	N/A	35	21
47	2517-019-006	1901 1st St	0.53	SP-5	SP-5 WorkFlex RES	48 du/acre	20	5
48	2517-013-013	None	0.06	SP-5	SP-5 DT RES	48 du/acre	50	2

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Site ID	APN	Address	Lot Acres	Current Zoning	Proposed Zoning	Existing Residential Density	Proposed Density du/ac	Realistic Future Residential Units
48	2517-013-014	1100 Truman St	0.35	SP-5	SP-5 DT RES	48 du/acre	50	10
48	2517-013-015	None	0.03	SP-5	SP-5 DT RES	48 du/acre	50	0
48	2517-014-054	1501 1st St	0.61	SP-5	SP-5 GN	48 du/acre	43	18
50	2612-015-012	1519 Woodworth St	6.01	R-1	R-1	0-6 du/ac	6	27
			55.71					1,268

du/ac = dwelling units per acre
 Source: City of San Fernando 2021a

Most of the sites are in the San Fernando Corridors Specific Plan area and have an SP-5 Zoning Code; they can currently accommodate up to 43 residential units per acre. The other parcels are outside the specific planning area and, as part of implementation of the 2021-2029 Housing Element, would have the Mixed-Use Overlay applied. The candidate housing sites inventory includes properties dispersed throughout the community to minimize the potential for adverse changes in neighborhood character and aesthetics, and to reduce the potential for adverse impacts to the environment. The 2021-2029 Housing Element will also reduce impacts by placing housing near public transportation and recreation opportunities. As shown in Figure 3, the 50 potential Housing Opportunity Sites would be distributed throughout San Fernando with a larger concentration of new housing within the western portion between O'Melveny Street and Fourth Street. Specifically, the largest amount of new housing would be possible along the San Fernando Road, Celis Street, South Brand Boulevard, and San Fernando Mission Boulevard transportation corridors in proximity to the downtown area. Other new housing would be clustered along Glenoaks Boulevard south of Hubbard Street and north of North Lazzard Street, near existing commercial uses. Table 2 presents a detailed list of the sites and associated parcels, their existing and proposed density, and the total number of units possible if all sites were developed.

Proposed Housing Element Policies

The 2021-2029 Housing Element establishes objectives, policies, and programs to help the City meet state-mandated goals. The City's implementation of these policies and programs includes a technical update to the other elements of the General Plan and the rezoning of some sites in the inventory (as described above under "Candidate Housing Sites" of this IS-MND to meet the City's RHNA obligation). Pursuant to Government Code Section 65583(c)(1), these actions will be accomplished within 3 years of the City's adoption of the 2021-2029 Housing Element. As required by Government Code Section 65583(c), the 2021-2029 Housing Element provides a timeline for processing each of the amendments to the San Fernando General Plan, Chapter 106 of the SFMC, and other land use documents that implement the 2021-2029 Housing Element. Table 3 lists the new Housing Element goals and supportive policies and implementation programs.

Table 3 San Fernando Housing Element Goals, Policies, and Programs

ID #	Goals and Supportive Policies/Programs
Housing Supply and Resources	
Goal H 1	Maintain and enhance the quality of existing housing, neighborhoods, and health of residents
Policy H 1.1	Support healthy neighborhoods by addressing public health and safety issues, performing property inspections, and eliminating threats to public health.
Policy H 1.2	Preserve the character, scale, and quality of established residential neighborhoods.
Policy H 1.3	Work in conjunction with residents to revitalize neighborhoods by supporting neighborhood organizations, reducing crime, improving deteriorating housing, managing traffic and parking, and eliminating blighting conditions.
Policy H 1.4	Promote the rehabilitation of residential structures that are substandard or in disrepair and general maintenance of the housing stock.
Policy H 1.5	Provide focused code enforcement and rehabilitation efforts in targeted neighborhoods to achieve substantive neighborhood improvements and preserve community character. Address household overcrowding and illegal conversion of garages and patios, and subdivision of single-family units through proactive code enforcement efforts, combined with information on provision of legal second dwelling units.

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ID #	Goals and Supportive Policies/Programs
Policy H 1.6	Maintain the quality of life within neighborhoods by providing adequate maintenance to streets, sidewalks and alleys, parks, and other public facilities.
Policy H 1.7	Promote the preservation and rehabilitation of identified historic residential structures/sites that are substandard or in disrepair.
Program H 1	Residential Rehabilitation: City will use Single-family Rehabilitation Loan Program funds to reinitiate the program for lower- and moderate-income residential property owners to perform rehabilitation, general property repairs, seismic retrofit, and code deficiency repairs
Program H 2	Housing Inspection: City will use HUD's Housing Quality Standards to inspect multifamily ownership housing dwelling unit conditions prior to re-sale
Program H 3	Lead-based Paint Awareness: City will provide community outreach about lead poisoning in conjunction with the Los Angeles County Childhood Lead Poisoning Prevention Program and Pacoima Beautiful
Goal H 2	Provide a range of housing types to meet community needs
Policy H 2.1	Provide adequate housing sties to facilitate the development of a range of residential development types in San Fernando that fulfill regional housing needs. Assist residential developers in identifying sites through dissemination of the sites inventory.
Policy H 2.2	Provide opportunities for mixed use and infill housing development in the City's Corridor Specific Plan areas as part of the City's overall revitalization strategy.
Policy H 2.3	Provide affordable housing opportunities for San Fernando's lower-income population, including extremely low-income households, and households with special needs (such as seniors and persons with disabilities, including persons with developmental disabilities).
Policy H 2.4	Encourage developers to include rental housing that is large enough to accommodate large households and provide zoning incentives, such as through the density bonus ordinance, to facilitate family housing development.
Policy H 2.5	Utilize zoning tools, including density bonus, to provide affordable units within market rate developments.
Policy H 2.6	Facilitate infill development on small parcels by allowing for modified development standards where multi-family projects include the preservation of an existing historic property. Provide property tax incentives for maintaining historic residences.
Policy H 2.7	Support collaborative partnerships with non-profit organizations and for-profit developers to provide greater access to affordable housing funds.
Policy H 2.8	Promote the creation of second-dwelling units within residential neighborhoods as a means of providing additional rental housing and addressing household overcrowding.
Policy H 2.9	Encourage use of sustainable and green building features in new and existing housing.
Program H 4	Facilitate Affordable and Special Needs Housing Development
Program H 2	Conservation of Existing and Future Affordable Units
Program H 3	Removal of Governmental Constraints
Goal H 3	Assist lower-income tenants in finding the appropriate resources to allow them to remain in the community
Policy H 3.1	Take positive steps to ensure all segments of the population are aware of their rights and responsibilities regarding fair housing.
Policy H 3.2	Assist in settling disputes between tenants and landlords.
Policy H 3.3	Assist residents in location providers of housing services.
Policy H 3.4	Maintain a housing service directory that provides referrals for rental assistance, local affordable housing projects, senior housing, housing legal assistance, fair housing, homeownership assistance, and rehabilitation, and disseminate information to the public.
Program H 7	Section 8 Rental Subsidies

ID #	Goals and Supportive Policies/Programs
Program H 8	Fair Housing
Program H 3	Affirmatively Furthering Fair Housing
Goal H 4	Provide opportunities for lower- and moderate-income households to become first-time homebuyers
Policy H 4.1	Provide information and referral about homebuyer assistance programs available through the County, State, and private lenders to existing and potential residents.
Policy H 4.2	Promote homebuyer education seminars offered through the Los Angeles County Community Development Commission.
Policy H 4.3	Provide homebuyer assistance to lower- and moderate-income purchasers in City-assisted developments, when feasible.
Policy H 4.4	Promote available foreclosure resources through the City's website and informational handouts at the Community Development Department public counter.
Program H 10	Home ownership
Goal H 5	Assist lower-income tenants in finding the appropriate resources to allow them to remain in the community
Policy H 5.1	Amend the City's land development regulations to comply with recently adopted state regulations
Program H 11	Adequate Housing Opportunity Sites for RHNA
Program H 12	By-right Approval of Projects with 20 Percent Affordable Units
Program H 13	Monitor Residential Capacity
Program H 14	No Net Loss of Residential Capacity to Accommodate RHNA
Program H 15	Replacement Unit Program
Program H 16	Lot Consolidation
Program H 17	Density Bonus
Program H 18	Accessory Dwelling Units
Program H 19	Objective Design Standards for Project Review
Program H 20	Transitional and Supportive Housing
Program H 21	Low-barrier Navigation Centers
Program H 22	Employee and Farmworker Housing

Source: San Fernando, City of. 2021. San Fernando Draft Housing Element.

Buildout Projections for Future Site Development

A “project” or “plan” as defined by *CEQA Guidelines* Section 15378(a) “means the whole of an action, which has a potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.” The plan includes 121 candidate housing sites/parcels for future housing development to meet the City's total RHNA allocation of 1,795 dwelling units plus a percent buffer (2,064 total possible units). The 2021-2029 Housing Element does not propose any specific development projects on the candidate sites. Future housing development could occur on these candidate housing sites, if they are included in the 2021-2029 Housing Element, as local conditions dictate with timing at the discretion of each individual property owner and as the market allows.

As discussed above, this IS-MND evaluates the potential for development of **1,795** dwelling units on candidate housing sites/parcels (any combination thereof), as detailed in Table 2. However, only 1,268 dwelling units would require General Plan or Zoning Code amendments on Housing

Opportunity Sites indicated in Table 2, and thus most (1,094 dwelling units) are currently allowed under existing General Plan and Zoning designations. Thus, 1,268 dwelling units represents the number of net new units that could be developed in San Fernando after some of the parcels that make up the Housing Opportunity Sites are rezoned. Recognizing that not all candidate housing sites will ultimately be included in the 2021-2029 Housing Element, and necessary General Plan amendments and SFMC zone changes that may be required for the selected candidate housing sites/parcels would influence buildout projections on a site-by-site basis, this IS-MND evaluates the environmental impacts for potential development of 1,795 total dwelling units. This constitutes the full buildout of these sites, with a development footprint that includes each candidate housing site/parcel in its entirety. It is important to note that only 1,268 units would result in potential changes to the environment not previously analyzed or considered by the City, and these sites would require additional project-specific environmental review at the time each are being considered for zone changes.

The candidate housing sites in this ISMND are evaluated at a programmatic level based on information available to the City, where reasonably foreseeable direct and indirect physical changes in the environment can be considered. A detailed analysis of each site was not conducted, because the City has no information on actual projects that may be proposed on these sites, and thus it would be speculative to analyze specific impacts on any given site. As such, potential changes beyond those considered here would be assessed on a project-level basis as part of the permitting and (when applicable) environmental review process when specific projects are proposed.

Safety Element Update

The Safety Element, another component of the current General Plan, would also be updated to ensure the San Fernando General Plan complies with current State law. This also includes the addition of Environmental Justice goals and policies that address the potential impacts of development to marginalized and at-risk communities. Goals and policies in the Safety Element address updates to legislation concerning new development and wildfire risk in accord with SB 747. These updates to the General Plan goals and policies are designed to reduce environmental risk to new development as they would target potential impacts to air quality, greenhouse gas pollutants, and wildfire risk.

Safety Element Update Components

The proposed Safety Element Update would address protection of people within San Fernando from unreasonable risks associated with disasters, including earthquakes, floods, fires, landslides, and other hazards identified by the local community.

Specifically, the Safety Element update would include the following components:⁵

- **Safety Needs Assessment:** A discussion of San Fernando's hazards and safety characteristics, along with growth and climate change projections for southern California, and current potential hazards in San Fernando
- **Safety Mapping:** Mapping of unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure, slope instability leading to mudslides and landslides, subsidence; liquefaction, and other seismic hazards, flooding, and wildland and urban fires, and information and mapping related to evacuation routes, military installations, peak-load water supply requirements, and minimum

⁵ <https://ci.san-fernando.ca.us/community-development/#housing-element-update>

road widths and clearances around structures, as those items relate to identified fire and geologic hazards

- **Climate Change Vulnerability Assessment:** Information regarding flood hazards, wildfire hazards, climate change vulnerabilities (including for disadvantaged communities), and potential related risks
- **Safety Plan:** A description of the goals and policies of the Safety Element, a list of the programs that will help achieve these goals and policies, and a summary of safety, hazard mitigation, resiliency, adaptation, and emergency response and evacuation objectives with general timeframes in which those objectives might be achieved, along with the agency responsible for implementing the program

Proposed Safety Element Policies

Table 4 San Fernando Safety Element Goals, Objectives, and Policies

ID #	Goals/Objectives and Supportive Policies
Disaster Preparedness	
Goal S 1	Citizens of San Fernando are protected from injury, loss of life is prevented, and property loss and damage are minimized
Objective S 1	To protect the community from avoidable risk and harm by factoring natural hazards such as seismic hazards, flooding, landslides, severe weather events, and fires into community planning and outreach, maintenance and upgrades, and municipal operations
Policy S 1.1	Regularly update plans. Regularly update disaster preparedness and emergency response plans, in a manner that is compliant with state and federal standards.
Policy S 1.2	Invest in critical facilities. Dedicate funds to upgrade and maintain essential facilities (including EOC, Police/Fire Facilities, and City Hall) to make them more resilient to the potential impacts of natural disasters.
Policy S 1.3	Evacuation Routes. Annually review evacuation mapping and response procedures to ensure consistency with updates to the regional context, including updates to FEMA mapping and current resource availability.
Policy S 1.4	Public awareness. Increase public awareness of hazard potential and disaster response strategies by disseminating critical information, such as evacuation routes, utilizing Alert San Fernando and other digital media resources.
Policy S 1.5	Accessible Signage. Ensure informational signage related to hazards and disaster response is provided in multiple languages as appropriate.
Policy S 1.6	Utilities: Ensure that utility services, including water and sewer services, are not interrupted in the case of a natural disaster.
Policy S 1.7	Evaluate and minimize risks. Buildings and infrastructure will be periodically evaluated for seismic, fire, flood, and severe weather hazard risks and identified risks will be minimized by complying with California Building Code standards and other applicable regulations.
Policy S 1.8	Secure Funds. Establish centralized internal procedures to coordinate efforts for securing funds that support risk reduction measures.
Policy S 1.9	Locating Critical Facilities. Limit future development of critical facilities including, but not limited to, schools, hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities within identified hazard zones.
Policy S 1.10	Multi-hazard Mitigation Plan. Prioritize the implementation of the mitigation strategies outlined within the 2020 San Fernando Multi-Hazard Mitigation Plan.

ID #	Goals/Objectives and Supportive Policies
Goal S 2	San Fernando has the capacity to respond effectively to emergencies and is prepared for unavoidable hazards.
Objective S 2	To enhance the City's ability to react and respond during hazardous through awareness of the potential risks, an understanding of how to respond to hazardous events, and preparation for hazard response and recovery
Policy S 2.1	SEMS and NIMS training. Increase City employee capacity through the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS) compliant training and Emergency Operations Center (EOC) drills to identify hazards, and assist in emergency preparedness, response, and recovery.
Policy S 2.2	City media and communication resources. Maintain the City's emergency communication policy and protocols and utilize City media resources, emergency alert notification systems, and program advertising to provide information and communicate with the community prior to, during, or after events posing risk to community health safety, and welfare.
Policy S 2.3	Vulnerable populations. Incorporate procedures into emergency and hazard mitigation plans to take care of vulnerable populations during hazardous events.
Policy S 2.4	Promote community-based and volunteer programs. Promote community-based programs in fire safety and emergency preparedness, including neighborhood-level and business programs and community volunteer groups such as CERT and Neighborhood Watch.
Policy S 2.5	Responsive neighborhood groups. Encourage neighborhood and community-based groups to identify, consider, and prepare for the needs of neighbors with access and functional needs during disaster and emergency planning.
Policy S 2.6	Evacuation Routes. Ensure that all residents have access to adequate and safe evacuation routes from their place of residence.
Policy S 2.7	Constrained Access. Prioritize infrastructure improvements and safety programs in areas with constrained evacuation access.
Policy S 2.8	Evacuation Plan Awareness. Ensure the safety of residents by identifying and communicating safe and viable evacuation routes in multiple languages and across mediums, as appropriate.
Policy S 2.9	Safety Zones. Establish designated City safety zones to provide shelter-in-place refuge when evacuation routes become blocked.
Goal S 3	San Fernando Recovers quickly and equitably following natural disasters.
Objective S 3	To enhance the City's resilience to hazards by learning from past disasters, anticipating future disaster risks, and planning for effective and equitable recovery
Policy S 3.1	Post-disaster evaluation. The City's essential facilities shall be the top priority in conducting post-disaster building evaluations.
Policy S 3.2	Optimize community benefits. Ensure that post-disaster recovery decisions optimize long-term community and economic benefits.
Policy S 3.3	Equitable Recovery. Ensure resources and recovery efforts are equitably distributed and that vulnerable populations receive adequate assistance to avoid permanent disruption or displacement after a disaster.
Policy S 3.4	Assist businesses. Assist local and small businesses in planning for continuity of operations and emergency preparedness.
Seismic and Geologic Activity	
Goal S 4	The San Fernando community is protected from loss of life, injury, property damage and destruction resulting from earthquakes and geologic hazards
Policy S 4.1	Require Geotechnical Reports. Geotechnical reports will be required for new development and infill projects in areas with the potential for liquefaction.
Policy S 4.2	Plan Checks. Ensure that code enforcement agencies include thorough plan checks and inspections of structures vulnerable to seismic activity.

ID #	Goals/Objectives and Supportive Policies
Policy S 4.3	Facilitate Retrofits. Promote the retrofit and rehabilitation of existing weak structures and lifeline utilities, and the strengthening of certain critical facilities to increase public safety and minimize potential damage from seismic and geologic hazards.
Policy S 4.4	Retrofit Program Awareness. Promote greater public awareness of existing state incentive programs for earthquake retrofit, such as <i>Earthquake Brace and Bolt</i> , to help property owners make their homes more earthquake safe.
Policy S 4.5	Building Code Compliance. Adopt and enforce all new codes of the California Building Code (CCR Title 24, published triennially) containing the most recent seismic requirements for structural design of new development and redevelopment to minimize damage from earthquakes and other geologic activity.
Policy S 4.6	FEMA Program Coordination. Coordinate with the National Earthquake Hazard Reduction Program of the Federal Emergency Management Agency (FEMA) to identify earthquake risks and available mitigation techniques.
Policy S 4.7	Seismic Risk Mapping. Proactively seek compliance with the Alquist-Priolo Earthquake Fault Zoning Act by coordinating with the California Geological Survey and the United States Geological Survey (USGS) to establish and maintain maps establishing affected parcels within the City.
Policy S 4.8	Utility Security. Coordinate with local utility providers to ensure that City utility lines are hazard-secure and adequate response plans are available in the case of emergency.
High Winds	
Goal S 5	San Fernando is prepared for the adverse effects of high winds common in the region.
Policy S 5.1	Development Review. Consider potential risk posed by high winds in the City in the review of new development applications including those for signs.
Policy S 5.2	Dust Control. Require implementation of best practices for dust control at all excavation and grading projects.
Policy S 5.3	High Wind Work Stoppages. Prohibit excavation and grading during high wind conditions, defined as instantaneous wind speeds that exceed 25 miles per hour by SCAQMD.
Policy S 5.4	Monitoring Multi-hazard Threats. Continuously monitor multi-hazard threats during high wind and associated wildland or urban fire conditions. Allocate appropriate firefighting and emergency personnel resources to effectively respond to multi-hazard threats.
Policy S 5.5	Electricity Hazards. Coordinate with Southern California Edison to ensure that existing plans and programs are in place to address wind hazard impacts, such as downed power lines, in a timely manner.
Flooding	
Goal S 6	The risks of damages from flooding and drainage are minimal.
Objective S 6	To avoid injury, loss of life, or property damage from the hazards associated with flood scenarios through planning and communication
Policy S 6.1	Dam Failure Contingency Plan. Develop and maintain a contingency plan for the unlikely event of a failure of Pacoima Dam.
Policy S 6.2	Runoff Management. Encourage the use of permeable materials and surfaces in new development and road repaving to decrease surface water runoff during storms.
Policy S 6.3	Development Runoff Mitigation. Require all new developments to mitigate any increased flooding impacts on adjoining parcels, through grading that prevents adverse drainage impacts to adjacent properties, use of permeable surfaces or on-site retention of runoff.
Policy S 6.4	Pacoima Wash Warning Signage. Post depth gauges and signage warning of the dangers of fast-moving water during storms in strategic locations around the Pacoima wash, using images and multiple languages as appropriate.
Wildland and Urban Fire	

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ID #	Goals/Objectives and Supportive Policies
Goal S 7	The community of San Fernando is protected from unreasonable risks due to wildland and urban fires.
Objective S 7	To avoid injury, loss of life, property damage and destruction due to wildland or urban fires, through strategic planning and coordination
Policy S 7.1	Coordination Across Agencies. Maintain cooperative working relationships among public agencies with responsibility for fire protection, including the City of Los Angeles Fire Department (LAFD), to reduce fire hazards, assist in fire suppression, and promote fire safety in San Fernando.
Policy S 7.2	Fire Prevention Planning. Work with the LAFD to develop a fire prevention plan that lists major hazards, potential ignition sources and their control, and the type of fire protection equipment necessary to control each major hazard.
Policy S 7.3	Reduce Fire Hazards. Reduce fire hazards associated with older buildings, multi-story structures, and industrial facilities.
Policy S 7.4	Code Compliance. Ensure that all new development and infill development meets or exceeds the California Code of Regulations Title 14 State Responsibility Area Fire Safe Regulations and Fire Hazard Reduction Around Buildings and Structures Regulations.
Policy S 7.5	Provide Hazard Information. Provide technical and policy information regarding structural and wild land fire hazards to developers, interested parties, and the general public through all available media.
Policy S 7.6	Water Supply. Maintain water supply infrastructure and ensure that San Fernando's water system has adequate water flow and stability to meet local fire department needs.
Policy S 7.7	Design. Require fire-safe design as part of the site plan review process for new residential developments, including fire-resistant vegetation and adequate sprinkler systems.
Hazardous Materials	
Goal S 8	San Fernando residents and businesses are protected from hazardous materials
Objective S 8	To minimize community exposure to hazardous and potentially hazardous materials, especially those that can cause or contribute to delayed, chronic and/or acute health effects
Policy S 8.1	Hazardous material setbacks. Restrict the storage and processing of hazardous materials to areas where risks to residents are adequately minimized through setbacks or other measures.
Policy S 8.2	Hazardous material transport. Review, update, and enforce specified travel routes for the transport of hazardous materials and wastes, and to the extent feasible routes should avoid residential and commercial areas.
Policy S 8.3	Hazardous waste storage and disposal. Enforce standards for storage and disposal of hazardous materials and waste, consistent with State and federal law.
Policy S 8.4	Hazardous material incident response. Coordinate with allied agencies to prepare for and respond to hazardous materials incidents, including the California Office of Emergency Services, the California Department of Toxic Substances Control, the California Highway Patrol, the Los Angeles County Department of Environmental Health Services, the City of Los Angeles Fire Department, the San Fernando Police Department, and other appropriate agencies in hazardous materials route planning and incident response.
Policy S 8.5	Safe household disposal. Maintain City's website and other outlets with information regarding the safe handling and disposal of household chemicals.
Climate Change	
Goal S 9	The City has considered and adequately prepared for climate change-relate hazards.
Objective S 9	Increase the ability of the City and its residents to adapt to climate change.
Policy S 9.1	Capital Improvement. Incorporate consideration of climate change impacts as part of infrastructure planning and operation. Identify projects as part of capital improvement programs that should consider climate adaptation priorities.

ID #	Goals/Objectives and Supportive Policies
Policy S 9.2	Resilience Hubs. Establish Resilience Hubs as a way of providing additional alternatives to vulnerable populations of people experiencing homelessness, seniors and young children, low-income, non-white communities, linguistically isolated populations, and individuals with chronic health conditions.
Policy S 9.3	Backup Power. Invest in sustainable backup power sources to provide redundancy and continued services for critical facilities during periods of high demand during extreme heat events or possible outages because of safety power shut offs and extreme weather.
Goal S 10	The City has minimized the risk associated with extreme heat and drought.
Objective S 10	Increase resident preparedness and accessibility to resources in the predicted scenarios of increased frequency and duration of extreme heat events and related impacts.
Policy S 10.1	Green Infrastructure. Utilize drought-tolerant green infrastructure projects including street trees, and landscaped areas as part of cooling strategies in public and private spaces helping reduce heat islands and energy demand during extreme heat events.
Policy S 10.2	Cooling Centers. Coordinate with Los Angeles County Department of Public Health to identify and map cooling centers in locations accessible to vulnerable populations and establish standardized temperature triggers for when they will be opened.
Policy S 10.3	Building Efficiency. Encourage water and energy efficiency in buildings through upgrading appliances and building infrastructure retrofits to best prepare for fluctuating prices during peak demand periods of extreme heat events.
Goal S 11	San Fernando has good air quality and residents have limited exposure to harmful air pollutants and particulate matter.
Objective S 11	To reduce the community's exposure to harmful air pollutants that can impact quality of life and health by integrating land use plans, transportation plans, and air quality management to minimize the impact of existing and future land use development on air quality
Policy S 11.1	Integrated planning. Require consideration of air quality impacts and mitigating strategies in land use, circulation, and development plans to support a multimodal transportation system.
Policy S 11.2	Program Support. Support programs that reduce congestion and vehicle trips such as the promotion of "Spare the Air" days.
Policy S 11.3	Land Use Planning. Plan land uses to minimize exposure to toxic air pollutant emissions from industrial and other sources.
Policy S 11.4	Particulate Matter. Reduce particulate matter emissions by prioritizing city-wide vehicle mile reduction measures.
Policy S 11.5	Energy Emissions. Support efforts by the South Coast Air Quality Management District and public utility providers to reduce emissions from energy consumption.
Policy S 11.6	Increased Accessibility. Improve accessibility for the City's residents to places of employment, commercial centers, and other establishments.
Policy S 11.7	Alternative Transportation Facilities. Ensure that new development incorporates facilities and features that support active and multi-modal transportation, including pedestrian, bicycle, transit, and alternative fuel vehicle facilities.
Policy S 11.8	Transit Oriented Development. Promote Transit Oriented Development (TOD) across the City by requiring trip reduction, alternative transit and congestion management measures for discretionary projects.
Public Safety Services and Crime Prevention	
Goal S 12	San Fernando provides adequate emergency response and public safety services for the community's needs with a focus on community-based crime prevention.
Objective S 12	To maintain superior emergency services in the City in order to limit preventable safety concerns and reduce crime.
Policy S 12.1	Police Staffing. Regularly monitor and review the level of police staffing to maintain sufficient levels of City law enforcement services and facilities to serve community needs.

ID #	Goals/Objectives and Supportive Policies
Policy S 12.2	Crime Tracking. Periodically track crime rates and prevalent incident types in the community to ensure resources are allocated appropriately to address the City-specific crime context.
Policy S 12.3	Response Times. Address traffic congestion in areas that have been identified as being detrimental to achieving targeted emergency response times.
Policy S 12.4	Community-Oriented. Continue to foster positive, peaceful, mutually supportive relationships between San Fernando residents and the police.
Policy S 12.5	Recreation and Youth. Encourage development and operation of community and recreational facilities as a pre-emptive strategy to reduce youth-related crime. Expand opportunities for positive law enforcement and youth interaction.
Goal S 13	The San Fernando community prioritizes the safety of residents, visitors, and businesses designing the built environment to reduce opportunities for criminal activity.
Objective S 13	To maintain a well-designed community environment in a manner that fosters safety and community well-being.
Policy S 13.1	Design Strategies. Encourage the use of Crime Prevention Through Environmental Design (CPTED) principles in the design of projects and buildings
Policy S 13.2	Retrofitting. Retrofit City-owned public spaces, including parks, parking lots, and public facilities with adequate lighting and natural surveillance landscaping to limit criminal activity holistically.
Policy S 13.3	Signage. Require residences and businesses to maintain visible and clearly legible signs and/or street numbers to shorten the response times of emergency personnel.

Source: City of San Fernando. 2021

New Environmental Justice Policies

Environmental Justice Information

The Housing and Safety Element Updates include new Environmental Justice policies as part of the overall update, pursuant to State law. The new Environmental Justice information to be included in the Housing and Safety Element Updates would identify disadvantaged communities and outline policies that promote Environmental Justice by decreasing pollution exposure, increasing community assets, and improving overall health. Specifically, with regard to Environmental Justice, the Housing and Safety Element Updates would include the following information:

- **Environmental Justice Overview:** An introduction and overview of the current Environmental Justice policies update process and legal requirements, including data sources used to compile the Environmental Justice policies and their relationship to other General Plan Elements. This section also details the extent of public participation in the development of the Environmental Justice policies.
- **Disadvantage Communities Assessment:** Identify disadvantaged communities within the area covered by the general plan
- **Environmental Justice Plan:** Identify objectives and policies to reduce exposure to pollution/improving air quality, promote public facilities, promote food access, promote safe and sanitary homes, promote physical activity, reduce unique or compounded health risks, promote civic engagement in the public decision-making process, and prioritize improvements and programs that address the needs of disadvantaged communities.

Proposed Environmental Justice Policies

Table 5 San Fernando Environmental Justice Goals, Objectives, Policies, and Programs

ID #	Goals/Objectives and Supportive Policies/Programs
Civic and Community Engagement	
Goal S 14	The San Fernando community are meaningfully engaged in public decision-making processes, have equitable access to public facilities, healthy foods, clean air and water, and safe homes, and experience positive health outcomes
Objective S 14.1	Increase the number and diversity of community members engaged in local decision-making processes by instituting equitable engagement strategies
Policy S 14.1	Equitable Engagement. Promote equitable engagement practices that serve to empower minorities and historically disenfranchised groups to participate in civic life
Policy S 14.2	Communication Techniques. Prioritize the utilization of a variety of communication techniques and tools to disseminate information to the public
Policy S 14.3	Evaluation. Periodically evaluate the City's progress in involving the broader community in decisions affecting the environment and quality of life
Policy S 14.4	Translation. Ensure that all public information is available in multiple languages and make translation services available at all community meetings
Policy S 14.5	Transparency. Prioritize transparency in City matters by providing regular updates on new and progressing City projects and informing the public about all decisions that impact the environment
Access to Public Facilities and Healthy Foods	
Objective S 14.2	Increase safe and accessible opportunities for physical activity; improve multimodal connections to services, jobs, and recreation; and enhance park and recreation amenities
Policy S 14.6	Alternative Modes of Transportation. Promote land use patterns that support alternative modes of transportation, including walking, cycling and transit use to encourage community health through physical activity and accessibility
Policy S 14.7	Access to Public Spaces. Ensure that parks and other key destinations (schools, employment centers, resource areas) are accessible through alternative modes of transportation
Policy S 14.8	Safety Perception. Promote the perception of safety in public spaces across the city, especially those spaces within identified disadvantaged communities, to increase participation in active play, exercise, and community events
Policy S 14.9	Park Amenities. Improve the quality of city parks by adequately maintaining existing park amenities (lighting, exercise equipment, etc.) and providing new amenities where feasible
Policy S 14.10	Park Development. Prioritize the development of parks across the city, with a focus on areas that lack access to safe open space and gathering locations
Policy S 14.11	Transit Amenities. Coordinate with local transit agencies to improve local transit amenities and regional connectivity to support accessibility for all community members
Policy S 14.12	Shuttle Program. Explore the opportunity for development of a City shuttle program, offering residents free transportation to key nodes within the community
Policy S 14.13	Multi-Modal Infrastructure. Enhance the pedestrian and bicycle infrastructure in San Fernando's designated disadvantaged communities to support active living opportunities for all residents
Policy S 14.14	Sidewalk Network. Improve pedestrian access and safety within San Fernando by addressing sidewalk network deficiencies in a strategic and timely manner
Policy S 14.15	Street Lighting. Prioritize improvements to street lighting in San Fernando by establishing developer responsibility for the design and installation of lighting on all streets within and adjacent to their sites
Policy S 14.16	Healthy Food Access. Promote community-based programs for healthy food access, including community gardens and farmers markets, to support the improvement of public health

ID #	Goals/Objectives and Supportive Policies/Programs
Policy S 14.17	Childcare. Increase the availability of childcare for low-income residents across the city by incentivizing developers to include childcare facilities within residential and commercial projects
Policy S 14.18	Tree Canopies. Safeguard the natural environment and enhance the existing tree canopies across the city to reduce heat exposure and promote opportunities for active living
Exposure to Pollution	
Objective S 14.3	Reduce exposure to pollution by sensitive receptors and limit polluting land uses
Policy S 14.19	Pollution Reduction. Work with stationary pollutant generators to minimize the generation of pollution and associated impacts to surrounding residents through all available technologies
Policy S 14.20	Sensitive Land Uses. Protect all sensitive land uses (e.g., childcare facilities, schools, healthcare facilities, housing, parks, etc.) from pollution exposure, especially those uses within disadvantaged communities
Policy S 14.21	Sensitive Receptors. Locate sensitive receptors (i.e., residences, schools, retirement homes, hospitals, etc.) and vulnerable communities away from significant pollution sources of air pollution and, as necessary, implement measures (such as filtration systems) on new development to avoid significant health risks related to air pollution
Safe and Sanitary Homes	
Objective S 14.4	Improve the quality of existing stock housing by providing resources, increasing awareness of tenants' rights, and enforcement.
Policy S 14.22	Home Maintenance. Promote and administer programs that increase resident awareness of property maintenance resources and tools to sustain neighborhood quality.
Policy S 14.23	Housing Rights. Prioritize the maintenance of safe and sanitary homes across San Fernando by promoting tenant's rights through resource and information dissemination.
Policy S 14.24	Code Enforcement. Broaden the role of Code Enforcement in ensuring that homes within San Fernando are safe and adequate for human habitation.

Source: City of San Fernando 2021a

5. Environmental Review Context

Implementation of the Housing, Safety, and Environmental Justice goals and policies (listed in 4, 5, and 6) could allow for projects that could result in physical changes to the environment with potentially significant impacts. While individual projects resulting from these goals and policies have not been identified, the types of actions that could result from realization of the goals and policies are taken into account in considering potential environmental impacts that could occur through implementation of the 2021-2029 Housing Element. Future plans or projects requiring discretionary approval would be subject to environmental review under CEQA, and individual impact analyses will identify required plan- or project-specific mitigation measures where applicable.

Future Development Constraints

Future housing development facilitated by the 2021-2029 Housing Element could be constrained by market conditions or various environmental conditions or impacts. Market constraints on potential future housing development are created by environmental and regulatory frameworks that reduce the potential profitability of housing development. Environmental constraints on potential future housing development coincide with the time, effort, and costs associated with mitigating environmental impacts. Where environmental impacts are significant and unavoidable, pursuant to *CEQA Guidelines* Section 15093, the City Council would be required to balance, as applicable, the

economic, legal, social, technological, or other benefits of the 2021-2029 Housing Element against its unavoidable environmental risks when determining whether to approve the Housing Element. However, as concluded throughout this IS-MND, all potentially significant environmental effects of the Housing and Safety Element updates would be avoided or substantially lessened through compliance with the established regulatory framework and mitigation measures specified in this IS-MND. In accordance with the *CEQA Guidelines*, all later activities associated with implementation of the Housing and Safety Element updates (including potential rezoning of individual parcels in the Mixed Use Overlay) would be examined in the light of this IS-MND to determine whether an additional environmental document must be prepared with project specific impact analysis.

Design Review and Regulation

Various sections of the SFMC specify review and approval requirements that include project design, geotechnical reports, landscape design plan, low-impact development (LID) plans, and lighting, among other items. The San Fernando Corridors Specific Plan provides detailed design guidelines for residential and commercial development in distinct zones throughout the city and promotes a desired level of future development quality in San Fernando that contributes to a positive physical image and identity of non-residential development. Many of the sites that could be developed by potential projects that could occur under the Housing and Safety Element updates implementation fall within this corridor and would be subject to design review that ensures compliance with these codes. This would ensure compatible land use forms in terms of style, massing, and landscaping for new and renovated development in that Specific Plan area.

The City's Single-Family Residential Design Guidelines promote excellence in design and development of new residential projects and remodels in San Fernando (City of San Fernando 2008). Implementation of these guidelines contributes to a positive residential built environment and community identity through superior residential design for single-family homes. Finally, Section 94-308 of the SFMC establish minimum landscape design standards without dictating specific planting styles, themes, or arrangements. Landscape designs are required to comply with SFMC Section 94-308, Division 5 and the most recent water conservation regulations.

Future Development

As outlined in the 2021-2029 Housing Element and associated zoning provisions, the Housing Element would develop a RHNA implementation plan through its programs, along with CEQA mitigation measures identified in this IS-MND, the implementation of which is detailed in the Mitigation Monitoring and Reporting Program. Future projects would be required to adhere to the mitigation stated herein for the site to develop consistent with the Housing and Safety Element update purpose and to avoid or lessen any potentially significant environmental impacts.

Future housing and infrastructure proposals may tier from this IS-MND or a finding may be made that sufficient environmental clearance occurred with this IS-MND (*CEQA Guidelines* Sections 15152, 15162, and 15168). Once the selected opportunity sites apply for discretionary approval to be rezoned, additional environmental analysis may be required. This IS-MND considers related projects that could occur with implementation of the Housing and Safety Element updates, with the intent to streamline subsequent review of future housing development projects consistent with the 2021-2029 Housing Element's intent. This includes up to 1,795 units consistent with the allocated RHNA. However, as noted, future development and infrastructure facilitated by the updated Housing and Safety Element programs may be subject to subsequent environmental and other discretionary review and permitting, in accordance with the SFMC. Specifically, design review and subsequent

discretionary review may be required for some actions including but not limited to the potential 1,268 units in the proposed Mixed Use Overlay that require rezoning. Subsequent environmental review may be required for discretionary actions to entitle future development projects.

6. Location of Prior Environmental Document(s)

The Community Development Director for the City of San Fernando, 117 MacNeil Street, San Fernando, California, 91340 serves as the custodian of the General Plan, including the 2021-2029 Housing Element, and the associated environmental documents. A copy of previous environmental documents and supporting reports are available online at the City of San Fernando, Planning Division webpage and by request: <https://ci.san-fernando.ca.us/community-development/#planning>.

7. Required Approvals

City of San Fernando

Required approvals include:

- Adoption of the 2021-2029 Housing Element IS-MND
- Adoption of the General Plan Housing and Safety elements

Although future land use and zoning changes and individual projects may be implemented consistent with the updates to the General Plan Housing and Safety elements, each individual plan or project would be subject to separate environmental review consideration under CEQA.

Other Public Agencies

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

HCD does not approve the City's Housing Element. The City Council performs that task. However, the City is required to submit the Housing Element to HCD for certification, which it does after adopting the 2021-2029 Housing Element.

8. Native American Tribal Consultation

The City initiated the tribal consultation process, as required under Public Resources Code (PRC) Section 21080.3.1 and consistent with AB 52 and SB 18. The City mailed consultation letters on April 26, 2021, to contacts identified by the Native American Heritage Commission (NAHC) that requested the City of San Fernando notify them of projects or plans subject to AB 52 or SB 18. Under AB 52, Native American tribes have 30 days to respond to consultation notification and request further project information and formal consultation; under SB 18 Native American tribes have 90 days to respond requesting consultation. The City received one request for consultation from Sam Dunlap, Cultural Resource Director for the Gabrielino Tongva Tribe. This consultation was conducted on October 5, 2021. A memo documenting the meeting, along with the consultation package and response letter are provided in Appendix C of this report.

9. Cumulative Projects Scenario

In addition to the specific impacts of individual projects, CEQA requires environmental documents to consider potential cumulative impacts of the proposed project. 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 environmental document 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 to consider either a list of planned and pending projects that may contribute to cumulative effects, or a forecast of future development potential. Because the proposed project is a general plan update, cumulative impacts are treated differently than they would be for a specific development. For general plan amendments, 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 2021-2029 Housing Element is essentially a set of guidelines for projects that could occur within the timeframe of the General Plan, the 2021-2029 Housing Element itself represents the cumulative development scenario for the reasonably foreseeable future in the Plan Area. Therefore, the analysis presented in this MND generally represents a cumulative analysis of the Plan Area and the surrounding region over the Housing Element planning horizon of 2029.

Existing and proposed land uses in the Plan Area include residential, industrial, business office, commercial, mixed use, public facilities, and recreational. The 2021-2029 Housing Element plans for an estimated increased housing capacity of 1,795 units and 7,054 potential new residents across the city between 2021 and 2029, which would result in a total of 8,809 units and 31,808 residents by 2029 (City of San Fernando 2021a).⁶

In instances where other cumulative development in neighboring cities or a specific region (e.g., hydrologic region or air basin) could contribute to impacts generated by the 2021-2029 Housing Element, 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 2021-2029 Housing Element would cause a cumulatively significant impact or would contribute considerably to existing or anticipated cumulatively significant effects. Where the 2021-2029 Housing Element would so contribute, additional mitigation is recommended where feasible.

⁶ Based on an average person per household of 3.93

Environmental Factors Potentially Affected

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

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

Determination

Based on this initial evaluation:

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

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



Signature

Gerardo Marquez

Printed Name

16 December 2021

Date

Interim Senior Planner

Title

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Environmental Checklist

1 Aesthetics

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

a. *Would the project have a substantial adverse effect on a scenic vista?*

A scenic vista is a view from a public place (roadway, designated scenic viewing spot, etc.) that is expansive and considered important. 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. 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) (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 3 to 5 miles away, and the background extends away to the horizon.

An adverse effect would occur if a proposed project would block or otherwise damage the scenic vista upon implementation.

The City's General Plan does not identify designated scenic vistas within San Fernando. However, San Fernando Road offers long-range views of the San Gabriel Mountains to the north and northeast at intersections with Brand Boulevard, San Fernando Mission Boulevard, and Rinaldi Street, among others. Along the extent of San Fernando Road, shops and restaurants in older commercial areas have been enhanced with renewed facades, awnings, street trees and other pedestrian amenities, and intersection improvements; these are visible to people traveling in both directions of the roadway or on the pedestrian walkways, and the south facing foothills of the Santa Susanna Mountains can be glimpsed beyond the built environment looking northwest.

Similarly, the roughly east/west oriented Maclay Avenue affords views of the San Gabriel Mountains beyond the Spanish-style influenced commercial architecture along that boulevard. This roadway is one of six districts identified in the San Fernando Corridors Specific Plan (City of San Fernando 2017b) as clearly defined districts, the redevelopment of which would lead to a city-wide revitalization and create a sense of place, where views of the built and natural environments would contribute to a sense of place for San Fernando, that would help to differentiate it from what the Specific Plan calls the "sprawl" of the surrounding, greater Los Angeles metropolitan area.

San Fernando is an urbanized city that is part of the greater Los Angeles metropolitan area. While many of the major roadways that traverse San Fernando offer the views described above, with the residential and commercial development in the foreground and middle ground, and long-range views toward the nearby mountains visible in the distance, existing two-story development and mature landscape trees already limit panoramic views of the natural landscape.

At Glenoaks Boulevard and Hubbard Street, views of the nearby mountains are more accessible from the public roadways at San Fernando's northly border with Los Angeles. Existing development is largely one story, although billboards, above-ground electrical transmission lines, and a mix of plastic panel and box signs with peeling letters are placed on aging office or commercial uses, some of which obscure or interfere with the quality of the long-range views.

The 2021-2029 Housing Element would facilitate increased density to accommodate the RHNA allocation (up to 1,795 units) along these and other corridors in San Fernando, as indicated in Figure 3. This would consist mostly of infill redevelopment as San Fernando is largely built out. The City has development design guidelines that apply to single-family homes (City of San Fernando 2008), and the San Fernando Corridors Specific Plan puts forth detailed design guidelines for the areas along McClay Avenue, San Fernando Boulevard, and other streets within the Specific Plan planning area. They ensure that scenic vistas remain intact, among other provisions. These guidelines do not, however, apply to the rest of San Fernando. Impacts to scenic vistas could arise from increased density, including multi-story buildings, along roadways such as Hubbard Avenue/Hubbard Street, Glen Oaks Boulevard, South Brand Avenue, and San Fernando Mission Boulevard, southwest of Truman Street. Therefore, Mitigation Measure AES-1 would be necessary for multi-family and mixed-use projects proposed in areas outside the Corridors Specific Plan.

Mitigation Measure AES-1 City-wide Design Guidelines

The City shall require projects proposed on Housing Opportunity Sites outside the Corridors Specific Plan to follow design guidelines based on Chapter 5: Design Guidelines of the Corridors Specific Plan, as applicable to type and use, for redevelopment projects throughout San Fernando. For mixed-use development that includes commercial and residential uses, the design guidelines in the Corridors Specific Plan Section 5.3, Downtown and Mixed-Use, would apply, including horizontal mass, human-scale base treatments, architectural style and details, façade composition, roofs, and color palette. For sites that are zoned only for residential development, but at greater densities than

adjacent properties, the design guidelines provided in the Corridors Specific Plan Section 5.4, Maclay District, would apply, including those that apply to building façades, siting and orientation, horizontal and vertical mass, accessory buildings and additions, residential garages and vehicular entrances, architectural style, roofs, and landscaping.

With implementation of design requirements as indicated in the Corridors Specific Plan, impacts related to scenic vistas would be less than significant.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

- b. *Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

Neither designated nor eligible State Scenic Highways are situated in or near San Fernando. SR 2 is a designated State Scenic Highway that begins in La Canada Flintridge nearly 17 miles southeast of San Fernando. SR 27, also known as Topanga Canyon Highway, is also officially designated for 2 miles beginning 20.3 miles southwest of San Fernando. Because the regional Scenic Highways are at distances great enough that the Housing Opportunity Sites would not be visible from scenic resources in designated State Scenic Highways, including trees, rock outcroppings, and historic buildings that are part of those resources, the 2021-2029 Housing Element would result in no impact related to scenic resources within a designated State Scenic Highway.

NO IMPACT

- c. *Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those 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?*

San Fernando is a suburban city in the northeast section of the San Fernando Valley, south of the foothills of the San Gabriel Mountains. It is bordered on the north and west by the Simi Hills and the Santa Susana Mountains. San Fernando is a fully built-out, urbanized area surrounded by the greater Los Angeles metropolitan area. As such, the following analysis focuses on whether the 2021-2029 Housing Element would conflict with applicable zoning and other regulations governing scenic quality. Scenic quality refers to the character of the Plan Area or existing development in the surrounding area and existing natural topography. Since San Fernando is relatively flat, the following discussion is limited to the character of the Plan Area or existing development in the surrounding area.

Consistency with San Fernando Municipal Code

The major transportation corridors that traverse San Fernando are built up with residential and commercial development, some of which was constructed prior to 1976, which may qualify it for historic designation. Given that the SFMC (Section 106.1385 (c)(2)) notes that areas of San Fernando with multiple historic, scenic, or thematic sites that contribute to each other and are unified aesthetically by plan, physical development, or architectural quality represent a historic district, redevelopment in some of these areas under the 2021-2029 Housing Element could adversely affect the visual context of the Plan Area and existing development.

Consistency with San Fernando Corridors Specific Plan Development Standards

Many of the Housing Opportunity Sites are within the San Fernando Corridors Specific Plan which sets planning principles, development standards, and design guidelines to meet revitalization objectives, including to “remedy the feeling of ‘sprawl’ on the corridors. The corridors can contribute to San Fernando’s distinctiveness from the rest of the surrounding San Fernando Valley by not emulating the “sprawl” character typical to the Valley’s commercial corridors” (City of San Fernando 2017b). Section 4, *Development Standards*, include information about parking, signage, and development standards. Section 5, *Design Guidelines*, provides detailed design requirements, including visual examples, that show building frontages, galleries, architectural style, and massing for commercial and mixed-use buildings in the Plan area. The plan also provides limited guidelines on landscape design, encouraging use of small courtyards as well as pedestrian walkways and larger open spaces as part of the design. The Specific Plan indicates 70 to 80 percent of the shared open spaces in new and redeveloped areas within the Specific Plan should be landscaped and 20 to 30 percent hardscapes such as pavers or gravel for walkways. Development proposed on the Housing Opportunity Sites that fall within this Plan area would be subject to the design standards adopted with the Corridors Specific Plan. Multi-family and mixed-use development on the Housing Opportunity Sites that are outside but adjacent to the Corridors Plan area or in other parts of San Fernando (e.g., on Glenoaks Boulevard at the intersection with Hubbard Street or near Las Palmas Park, northwest of South Huntington Street, and along South Brand Avenue, and San Fernando Mission Boulevard, southwest of Truman Street) would not be subject to the Specific Plan design guidelines. While they are outside the Corridors Specific Plan planning area, their design, including massing, height, and exterior components could affect the visual quality of adjacent development within the Specific Plan area.

Consistency with San Fernando Design Requirements

The City adopted design guidelines for single-family residential development in 2008, and it addresses both building design and landscaping. The 1987 San Fernando General Plan, Goal 2 in the Conservation Element states the intent of using landscaping “to give aesthetic variety and distinction to the community by adding relief to developed areas through the conservation of existing and the development of new landscaping particularly along the urban corridors.” Furthermore, 2021-2029 Housing Element Policy S 14.18 facilitate increased tree planting. As such, 2021-2029 Housing Element implementation would increase planting of trees as part of development and redevelopment in San Fernando and be consistent with the tree protection requirements of the SFMC. The 2021-2029 Housing Element contains the following policies that support enhancing visual quality throughout San Fernando:

- Policy H 1.2** Preserve the character, scale, and quality of established residential neighborhoods.
- Policy H 1.3** Work in conjunction with residents to revitalize neighborhoods by supporting neighborhood organizations, reducing crime, improving deteriorating housing, managing traffic and parking, and eliminating blighting conditions.
- Policy H 1.4** Promote the rehabilitation of residential structures that are substandard or in disrepair and general maintenance of the housing stock.
- Policy H 1.5** Provide focused code enforcement and rehabilitation efforts in targeted neighborhoods to achieve substantive neighborhood improvements and preserve community character. Address household overcrowding and illegal conversion of garages and patios, and subdivision of single-family units through pro-active code

enforcement efforts, combined with information on provision of legal second dwelling units.

Policy H 1.6 Maintain the quality of life within neighborhoods by providing adequate maintenance to streets, sidewalks and alleys, parks, and other public facilities.

Policy H 1.7 Promote the preservation and rehabilitation of identified historic residential structures/sites that are substandard or in disrepair.

The Corridors Specific Plan contains design requirements that could be applied to development on Housing Opportunity Sites throughout San Fernando, even in areas that are not in the Specific Plan area. The Specific Plan applies to the narrow area roughly one block on either side of northeast/southwest-oriented Maclay Avenue and the larger area bounded by Hubbard Street on the northwest, 2nd Street on the northeast, jogging southwest to the rail alignment and southeast to Brand Avenue, with the smaller streets southwest of San Fernando Road (Celis Street and Pico Street) forming the southwestern boundary (see Figure 1.1, Specific Plan Project Limits in City of San Fernando 2017). Most of the potential Housing Opportunity Sites described above and depicted in Figure 3, occur in this area and beyond, including sites on the northeast and southwest sides of Glenoaks Boulevard near Hubbard Street, on the northeast side of 1st Street near Hubbard Street, and the area northeast of the Los Angeles River channel, where the Las Palmas Park currently exists. Adjacent development includes light industrial, single-family homes (one and two-story), and two-story apartment buildings. Along Glenoaks Boulevard, existing development includes strip commercial centers with large surface parking lots, restaurants, and office buildings, none of which are more than two stories. Many of these areas feature older buildings with no distinctive or unified design plan and little or no landscaping. Furthermore, the mix of billboards, above-ground power transmission lines, and plastic box signage clutters the built environment.

Because no design guidelines are in place for the areas outside the Corridors Specific Plan, redevelopment risks replacing existing structures with ones that do not cohere with those imagined in the Specific Plan area, thereby detracting from the goal to develop a distinctive sense of place that is differentiated from what the Specific Plan identifies as “sprawl” in the adjacent areas. This represents a potentially significant impact related to consistency with applicable zoning and other regulations governing scenic quality. The comprehensive design guidelines in the Corridors Specific Plan are well-suited to apply everywhere in San Fernando, as appropriate to the type of development, to meet the goals and policies listed above that promote maintenance and enhancement of visual quality throughout San Fernando. Therefore, implementation of Mitigation Measures AES-1, introduced under issue area a, would be required to ensure design consistency throughout San Fernando, including areas outside the Corridors Specific Plan, and to mediate for the potential for inconsistent design to produce adverse effects related to scenic quality.

Although implementation of the San Fernando 2021-2029 Housing Element will facilitate change, many of the Housing Opportunity Sites are in areas that would benefit from redevelopment that follows the design guidelines referenced in Mitigation Measure AES-1 and impacts would be beneficial to aesthetic and visual quality. With implementation of Mitigation Measure AES-1, 2021-2029 Housing Element impacts related to consistency with applicable zoning and other regulations governing scenic quality scenic quality would be less than significant with mitigation incorporated.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

- d. *Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?*

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 within San Fernando. 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 are associated with buildings that have expanses of polished or glass surfaces, light-colored walls or pavement, and the windshields of parked cars.

San Fernando is an urbanized area that is largely built out with residential, commercial, light industrial, and public uses. New development associated with implementation of the San Fernando 2021-2029 Housing Element would occur as infill on already developed parcels in the Corridors Specific Plan area and on sites throughout San Fernando as reflected in Figure 3 in the Project Description.

Section 106-968, 969 of the SFMC provides regulations concerning exterior lighting on commercial and industrial zoned properties, such that they are placed so that light does not spill onto adjacent properties. To ensure mixed-use development implemented under the 2021-2029 Housing Element does not create light-related impacts, Mitigation Measure AES-2 will be necessary to reduce impacts from light.

To the extent that new development will occur under the 2021-2029 Housing Element, it will 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 at night than most buildings. Infill 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 shop windows or upper story residential windows).

Glare produced by the sun shining on the windshields of parked cars would be reduced if parking lots included shade trees or if the number of surface parking spaces were limited. The Safety Element update includes goals and policies associated with reducing heat and heat-related impacts. This includes increasing green infrastructure as described below:

- **Green Infrastructure.** Utilize drought-tolerant green infrastructure projects including street trees and landscaped areas as part of cooling strategies in public and private spaces helping reduce heat islands and energy demand during extreme heat events
 - **Green Infrastructure Improvements:** Mitigate urban heat island effects through increases in allocated public green space, urban forests or street trees, and general shading features

Even with these policies, projects that include surface parking lots could create glare impacts without sufficient shading to prevent the sun from shining on windows of parked cars. Therefore, implementation of Mitigation Measure AES-3 would reduce glare-related impacts.

Mitigation Measure AES-2 Amend and Implement Update Lighting Standards

Division 6, Property Development Standards, of the SVMC Section 106-967 and Section 106-968, as it applies to mixed-use development, shall be amended to increase the minimum lighting standards as follows:

- Building design will be required to include low-intensity interior safety lighting for use during afterhours instead of using standard interior lighting for safety purposes. This practice will decrease the amount of nighttime light that will occur from using standard interior lighting as safety lighting.
- Use of interior lights to ensure building safety will be allowed, but the unnecessary overuse of interior nighttime lighting will be prevented by requiring that interior spaces implement a “lights-off” policy. This practice requires that all non-safety lighting be turned off or dimmed at night (such as in offices, stores, and hallways), after business hours. This may be accommodated by utilizing automatic motion sensor lighting that is programmed for use afterhours.
- Light sources for all projects implemented under the 2021-2029 Housing Element shall be shielded and/or aimed so that no direct beam illumination is provided outside of the project site boundary. Construction lighting shall be limited but still provide safety for construction workers.
- The intensity of illuminated signage shall be controlled with a photocell with an adjustable set-point that measures available daylight. This set-point shall be used to control the intensity of light at night.

Mitigation Measure AES-3 Tree Standards for Projects on Mixed-Use Sites

Mixed-use development on Housing Opportunity Sites outside the Corridors Specific Plan shall include subterranean or sheltered parking for most parking spaces provided for each project. Surface parking shall include sufficient shade trees, as indicated below and would apply to all projects proposed on the Housing Opportunity Sites as part of the design approval process:

- **Tree shading requirement.** Trees shall be planted and maintained throughout the surface parking facility to ensure that, within 15 years after establishment of the parking facility, at least 50 percent of the parking facility will be shaded. All planting, soil volumes, and maintenance shall comply with the parking facility tree shading design and maintenance guidelines.
- **Parking facility tree shading design and maintenance guidelines.** Parking facility tree shading design and maintenance guidelines shall be adopted by resolution of the City Council. The guidelines may be adopted following at least one public hearing before the Planning and Design Commission and one public hearing before the City Council.
- **Shading calculation.** Shading is calculated by using the expected diameter of the tree crown at 15 years. Each planting area shall be of adequate size for the landscaping approved and shall have adequate irrigation for that landscaping. The planning director, in consultation with the City-designated landscape architect, shall establish a list of species appropriate for providing shade in parking facilities, and trees to be planted in accordance with the regulations of this section shall be selected from this list. Landscape and shading plans shall be submitted to the building division at the time of application for building permit, and the plans shall be referred to the planning director for review for compliance with the requirements of this section. As part of this review, the planning director has discretion to modify tree shading requirements under power lines and other obstructions that prohibit strict compliance with shading requirements

and to give shading credit for photovoltaic arrays, off-site trees and structures, sidewalk canopies, and other structures, where appropriate.

- **Installation.** Upon completion of the installation of shade trees, the landscape designer shall certify that the shading complies with all requirements of this section. Certification shall be accomplished by the completion of the landscape certificate.
- **Maintenance.** All trees and associated landscaping, such as shrubs and turf, planted or installed pursuant to this section shall be properly maintained for the life of the facility pursuant to the surface parking facility tree shading design and maintenance guidelines established by resolution of the City Council as provided in this section. The maintenance obligation provided herein applies to all parking facilities subject to the shading requirement, whether approved prior to, contemporaneously with, or after the effective date of the parking facility tree shading design and maintenance guidelines. Any required trees or other plantings that die or are improperly maintained shall be replaced with healthy specimens of similar species and size, provided replacement trees shall not be required to exceed 48-inch box size. Removal and replacement of trees that have caused damage to sidewalks or other infrastructure shall be reviewed and approved by the City-designated arborist prior to tree removal.

With implementation of these Mitigation Measures AES-2 and AES-3, light and glare impacts associated with implementation of the 2021-2029 Housing Element would be less than significant with mitigation incorporated.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

2 Agriculture and Forestry Resources

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

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

The study area for agriculture and forestry resources includes the areas in which the Housing Opportunity Sites with Housing Opportunity Sites occur. The 2021-2029 Housing Element is a policy document and as such does not propose specific development projects but only facilitates density needed to accommodate the 6th Cycle RHNA. The 2021-2029 Housing Elements involve similar policy revisions to facilitate development described in the 2021-2029 Housing Element.

Most of San Fernando is categorized as “Urban and Built-Up Land” and none of the land in San Fernando is mapped as Important Farmland (California Department of Conservation (DOC) 2016a). Likewise, according to the DOC records, no Williamson Act contracts exist in San Fernando (DOC 2016b). Furthermore, the City’s Zoning Map indicates no areas are currently zoned for agricultural use (City of San Fernando 2019). Therefore, the 2021-2029 Housing Element would have no effect on the conversion of farmland to non-agricultural uses, nor would there be a conflict with existing zoning. No impact would occur.

NO IMPACT

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

or

- d. *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

San Fernando is predominately urbanized and does not contain forest or timberland resources, and the City’s Zoning Map indicates that no areas are currently zoned for forestry use (City of San Fernando 2019). Therefore, the 2021-2029 Housing Element would not result in an impact related to the conversion of forest land to non-forest uses, nor would there be a conflict with existing zoning.

NO IMPACT

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

As discussed under impact 2a through 2d, there would be no impacts associated with agricultural or forest lands. The 2021-2029 Housing Element would not involve other changes in the existing environment that could result in the conversion of farmland to non-agricultural use or the conversion of forest land to non-forest use. Therefore, no impact would occur.

NO IMPACT

3 Air Quality

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

San Fernando is located within the South Coast Air Basin (the Air Basin), which includes all of Orange County and the non-desert regions of Los Angeles County, Riverside County, and San Bernardino County. The Air Basin is under the jurisdiction of the SCAQMD. As the local air quality management agency, SCAQMD is required to monitor air pollutant levels to ensure that state and federal air quality standards are met and, if they are not met, to develop strategies to meet the standards. Depending on whether the standards are met or exceeded, the Air Basin is classified as being in "attainment" or "nonattainment." Under State law, air districts are required to prepare a plan for air quality improvement for pollutants for which the district is in non-attainment. SCAQMD is in non-attainment for the state and federal ozone standards, the State and federal PM_{2.5} (particulate matter up to 2.5 microns in size) standards, and the State PM₁₀ (particulate matter up to 10 microns in size) standards, and the federal lead standards. It must, therefore, prepare a plan for improvement (SCAQMD 2016b).

The federal and State Clean Air Acts (CAA) mandate the control and reduction of certain air pollutants. Under these laws, the U.S. Environmental Protection Agency (USEPA) and the California Air Resources Board (CARB) have established the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS) for "criteria pollutants" and other pollutants. Some pollutants are emitted directly from a source (e.g., vehicle tailpipe, an exhaust stack of a factory) into the atmosphere, including carbon monoxide, volatile organic compounds (VOC)/reactive organic gases (ROG), nitrogen oxides (NO_x), particulate matter with diameters of 10 microns or less (PM₁₀) and 2.5 microns or less (PM_{2.5}), sulfur dioxide, and lead.⁷ Other pollutants are

⁷ 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 ROG is used in this IS-MND.

created indirectly through chemical reactions in the atmosphere, such as ozone, which is created by atmospheric chemical and photochemical reactions primarily between ROG and NO_x. Secondary pollutants include oxidants, ozone, and sulfate and nitrate particulates (smog).

Table 6 Health Effects Associated with Non-Attainment Criteria Pollutants

Pollutant	Adverse Effects
Ozone	(1) Short-term exposures: (a) pulmonary function decrements and localized lung edema in humans and animals and (b) risk to public health implied by alterations in pulmonary morphology and host defense in animals; (2) long-term exposures: risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (3) vegetation damage; and (4) property damage.
Carbon monoxide (CO)	Reduces oxygen delivery leading to: (1) aggravation of chest pain (angina pectoris) and other aspects of coronary heart disease; (2) decreased exercise tolerance in persons with peripheral vascular disease and lung disease; (3) impairment of central nervous system functions; and (4) possible increased risk to fetuses.
Nitrogen dioxide (NO ₂)	(1) Potential to aggravate chronic respiratory disease and respiratory symptoms in sensitive groups; (2) risk to public health implied by pulmonary and extra-pulmonary biochemical and cellular changes and pulmonary structural changes; and (3) contribution to atmospheric discoloration.
Sulfur dioxide (SO ₂)	(1) Bronchoconstriction accompanied by symptoms that may include wheezing, shortness of breath, and chest tightness during exercise or physical activity in persons with asthma.
Suspended particulate matter (PM ₁₀)	(1) Excess deaths from short-term and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease (including asthma). ¹
Suspended particulate matter (PM _{2.5})	(1) Excess deaths from short- and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes, including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children, such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease, including asthma.
Lead	(1) Short-term overexposures: lead poisoning can cause (a) anemia, (b) weakness, (c) kidney damage, and (d) brain damage; (2) long-term exposures: long-term exposure to lead increases risk for (a) high blood pressure, (b) heart disease, (c) kidney failure, and (d) reduced fertility.

Source: USEPA 2018

Air pollutant emissions are generated primarily by stationary and mobile sources. Stationary sources can be divided into two major subcategories:

- Point sources occur at a specific location and are often identified by an exhaust vent or stack. Examples include boilers or combustion equipment that produce electricity or generate heat.
- Area sources are widely distributed and include such sources as residential and commercial water heaters, painting operations, lawn mowers, agricultural fields, landfills, and some consumer products.

Mobile sources refer to emissions from motor vehicles, including tailpipe and evaporative emissions, and can also be divided into two major subcategories:

- On-road sources that may be legally operated on roadways and highways
- Off-road sources include aircraft, ships, trains, and self-propelled construction equipment

Air pollutants can also be generated by the natural environment, such as when high winds suspend fine dust particles or when wildfires release fine particulate matter.

The SCAQMD Clean Air Plan (Air Quality Management Plan [AQMP]) provides a blueprint for improving the Air Basin air quality and protecting public health as well as the climate. The most recent (2016) AQMP complies with State air quality planning requirements as codified in the California Health and Safety Code. The 2016 AQMP seeks to achieve multiple goals promoting reductions in criteria pollutant, GHG, and toxic risk, as well as efficiencies in energy use, transportation, and goods movement. The most effective way to reduce air pollution impacts on the health of the approximately 17 million residents in the Air Basin, including those in disproportionately impacted and Environmental Justice communities that are concentrated along our transportation corridors and goods-movement facilities, is to reduce emissions from mobile sources, the principal contributor to our air quality challenges. Thus, AQMD worked closely with CARB and the USEPA, agencies that have primary responsibility for these sources. The 2016 AQMP also includes transportation control measures developed by the SCAG from the 2016 RTP/SCS (SCAQMD 2016a). SCAG updated its RTP/SCS in 2020 (Connect SoCal) and the AQMP is currently being updated to reflect new projections.

The Federal Clean Air Act Amendments (CAAA) mandate that states submit and enact a State Implementation Plan (SIP) for areas not meeting air quality standards. The SIP includes pollution control measures to demonstrate how the standards will be met through those measures. The SIP is established by incorporating measures established during the preparation of AQMPs and adopted rules and regulations by each local APCD and AQMD, which are submitted for approval to CARB and the USEPA (CARB 2016). The goal of an AQMP is to reduce pollutant concentrations below NAAQS through the implementation of air pollutant emissions controls.

SCAQMD has adopted guidelines for quantifying and determining the significance of air quality emissions in the Air Basin (SCAQMD 2005). The significance thresholds as they apply to San Fernando are as follows:

- **Ozone.** Any General Plan Amendment or revision (including Housing Element updates) that would provide directly or indirectly for increased population growth above that forecasted in the most recently adopted AQMP will have a significant cumulative adverse air quality impact.
- **Criteria Pollutants.** A project that may cause an exceedance of any ambient air quality standard (state or federal) or may make a substantial contribution to an existing exceedance of an air quality standard will have a significant adverse air quality impact. “Substantial” is defined as making measurably worse an existing exceedance of a state or federal ambient air quality standard. For example, a project that directly or indirectly produces large quantities of carbon monoxide (CO) could cause an exceedance of the state or federal CO standards. Such a determination may require the use of an appropriate air quality model.

The 2021-2029 Housing Element is a policy document and as such does not propose specific development projects but only facilitates density needed to accommodate the 6th Cycle RHNA (up to 1,795 dwelling units). Because specific projects are not known at this time, the City cannot assess

the specific impacts of development on the Housing Opportunity Sites, which are largely situated in areas currently zoned for commercial, light industrial, mixed, and residential uses. Therefore, air quality modeling was not produced for this assessment and will be required as part of the environmental assessments conducted for specific development proposals during the permitting process for those projects. For this assessment, SCAQMD thresholds for General Plan evaluation was used, where potential population growth determines the potential impact.

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

The SCAQMD AQMP considers regional population forecasts developed by SCAG to determine the degree of impact under a general plan update. Because the 2021-2029 Housing Element is a policy document and does not directly implement any development projects, it does not generate air quality impacts in and of itself. Rather it facilitates development throughout San Fernando, including on the Housing Opportunity Sites listed in Table 2, and anticipates growth that could occur if full future build out of the Housing Opportunity Sites where there would be net new development (1,268 units) were to occur. As noted above, much of the RHNA allocation can be accommodated with existing zoning, with a potential increase of 1,268 units throughout San Fernando is anticipated. As discussed in Section 14, *Population and Housing*, development on the Housing Opportunity Sites could introduce up to 4,983 new residents to San Fernando, bringing the total population to 29,737 by 2029. This is 4,020 persons more than the SCAG estimate for the year 2030.

The population increase exceeds the SCAG estimates, and thus the AQMD estimates for San Fernando. However, as SCAG sets the RHNA allocation, it anticipates these exceedances regionally and will update its forecasts to better reflect the current State housing allocations for the area. At that point, all planning documents, including the AQMD will be updated to reflect the increased population estimates. Furthermore, while the City identifies the Opportunity Sites and will encourage development of these sites to meet RHNA, there is no guarantee that market conditions or other factors will support full buildout.

The 2021-2029 Housing Element would promote housing and infrastructure development and redevelopment by increasing residential development in San Fernando and facilitating up to 2,755 new residents compared to what is currently allowed under the existing General Plan. On one hand, this exceeds the AQMD estimates that contribute to the determination of programs that will help reduce air quality impacts from development. On the other hand, implementation of proposed 2021-2029 Housing Element policies and programs would be beneficial by helping San Fernando meet applicable air quality plan goals and generally reducing sensitive receptor exposure to pollutant concentrations. These include the following:

- | | |
|----------------------|--|
| Policy S 11.1 | Integrated Planning. Require consideration of air quality impacts and mitigating strategies in land use, circulation, and development plans to support a multimodal transportation system. |
| Policy S 11.2 | Program Support. Support programs that reduce congestion and vehicle trips such as the promotion of “Spare the Air” days. |
| Policy S 11.3 | Land Use Planning. Plan land uses to minimize exposure to toxic air pollutant emissions from industrial and other sources. |

Policy S 11.4	Particulate Matter. Reduce particulate matter emissions from sources under local jurisdiction.
Policy S 11.5	Energy Emissions. Support efforts by the South Coast Air Quality Management District and public utility providers to reduce emissions from energy consumption.
Policy S 11.6	Increased Accessibility. Improve accessibility for the City's residents to places of employment, commercial centers, and other establishments.
Policy S 11.7	Alternative Transportation Facilities. Ensure that new development incorporates facilities and features that support active and multi-modal transportation, including pedestrian, bicycle, transit, and alternative fuel vehicle facilities.
Policy S 11.8	Transit Oriented Development. Promote Transit Oriented Development (TOD) across the City by requiring trip reduction, alternative transit and congestion management measures for discretionary projects.
Policy S 14.21	Sensitive Receptors. Locate sensitive receptors (i.e., residences, schools, retirement homes, hospitals, etc.) and vulnerable communities away from significant pollution sources of air pollution and, as necessary, implement measures (such as filtration systems) on new development to avoid significant health risks related to air pollution.

Population growth that arises in relation to implementation of the 2021-2029 Housing Element could result in impacts to air quality in San Fernando and the Air Basin. Potential population growth would exceed the SCAG population estimates for the 2030 planning horizon by up to 10 percent. However, the AQMD is currently being updated and will be brought into alignment with ongoing updates to SCAG population projections. This means that the measures used to reduce air quality impacts would also be updated. Furthermore, since the largest contributor to air quality reduction is mobile sources (i.e., vehicles), the infill development along transportation corridors promoted by the 2021-2029 Housing Element would encourage the residents of the new development on Housing Opportunity Sites to use alternate forms of transportation.

Projects proposed under the 2021-2029 Housing Element would be held to various thresholds depending on the characteristics of each project. For example, residential projects are not under the permitting authority of SCAQMD, as permits are only issued to stationary sources such as commercial or industrial projects. However, even if a project were not subject to SCAQMD review or thresholds, it would still be required to undergo project-specific evaluation by the City to determine if it were subject to SCAQMD review and/or CEQA. If any project is determined to be subject to SCAQMD review, the City will work with the applicant and SCAQMD to facilitate that review. This evaluation would occur during the development review and permitting process for each project. As the criteria needed to assess these impacts is only available to the City upon submittal of a specific project proposal, any quantitative analysis would be speculative at this time. All projects would be required to conform to local, State, and federal regulations governing air quality.

Because potential population growth associated with the 2021-2029 Housing Element could exceed current SCAG and SCAQMD projections, implementation of the 2021-2029 Housing Element would conflict with the SCAQMD projection. However, goals and policies in the 2021-2029 Housing Element would apply to infill development associated on the Housing Opportunity Sites and would

be required to adhere to local and regional ordinances and guidelines designed to reduce mobile and stationary sources of pollutants. This would reduce impacts to less than significant.

LESS-THAN-SIGNIFICANT IMPACT

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

The 2021-2029 Housing Element would implement residential development throughout San Fernando on parcels associated with the Opportunity Sites, once selected. These would include increased density and infill on sites currently zoned for commercial, light industrial, and residential. Potential pollutants would include those that occur throughout San Fernando. The SCAQMD defines typical sensitive receptors as residences, schools, playgrounds, childcare centers, athletic facilities, hospitals, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. Each of these land use types is present in San Fernando, with some being proximate to the Housing Opportunity Sites.

Residential development does not usually produce substantial pollutants and thus implementation of projects under the 2021-2029 Housing Element would not expose sensitive receptors to these pollutants in substantial measure. Nonetheless, individual projects could expose occupants of residential uses to industrial pollution if infill development occurred coincidental with industrial uses, and sensitive users could be exposed to higher levels of pollutant concentrations. Individual projects would undergo project-specific City review to determine if nearby uses would expose residential uses to source pollutants in excessive amounts. Furthermore, all projects would be required to align with 2021-2029 Housing Element policies that support reduced air quality impacts, including exposure to excessive pollutant concentrations, as listed under Threshold a and Threshold b analysis. Furthermore, the Environmental Justice goals and policies designed to reduce exposure to pollutants and improve air quality for disadvantaged communities, including residents of San Fernando. These include the following:

- | | |
|-----------------------|---|
| Policy S 14.19 | Pollution Reduction. Work with stationary pollutant generators to minimize the generation of pollution and associated impacts to surrounding residents through all available technologies |
| Policy S 14.20 | Sensitive Land Uses. Protect all sensitive land uses (e.g., childcare facilities, schools, healthcare facilities, housing, parks, etc.) from pollution exposure, especially those uses within disadvantaged communities |
| Policy S 14.21 | Sensitive Receptors. Locate sensitive receptors (i.e., residences, schools, retirement homes, hospitals, etc.) and vulnerable communities away from significant pollution sources of air pollution and, as necessary, implement measures (such as filtration systems) on new development to avoid significant health risks related to air pollution |
| Policy S 14.6 | Alternative Modes of Transportation. Promote land use patterns that support alternative modes of transportation, including walking, cycling and transit use to encourage community health through physical activity and accessibility |
| Policy S 14.11 | Transit Amenities. Coordinate with local transit agencies to improve local transit amenities and regional connectivity to support accessibility for all community members |

Adherence to City regulations and General Plan goals and policies, including those updated in association with the 2021-2029 Housing Element, would ensure development facilitated under the 2021-2029 Housing Element would have a less-than-significant impact related to exposure of sensitive receptors to toxic air contaminants.

LESS-THAN-SIGNIFICANT IMPACT

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

The CARB 2005 Air Quality Land Use Handbook: A Community Health Perspective identifies land uses associated with odor complaints which include sewage treatment plants, landfills, recycling facilities, waste transfer stations, petroleum refineries, biomass operations, auto body shops, coating operations, fiberglass manufacturing, foundries, rendering plants, and livestock operations. The 2021-2029 Housing Element does not include policies or programs that would allow for the generation of objectionable odors by or near the residential development it facilitates. Therefore, implementation of the 2021-2029 Housing Element would result in no impact related to odors exposure.

NO IMPACT

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4 Biological Resources

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

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

San Fernando is an entirely built out urban city surrounded by similarly built-out urban areas. There is no large open space within or near San Fernando. Wildlife corridors often overlap land designated as open space, but as there are no wildland open spaces within San Fernando, natural wildlife corridors do not exist within San Fernando. The General Plan states that “urbanization and the compact size of San Fernando precludes the presence of ecologically important natural areas containing significant plant or animal life” (City of San Fernando 1987), although in the more than 30 years since the General Plan was developed, animal and plant life have adapted to urban areas and could be present on the Housing Opportunity Sites at the time of development.

Special-status species are those plants and animals listed, proposed for listing, or candidates for listing as Threatened or Endangered by the United States Fish and Wildlife Service (USFWS) under the Federal Endangered Species Act. According to the USFWS Critical Habitat for Threatened & Endangered Species Map, there is no critical habitat within San Fernando. The closest critical habitat to San Fernando is approximately 3 miles to the southeast and is identified as critical habitat for the Southwestern willow flycatcher (*Empidonax traillii extimus*) (USFWS 2021b).

The 2021-2029 Housing Element facilitates the development of new housing and infrastructure and would consist mostly of infill development and redevelopment on the Housing Opportunity Sites that are already developed with residential and commercial industrial uses, as listed in Table 2. Because San Fernando is largely built out, there is a very low likelihood that habitat for listed species would occur within San Fernando. Once the 2021-2029 Housing Element is certified by the City Council, future development on the selected candidate housing sites would be required to meet mandatory federal, State, and local biological resources requirements in effect at the time of development that are aimed at protecting biological resources. These may include reconnaissance-level surveys to determine if habitat might exist on a site. If it does, then a protocol survey would be required, as discussed in Mitigation Measure BIO-1. Site-specific analysis would be required upon submittal of a development permit application. This means that future housing and infrastructure development that would be facilitated by the 2021-2029 Housing Element could impact biological resources during construction-related activities such as vegetation removal and degradation to plant and wildlife habitat. This represents a potentially significant impact related to candidate, sensitive, or special status species. Therefore, Mitigation Measures BIO-1 and BIO-2 would be required.

Mitigation Measures

BIO-1 Pre-Construction Biological Surveys

Projects proposed on undeveloped lots shall be subject to a pre-construction biological survey at the reconnaissance or protocol-level as appropriate for that site. Within 48 hours prior to ground disturbance and vegetation removal, a qualified biologist shall conduct a pre-construction survey for potential rare, listed, or other special-status wildlife species. The survey shall include all proposed work areas, access routes, and staging areas plus a 50-foot buffer where accessible. If special-status species are observed during the survey, they shall be relocated by the qualified biologist to nearby suitable habitat, but far enough where they will not re-enter the project site. If a threatened or endangered species is observed, consultation with the appropriate regulatory agency shall be

conducted prior to removing the species and work will not commence until approved by the regulatory agency.

BIO-2 Nesting Bird Protection

On developed or undeveloped project sites where mature trees and vegetation are in place at the time of project development and where construction requires any vegetation trimming or tree removal during the nesting bird season (February 1 to August 31), pre-construction surveys shall be conducted by a qualified biologist not more than 1 week before construction to determine the presence or absence of nesting birds on the project site. The survey shall be repeated if a lapse occurs in construction activity of two weeks or more. If active nests are found, the qualified biologist shall establish an appropriate buffer, accounting for species sensitivity and the physical location of the nest (line of sight to the work area) to comply with California Fish and Game Code Sections 3503 and 3503.5. In no case shall the buffer be smaller than 50 feet for passerine species and 200 feet for raptor species. To prevent encroachment, the established buffer(s) shall be clearly marked using high-visibility material. Encroachment into the buffer shall be prohibited unless approved by the qualified biologist with adequate restrictions, protections, and/or monitoring to ensure that impacts to the nest are avoided. The established buffer(s) shall remain in effect until the young have fledged or the nest is abandoned.

With implementation of Mitigation Measures BIO-1 and BIO-2, 2021-2029 Housing Element impacts related to candidate, sensitive, or special-status species would be less than significant with mitigation incorporated.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

- b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
- or*
- c. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

According to the National Wetlands Inventory, there are no mapped wetlands or riparian areas in San Fernando (USFWS 2021a). Development facilitated under the 2021-2029 Housing Element would be largely infill development in previously disturbed areas. Therefore, there would be no impacts related to riparian habitat through direct removal, filling, hydrological interruption, or other means.

NO IMPACT

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

Wildlife corridors are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. 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.

San Fernando is small and highly urbanized. There are no riparian corridors within San Fernando. There would be no impact to riparian species migration due to implementation of the 2021-2029 Housing Element. There are no known native wildlife nursery sites. However, as urbanization encroaches on native habitat, species may use urbanized areas for nursery sites. This represents a potentially significant impact related to species migration corridors. Therefore, Mitigation Measures BIO-1 and BIO-2 would be required and would result in impacts related to species migration corridors that are less than significant with mitigation incorporated.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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

San Fernando is a primarily urbanized community with neighborhood parks, community parks, and recreational spaces throughout San Fernando. SFMC discusses the City's Comprehensive Tree Management Program, which specifies the trimming, pruning, mulching, watering, and other care of trees in any public right-of-way, including streets and parks (City of San Fernando 2002). SFMC Section 98-32, 33 includes requirements for City-owned trees during building removal or construction. The General Plan Open Space and Resource Conservation Element incorporates goals and policies related to natural resources protection in San Fernando in parks but does not address biological resources on private lands. New Environmental Justice policies include incorporating more green infrastructure into San Fernando as follows:

Policy S 14.19. Tree Canopies. Safeguard the natural environment and enhance the existing tree canopies across the city to reduce heat exposure and promote opportunities for active living

The General Plan states that "urbanization and the compact size of San Fernando precludes the presence of ecologically important natural areas containing significant plant or animal life" (City of San Fernando 1987), although in the more than 30 years since the General Plan was developed animal and plant life have adapted to urban areas and could be present on the Housing Opportunity Sites at the time of development. To ensure compliance with the intent of the 2021-2029 Housing Element that intend to increase and enhance the tree canopy around San Fernando, Mitigation Measure BIO-3 should be required for projects implemented on Housing Opportunity Sites where mature trees are in place.

San Fernando is not within the jurisdiction of an adopted habitat conservation plan, natural community plan, or other approved local, regional, or State habitat conservation plan.

BIO-3 Mature Tree Preservation

On project sites where mature trees exist that the project proponent wishes to remove, an arborist survey shall be required as part of project implementation. To protect mature trees within San Fernando, the following procedures designed to minimize impacts shall also be implemented:

1. All work that affects mature trees, including removal, relocation, or work within the tree protection zone, shall require approval from the City of San Fernando.
2. All work in protected tree aerial/root zones shall be observed by the qualified arborist.
3. New construction work that impacts protected trees shall be staked by field survey and reviewed by the qualified arborist.
4. Any approved pruning shall be done by a qualified tree trimmer and observed by the qualified arborist.
5. Vertical trenches shall be hand-dug, and all roots encountered clearly cut and sealed with approved tree sealer.
6. All footings for wall construction shall be in an outward direction from the tree's trunk and backfilled with topsoil.
7. No work in the aerial/root zone or protected zone shall be completed until it has been approved through the permitting process. Written approval is necessary prior to proceeding.
8. A 4-foot-high temporary orange plastic construction fence with required warning signs or existing property line fence, shall be in place at the limit of the permitted work, directed by the Applicant's arborist and approved by the Community Development Department, to protect designated trees during construction.
9. The area within the plastic fence shall not be used for material, equipment storage, or parking at any time.
10. Copies of the arborist, tree removal permit, engineering plans, project conditions, inspection ticket, oak tree resolution, oak tree ordinance, and approved site plans shall be maintained on the site during any work to or around any mature tree not approved for removal.

If trees are to be removed on a project site, a replacement ratio of 2:1 shall be required of the project proponent.

With implementation of Mitigation Measure BIO-3, the 2021-2029 Housing Element would result in a less-than-significant impact related to consistency with local biological resources protection policies.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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5 Cultural Resources

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

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

San Fernando was incorporated in 1911 and some of the buildings constructed in the early days of its development still stand. In 2002, an historic resources survey was conducted and identified 12 properties where potentially historic resources exist. These are listed in Table 7.

Table 7 Potentially Historic Properties in the City and Proximity to the Housing Opportunity Sites

ID #*	Address	Year Built	Type	Coincidental with or Near Housing Opportunity Sites
1	1017 De Foe St.	1923	SF residence	No
2	1409 1 st St.	1915	Commercial	No
3	1817 1 st St.	1952	Commercial	No
4	123 Harps St.	1920	SF residence	No
5	308 S. Maclay Ave.	1934	Post office	Yes
6	423 N. Maclay Ave.	1921	SF residence	No
7	427 N. Maclay Ave.	1920	SF residence	No
8	900 San Fernando Rd.	1913	Commercial	No
9	1140 San Fernando Rd.	1950	Commercial	Yes
10	1601 San Fernando Rd.	1950	Commercial	No
11	1019 Second St.	1928	SF residence	No
12	640 Truman St.	1921	Commercial	No

SF = single-family; *corresponds with Figure 4.3-1 in the Corridors Specific Plan EIR (City of San Fernando 2017)

Source: City of San Fernando 2017

Two Housing Opportunity Sites are also listed as potentially historic resources: 308 South Maclay Avenue, which is a post office in the Mission Style of architecture and 1140 San Fernando Road, a JC Penney Co. department store built in the 1950s. Both structures appear to be in well-maintained condition, but their redevelopment or new development on the site where these occur would be subject to an historic resources evaluation to determine if they qualify for designation by the federal government, the State of California, or local jurisdictions and to ascertain if redevelopment would destroy or change the resource, creating a significant impact. Nearby Housing Opportunity Sites include 1100 and 1120 San Fernando Road, neither of which is on the list of potential historic resources, but as they are in the same block as 1140 San Fernando Road, redevelopment proposals on these sites would need to include an assessment of how the proposed project could change the context for the entire block and thus if it would have an impact to the potentially historic building within that block.

Furthermore, future projects on the Housing Opportunity Sites would include an evaluation of existing structures for historical significance, in accordance with Section 21084.1 of the California Public Resources Code, if the buildings or structures on those properties are 45 years old or more. If the properties listed in Table 7 are adjacent to or near Housing Opportunity Sites where new development is proposed, the context, design, and other factors would be assessed for their potential impact on historic significance, in accordance with SFMC Division 14, Historic Preservation. The San Fernando General Plan Historic Resources Element contains goals and policies to preserve historic resources throughout San Fernando. In addition, 2021-2029 Housing Element Policy H 1.7 promotes the preservation and rehabilitation of identified historic residential structures/sites that are substandard or in disrepair.

Enforcement of the goals and policies in the San Fernando General Plan Historic Preservation Element, including using the Secretary of the Interior's Design Guidelines for preservation of historic resources when buildings undergo redevelopment, and with the design review for historic resources that is part of the project permitting process, implementation of the 2021-2029 Housing Element would result in a less-than-significant impact related to historic resources.

LESS-THAN-SIGNIFICANT IMPACT

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

Before habitation by European settlers, San Fernando was occupied by the Tongva and Tataviam peoples who were the first persons to inhabit the northeastern San Fernando Valley due to its fertility, sheltered climate, and access to water (City of San Fernando 2017). The Tongva and Tatavim were semi-sedentary people whose settlements have been found throughout southern California in present-day Los Angeles and Ventura counties. Villages could contain thousands of residents, including many dwellings constructed of available natural materials.

Implementation of the 2021-2029 Housing Element would result in high-density housing, streetscapes enhancements, and roadway improvements, which may involve grading and excavation in areas that are already developed but that could contain either intact or substantial archaeological deposits where excavation associated with new development exceeds the depth of previous excavation. The likelihood that intact archaeological resources are present in the surficial soil layer is low in the Housing Opportunity Sites that have been previously developed but could still occur if excavation of a developed site is deeper for a new project than was required for the existing development.

Because the 2021-2029 Housing Element is a policy document and does not include specific development proposals, the City does not have information about where ground-disturbing activities could occur in these areas. Specific impacts to archaeological resources are therefore unknown at this time and would be determined by project-level analysis. Effects on archaeological resources can only be known once a specific project has been proposed, because potential effects are highly dependent on the individual project site conditions and the characteristics of proposed ground-disturbing activity. This represents a potentially significant impact. If archaeological resources are identified, as defined by Public Resources Code Section 21083.2, a project site would require treatment in accordance with the provisions of that law, as appropriate. This could include stopping work and evaluating the find, preserving the find, and waiting for site release by a qualified archaeologist to resume work. To ensure construction workers are aware of potential impacts and can identify them, Mitigation Measure CUL-1 would be required for future projects implemented under the 2021-2029 Housing Element that are currently undeveloped or where excavation would be to deeper levels than previous excavation levels, as determined during plan review.

Ground-disturbing activities associated with development facilitated by the 2021-2029 Housing Element, particularly in Housing Opportunity Sites that have not previously been developed with urban uses or that have not been studied through a cultural resources investigation, or for projects where excavation depths exceed those previously attained at that site, there is the potential for construction activities to damage or destroy previously unknown historic or prehistoric archaeological resources that may be present on or below the ground surface. Consequently, damage to or destruction of previously unknown sub-surface cultural resources could occur because of development implemented under the 2021-2029 Housing Element. This represents a potentially significant impact. If the site is determined to be sensitive through the archaeological investigation as part of the permitting process, Mitigation Measure CUL-2 would be required to reduce impacts to less than significant.

Mitigation Measures

CUL-1 Provide Construction Worker Archeological Awareness Training

Prior to the start of construction on sites that are currently undeveloped or where excavation would be to deeper levels than previous excavation levels as determined during plan review, the project archaeologist or their designee shall conduct training for construction personnel regarding the appearance of archeological resources and the procedures for notifying archeological staff should artifacts be discovered by construction staff. The Worker Environmental Awareness Program (WEAP) shall be fulfilled at the time of a pre-construction meeting, which a qualified archaeologist shall attend. This training will include a printed handout that provides examples of potential cultural resources. The WEAP training will be repeated when construction personnel change and periodically renewed if the project has a long duration (more than 3 months.)

CUL-2 Conduct Archeological Resources Construction Monitoring

Prior to the issuance of a grading permit on sites that are currently undeveloped or where excavation would be to deeper levels than previous excavation levels as determined during plan review, the property owner/developer shall retain a qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983) to be present during all initial subsurface ground-disturbing construction activities. At the commencement of construction activities, an orientation meeting shall be conducted by the qualified archaeologist, construction manager, general contractor, subcontractor, and construction

workers associated with ground-disturbing activities. The orientation meeting shall describe the potential of exposing archaeological resources, the types of resources that may be encountered, and directions on the steps that shall be taken if such a find is encountered.

With implementation of Mitigation Measures CUL-1 and CUL-2, impacts related to archeological resources would be less than significant with mitigation incorporated.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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

Human burials outside of formal cemeteries often occur in prehistoric archaeological contexts. Although much of San Fernando is built out, the potential still exists for these resources to be present. Excavation during construction activities in San Fernando would have the potential to disturb these resources, including Native American burials.

All Housing Opportunity Sites with parcels that will be rezoned occur in urban areas previously disturbed and graded for existing development. Nevertheless, there is still potential to encounter previously undiscovered human remains if excavation for new development is deeper than that necessary for existing development, as even in previously disturbed sites, it is possible that unanticipated cultural resource remains could be encountered during construction or land modification activities associated with development projects facilitated by the 2021-2029 Housing Element.

The 1987 General Plan has no provisions for the preservation of cultural resources, including Native American burials. Nonetheless, the City must comply with State law on this topic. If human remains are unearthed, the State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If there is a possibility that the remains are of Native American origin, Mitigation Measure CUL-3 would be required.

Mitigation Measures

CUL-3 Unanticipated Discovery of Human Remains and Associated Funerary Objects

The term “human remains” encompasses more than human bones. In ancient and historic times, tribal traditions included but were not limited to the burial of associated cultural resources (funerary objects) with the deceased and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. The Native American Graves Protection and Repatriation Act guidance specifically states that the federal agencies will consult with organizations on whose aboriginal lands the remains and cultural items might be discovered, who are reasonably known to have a cultural relationship to the human remains and other cultural items. Therefore, it is appropriate to consult with local Native American groups as recommended by the California NAHC.

Any discoveries of human skeletal material shall be immediately reported to the County Coroner. Work shall be stopped and the construction manager or archaeological monitor, if present, shall immediately divert work at a minimum of 50 feet and place an exclusion zone around the burial. The

construction manager or the monitor shall then notify an archaeologist meeting standards of qualification under the guidelines of the Secretary of Interior and the coroner to assess the discovery. Work shall continue to be diverted while the coroner determines if the remains are Native American. The discovery shall be kept confidential and secure to prevent any further disturbance. If the remains are Native American, the coroner will notify the California NAHC as mandated by State law who will then appoint a most likely descendent (MLD). The MLD shall provide recommendations as to the treatment and disposition of the human remains within 48 hours of MLD designation. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with a protective casing to prevent further damage or looting. Each occurrence of human remains and associated funerary objects shall be stored in accordance with methods agreed upon between the MLD and the landowner.

If the Coroner determines the remains represent a historic non-Native American burial, the burial shall be reburied in an appropriate setting, as determined by the Coroner. If the Coroner determines the remains to be modern, the Coroner will take custody of the remains.

Implementation of Mitigation Measure CUL-3 would reduce potential impacts to human remains to a less-than-significant level. Potential impacts to tribal cultural resources are also discussed in Section 18, *Tribal Cultural Resources* of this IS-MND.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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6 Energy

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

- a. *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?*

California is one of the lowest per-capita energy users in the United States, ranked 48th in the nation, due to its energy efficiency programs and mild climate. California consumed 662 million barrels of petroleum, 2,144 billion cubic feet of natural gas, and one million short tons of coal in 2018 (United States Energy Information Administration [EIA] 2021). The single largest end-use sector for energy consumption in California is transportation (39.4 percent), followed by industrial (23.1 percent), commercial (18.8 percent), and residential (18.7 percent) (EIA 2021). Adopted in 2018, SB 100 accelerates the State's Renewable Portfolio Standards Program, codified in the Public Utilities Act, by requiring 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.

Most of California's electricity is generated in state with approximately 28 percent imported from the Northwest and Southwest in 2019; however, the state relies on out-of-state natural gas imports for nearly 90 percent of its supply (California Energy Commission [CEC] 2021a). Approximately 32 percent of California's electricity supply comes from renewable energy sources, such as wind, solar photovoltaic, geothermal, and biomass (CEC 2021a). In 2018, SB 100 accelerated the state's Renewable Portfolio Standards Program, codified in the Public Utilities Act, by requiring electricity providers to increase procurement from eligible renewable energy and zero-carbon resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.

To reduce statewide vehicle emissions, California requires that all motorists use California Reformulated Gasoline, which is sourced almost exclusively from in-state refineries. Gasoline is the most used transportation fuel in California with 15.3 billion gallons sold in 2019 and is used by light-duty cars, pickup trucks, sport utility vehicles, and aviation (California Department of Tax and Fee Administration 2021). Diesel is the second most used fuel in California with 4.2 billion gallons sold in 2015 and is used primarily by heavy duty-trucks, delivery vehicles, buses, trains, ships, boats and barges, farm equipment, and heavy-duty construction and military vehicles (CEC 2016).

Energy consumption is directly related to environmental quality in that the consumption of nonrenewable energy resources releases criteria air pollutant and GHG emissions into the atmosphere. The environmental impacts of air pollutant and GHG emissions associated with the project's energy consumption are discussed in detail in Section 3, *Air Quality*, and Section 8, *Greenhouse Gas Emissions*, respectively.

The City demonstrates its commitment to energy efficiency and renewable energy via implementation of CALGreen and State-mandated Energy Efficiency Requirements for new development and retrofits. According to the CEC, Los Angeles County consumed approximately 65,649.88 GWh in 2020 (CEC 2021b). As a policy document, the 2021-2029 Housing Element would implement development of projects but would change zoning on some parcels that make up the Housing Opportunity Sites listed in Table 2 to promote housing development and redevelopment of underutilized or aging structures. When proposed, individual projects would be required, pursuant to the requirements of CALGreen, that new development complies with the zero-net energy requirements, where new development combines energy efficiency and renewable energy generation to consume only as much energy as can be produced on-site through renewable resources over a specified period (U.S. Department of Energy 2021). Reasonably foreseeable development under the 2021-2029 Housing Element would consume energy during construction and operation, using petroleum fuel, natural gas, and electricity, as discussed below.

Energy use during construction associated with reasonably foreseeable development under the 2021-2029 Housing Element would be in the form of fuel consumption (e.g., gasoline and diesel fuel) to operate heavy equipment, light-duty vehicles, machinery, and generators for lighting. Temporary grid power may also be provided to construction trailers or electric construction equipment. Energy use during the construction of individual projects would be temporary in nature, and equipment used would be typical of construction projects in the region. Construction contractors would be required to demonstrate compliance with applicable CARB regulations that restrict the idling of heavy-duty diesel motor vehicles and govern the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. Construction activities associated with reasonably foreseeable development under the 2021-2029 Housing Element would be required to utilize fuel-efficient equipment consistent with State and federal regulations and would comply with State measures to reduce the inefficient, wasteful, or unnecessary consumption of energy. In addition, individual projects would be required to comply with construction waste management practices to divert at least 75 percent of construction and demolition debris pursuant to SFMC Section 8-22.03. Developers would be required to complete the Construction and Demolition Waste Management Plan Form and use City-approved haulers (currently Republic Services, City of San Fernando 2021b) to remove mixed construction debris in accordance with the standards set by the Department of Public Works. These practices would result in efficient use of energy during construction of future development under the 2021-2029 Housing Element. Furthermore, in the interest of both environmental awareness and cost efficiency, construction contractors would not utilize fuel in a manner that is wasteful or unnecessary. Therefore, future construction activities associated with reasonably foreseeable development under the Housing and Safety Element Update would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy, and impacts would be less than significant.

Long-term operation of new projects developed in accordance with the 2021-2029 Housing Element would require permanent grid connections for electricity and natural gas service to power internal and exterior building lighting, and heating and cooling systems. As previously discussed, the 2021-

2029 Housing Element would prioritize development in previously developed areas of San Fernando already served by energy providers. Electricity service in San Fernando is provided by Southern California Edison and Southern California Gas Company provides natural gas services to residents and businesses in San Fernando (City of San Fernando 2021b). Reasonably foreseeable development under the 2021-2029 Housing Element 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), the California Green Building Standards Code (CALGreen, Title 24, Part 11 of the California Code of Regulations). The California Energy Code provides energy conservation standards for all new and renovated commercial and residential buildings constructed in California. This code applies to the building envelope, space-conditioning systems, and water-heating and lighting systems of buildings and appliances and provides guidance on construction techniques to maximize energy conservation. Minimum efficiency standards are given for a variety of building elements, including appliances; water and space heating and cooling equipment; and insulation for doors, pipes, walls, and ceilings. The code emphasizes saving energy at peak periods and seasons and improving the quality of installation of energy efficiency measures. CALGreen sets targets for energy efficiency, water consumption, dual plumbing systems for potable and recyclable water, diversion of construction waste from landfills, and use of environmentally sensitive materials in construction and design, including ecofriendly flooring, carpeting, paint, coatings, thermal insulation, and acoustical wall and ceiling panels.

The GPU would prioritize future development projects close to high-quality transit areas and existing commercial/retail, recreational, and institutional land uses, which would reduce trip distances and encourage the use of alternative modes of transportation such as bicycling and walking. These factors would minimize the potential of the GPU to result in the wasteful or unnecessary consumption of vehicle fuels. As a result, operation of reasonably foreseeable development projects under the GPU would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy, and impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

- b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The San Fernando General Plan Safety Element Update includes goals and policies to encourage use of alternate transportation modes, including Policy S-10.7 that states the City will “ensure that new development is compatible with pedestrians, bicycles, transit, and alternative fuel vehicles.” Environmental Justice Policy S 14.6 also states that the City will “promote land use patterns that support alternative modes of transportation, including walking, cycling and transit use to encourage community health through physical activity and accessibility.”

Proposed projects related to implementation of the GPU would be required to comply with City and State energy-efficiency regulations and standards, including CALGreen building code requirements, and compliance with these requirements would be assessed during the project permitting and review process. This would ensure that individual projects implemented under the 2021-2029 Housing Element would not conflict with renewable energy and energy efficiency plans adopted by the City. As such, reasonably foreseeable development under the GPU would not conflict with or obstruct a plan for renewable energy or energy efficiency, and the Safety Element and Environmental Justice updates to the General Plan would not result in development that would

conflict with a plan to renewable energy and energy efficiency. Impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

7 Geology and Soils

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

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

Southern California is a well-known seismically active region, and commonly experiences strong ground shaking from earthquakes along known and previously unknown active faults. There are three main types of faults throughout California: active, potentially active, and inactive. Faults that have caused displacement within the Holocene period (the last 11,000 years) are defined as active. Potentially active faults are those that have experienced movement during the Quaternary period (last 2 million years), while inactive faults have not experienced movement in the last 2 million years.

Several faults have the potential to impact San Fernando. The San Andreas fault is considered a “master fault,” because it is the boundary between the Pacific and North American geologic plates. Other nearby, active faults in eastern San Fernando and northern San Gabriel valleys, include the Northridge, Newport-Inglewood, and Sierra Madre faults (City of San Fernando 2020a). The presence of so many active faults increase the probability of a major earthquake impacting San Fernando.

The Mojave segment of the San Andreas fault is the segment closest to San Fernando, and it is approximately 83 miles long. This segment extends from approximately Three Points (29 miles east of I-210 near Sulphur Springs) southward to just northwest of Cajon Creek, at the southern limit of the 1857 rupture. Scientists have calculated that this segment has a 26 percent probability of rupturing sometime between 1994 and 2024 (City of San Fernando 2020a). Therefore, there is a high likelihood that rupture of a known earthquake fault, including strong seismic ground shaking, could occur in San Fernando during the 2021-2029 planning period.

Development projects proposed on the Housing Opportunity Sites during implementation of the 2021-2029 Housing Element would be subject to the City’s General Plan goals and policies listed below and the provisions in the Article II, Section 18-31 of the SFMC, which adopts the City of Los Angeles Building Code as of 2017. The Los Angeles Building Code adopts and amends the 2015 International Building Code and the 2016 California Building Code (CBC) requirements to reduce seismic impacts. The Safety Element update contains important policies that aim to protect the community from loss of life, injury, property damage, and destruction from earthquakes and geologic hazards. These include the following:

- Policy S 4.1** Require Geotechnical Reports. Geotechnical reports will be required for new development and infill projects in areas with the potential for liquefaction.
- Policy S 4.2** Plan Checks. Ensure that code enforcement agencies include thorough plan checks and inspections of structures vulnerable to seismic activity.
- Policy S 4.3** Facilitate Retrofits. Promote the retrofit and rehabilitation of existing weak structures and lifeline utilities, and the strengthening of certain critical facilities to increase public safety and minimize potential damage from seismic and geologic hazards.

- Policy S 4.4** Retrofit Program Awareness. Promote greater public awareness of existing State incentive programs for earthquake retrofit, such as Earthquake Brace and Bolt, to help property owners make their homes more earthquake safe.
- Policy S 4.5** Building Code Compliance. Adopt and enforce all new codes of the California Building Code (CCR Title 24, published triennially) containing the most recent seismic requirements for structural design of new development and redevelopment to minimize damage from earthquakes and other geologic activity.
- Policy S 4.6** FEMA Program Coordination. Coordinate with the National Earthquake Hazard Reduction Program of the Federal Emergency Management Agency (FEMA) to identify earthquake risks and available mitigation techniques.
- Policy S 4.7** Seismic Risk Mapping. Proactively seek compliance with the Alquist-Priolo Earthquake Fault Zoning Act by coordinating with the California Geological Survey and the United States Geological Survey (USGS) to establish and maintain maps establishing affected parcels within San Fernando.
- Policy S 4.8** Utility Security. Coordinate with local utility providers to ensure that City utility lines are hazard-secure and adequate response plans are available in the case of emergency.

All potential projects built on the Housing Opportunity Sites in San Fernando would be required to comply with SFMC's building regulations and engineering practices. This, and adherence to the goals and policies in the Safety Element update to the General Plan, would reduce impacts due to potential seismic ground shaking to less-than-significant levels.

Landslides can occur as a result of ground shaking from an earthquake in loosely consolidated, wet soil and/or rocks on steep sloping terrain. The most common earthquake-induced landslides include shallow, disrupted landslides such as rock falls, rockslides, and soil slides. San Fernando is relatively flat with no adjacent hills or mountains from which landslides could affect San Fernando. Projects implemented under the 2021-2029 Housing Element would have no impact regarding landslides.

Liquefaction occurs when seismic waves pass through water-saturated granular soil, causing some of the empty spaces between granules to collapse, resulting in a loss of ground strength and a near-liquid state. Liquefaction causes horizontal movements commonly 10 to 15 feet, but up to 100 feet, soil flows, and loss of bearing strength, all of which could cause structures to settle or tip.

Liquefaction can cause severe damage to property. In San Fernando, the mapped liquefaction zone is in the western and northwestern edge of San Fernando and extends into the area where Housing Opportunity Sites are situated near Las Palmas Park and southeast toward San Fernando Mission Boulevard, South Maclay Avenue, and Brand Avenue, including Site 17, Site 28, Site 31, and Site 50, among others. The Opportunity Sites on the northwestern end of Truman Street and San Fernando Road would also fall within the liquefaction zone, including portions of Site 16 (DOC 2021a).

Residential development implemented under the 2021-2029 Housing Element Update would be required to adhere to the SFMC, which includes provisions in the CBC that regulate building design and would address risks from liquefaction. Through compliance with the latest codes and the requirements of the Safety Element Update that recommends a project-specific geotechnical report, which would be used to ensure engineered site preparation and adequate structural design, projects developed under the 2021-2029 Housing Element would have less-than-significant impacts relative to liquefaction.

Finally, overall, compliance with the Safety Element updates as described above, including the geotechnical investigation and with the provisions of the SFMC that address geotechnical engineering, impacts related to seismic activity, including shaking, landslide, and liquefaction would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

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

San Fernando is a heavily developed city with no agricultural uses within San Fernando limits and therefore has minimal potential for erosion or topsoil loss because of further development. The Housing Opportunity Sites identified in the 2021-2029 Housing Element would primarily be infill development and would not rezone agricultural land where topsoil is a concern. Demolition and construction activities would be required to comply with CBC, Appendix Section J110, Erosion Control standards, which ensures appropriate erosion and stormwater pollution control during grading and construction activities, which is adopted as part of the SFMC Article II.

Construction activities that occur on more than one acre are required to obtain a National Pollutant Discharge Elimination System (NPDES) Construction General Permit. NPDES requires the development of a storm water pollution prevention plan (SWPPP), which includes best management practices (BMP) to reduce erosion and topsoil loss from stormwater runoff. Development projects proposed under the 2021-2029 Housing Element would adhere to grading and erosion controls listed in SFMC Section 78-38 that includes a requirement for the prevention of sedimentation into the stormwater system or onto adjacent properties.

The 2021-2029 Housing Element does not propose specific development projects but provides policies that allow for the development of residential densities that accommodate the 6th Cycle RHNA allocation (up to 1,795 units to accommodate the assigned RHNA allocation). Therefore, project components such as amount of grading, excavation, vegetation removal, necessary for specific future projects is unknown. Nonetheless, projects proposed on Housing Opportunity Sites that total 1 acre or more will be required to prepare a SWPPP as part of the NPDES requirements, both of which include BMPs for erosion and sedimentation control. BMP examples generally include an effective combination of erosion and sediment controls, which include barriers such as silt fences, hay bales, drain inlet protection, or gravel bags. Environmental Justice policies that promote improved air quality prioritize keeping as much existing vegetation as possible, which would also facilitate soil retention.

SFMC Chapter 94 Section 94-310, Grading Design Plan, states that grading of a project site with a landscaped area or altered landscaped area shall be designed to minimize soil erosion, runoff, and water waste. The project applicant shall submit to the community development director a grading design plan that meets the criteria set forth in this section and the criteria set forth in the landscape regulations. In addition, to prevent excessive erosion and runoff, grading shall avoid disturbing natural drainage patterns and avoid soil compaction in landscaped areas or altered landscaped areas subject to this division. All irrigation and normal rainfall should remain within the property lines so as not to drain onto non-permeable hardscapes (City of San Fernando 2009). Development facilitated by implementation of the 2021-2029 Housing Element would be subject to these conditions and impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

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

Impacts related to landslides and liquefaction are addressed under impact discussions a.3. and a.4.; therefore, this discussion focuses on impacts related to unstable soils because of lateral spreading, subsidence, or collapse. Lateral spreading occurs because of liquefaction; accordingly, liquefaction-prone areas would also be susceptible to lateral spreading. Subsidence occurs at great depths below the surface when subsurface pressure is reduced by the withdrawal of fluids (e.g., groundwater, natural gas, or oil) resulting in sinking of the ground.

The 2021-2029 Housing Element does not propose specific projects but facilitates infill development throughout San Fernando at higher residential densities than currently exist on some sites. Most of these sites are already developed with residential, commercial, or office uses, and new development would primarily be infill in this dense urban environment where underlying unstable soils could exist.

The General Plan Safety Element Update includes goals and policies designed to address potential geologic impacts. As listed under Threshold a, above, these include a geotechnical report for all construction projects, including those implemented under the 2021-2029 Housing Element; conformance with the CBC, which is adopted in its entirety as part of the SFMC via adoption of the City of Los Angeles Building Code; and approval of project plans wherein structural engineering would be required to account for the potential for liquefaction.

The 2021-2029 Housing Element does not propose specific projects but identifies sites throughout San Fernando that could accommodate increased residential density over what is currently built in San Fernando. When proposed, projects associated with implementation of the 2021-2029 Housing Element would be required to complete the permitting process, which would include a geotechnical report and approval of engineering plans that would ensure the potential for subsidence, liquefaction, or collapse would be reduced to less than significant.

LESS-THAN-SIGNIFICANT IMPACT

- d. *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?*

Soils that volumetrically increase (swell) or expand when exposed to water and contract when dry (shrink) are considered expansive soils. The potential for soil to shrink and swell depends on the amount and types of clay in the soil. Highly expansive soils can cause structural damage to foundations and roads without proper structural engineering and are less suitable or desirable for development than non-expansive soils because of the necessity for detailed geologic investigations and costlier grading applications.

The General Plan Safety Element Update includes goals and policies designed to address potential geologic impacts. As listed under Threshold a, above, these include a geotechnical report for all construction projects, including those implemented under the 2021-2029 Housing Element, conformance with the CBC, which is adopted in its entirety as part of the SFMC via adoption of the City of Los Angeles Building Code, and approval of project plans wherein structural engineering would be required to account for the potential for liquefaction.

The 2021-2029 Housing Element does not propose specific projects but identifies sites throughout San Fernando that could accommodate increased residential density over what is currently built in San Fernando. When proposed, projects associated with implementation of the 2021-2029 Housing

Element would be required to complete the permitting process, which would include a geotechnical report and approval of engineering plans that would ensure that the potential for projects to occur on expansive soils such that substantial direct or indirect risks to life or property occur would be reduced. Impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

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

San Fernando is entirely served by the City's established wastewater system. The 2021-2029 Housing Element facilitates increased residential development in San Fernando on sites that are currently developed, in large part (see Figure 3). Infill development, therefore, would replace or renovate existing development in areas that are and would continue to be served by the City sewer. In no case would projects include the installation of septic tanks. There would be no impact.

NO IMPACT

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

San Fernando lies within the Los Angeles Basin, a sedimentary basin formed by the Peninsular Ranges and the Transverse Ranges in Southern California. Much of this area is known to have high potential for fossil-rich sedimentary rocks. The Housing Opportunity Sites are mostly developed, but paleontological resources may be present in fossil-bearing sediments and geologic units below the ground surface and could be unearthed during excavation for new development. Ground-disturbing activities in geologic units with high paleontological sensitivity have the potential to damage or destroy paleontological resources that may be present. Therefore, activities resulting from implementation of the 2021-2029 Housing Element, including construction-related and earth-disturbing actions, could damage or destroy fossils in these geologic units resulting in a significant impact. The paleontological sensitivity within San Fernando was not mapped because the 2021-2029 Housing Element does not propose specific development projects. Rather, it facilitates increased residential development in San Fernando through programs and policies designed to accommodate the 6th Cycle RHNA allocation. When specific projects are proposed, the potential for paleontological resources on that site will be assessed.

Effects on paleontological resources are only knowable once a specific project has been proposed because the effects depend highly on the individual project site conditions (in this case, the geologic setting) and the characteristics of the proposed ground-disturbing activity. Consequently, damage to or destruction of fossils could occur because development under the 2021-2029 Housing Element. To ensure development on the Housing Opportunity Sites does not have a detrimental effect on fossils, each project will need to be assessed as it is proposed in terms of the potential for paleontological resources to be present. Neither the City's General Plan nor the SFMC address the discovery or conservation of paleontological resources. Therefore, projects implemented under the 2021-2029 Housing Element would be subject to Mitigation Measure GEO-1.

Mitigation Measure

Mitigation Measure GEO-1: Prepare Paleontological Resources Study and Implement Study Recommendations

For any development in San Fernando that occurs within high sensitivity geologic units, whether they are mapped at the surface or hypothesized to occur in the subsurface, the City shall require a site-specific paleontological study and avoidance and/or mitigation for potential impacts to paleontological resources. The City shall require the following specific requirements for projects that could disturb geologic units with high paleontological sensitivity, whether they are mapped at the surface or hypothesized to occur in the subsurface.

1. **Retain a Qualified Paleontologist.** Prior to initial ground disturbance within highly sensitive geologic units, the applicant shall retain a project paleontologist, defined as a paleontologist who meets the Society of Vertebrate Paleontology (SVP) standards for Qualified Professional Paleontologist, to direct all mitigation measures related to paleontological resources (SVP 2010). A qualified paleontologist (Principal Paleontologist) is defined by the SVP standards as an individual with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least 1 year.
2. **Paleontological Mitigation and Monitoring Program.** Prior to construction activity, a qualified paleontologist should prepare a Paleontological Mitigation and Monitoring Program to be implemented during ground disturbance activity for the proposed project. This program should outline the procedures for construction staff Worker Environmental Awareness Program (WEAP) training, paleontological monitoring extent and duration, salvage and preparation of fossils, the final mitigation and monitoring report, and paleontological staff qualifications.
3. **Paleontological Worker Environmental Awareness Program.** Prior to the start of construction, the project paleontologist or his or her designee, shall conduct training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff. The WEAP shall be fulfilled at the time of a pre-construction meeting at which a qualified paleontologist shall attend. In the event of a fossil discovery by construction personnel, all work in the immediate vicinity of the find shall cease and a qualified paleontologist shall be contacted to evaluate the find before restarting work in the area. If it is determined that the fossil(s) is(are) scientifically significant, the qualified paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources.
4. **Paleontological Monitoring.** Ground disturbing construction activities (including grading, trenching, foundation work and other excavations) at the surface in areas mapped as high paleontological sensitivity and exceeding 5 feet in depth in areas overlying potentially high paleontological sensitivity units should be monitored on a full-time basis by a qualified paleontological monitor during initial ground disturbance. The Paleontological Mitigation and Monitoring Program shall be supervised by the project paleontologist. Monitoring should be conducted by a qualified paleontological monitor, who is defined as an individual who has experience with collection and salvage of paleontological resources. The duration and timing of the monitoring will be determined by the project paleontologist. If the project paleontologist determines that full-time monitoring is no longer warranted, he or she may recommend that monitoring be reduced to periodic spot-checking or cease entirely. Monitoring would be reinstated if any new or unforeseen deeper ground disturbances are required, and reduction or

suspension would need to be reconsidered by the supervising paleontologist. Ground disturbing activity that does not occur in areas mapped as high sensitivity or that do not exceed 5 feet in depth in areas overlying potentially high sensitivity units would not require paleontological monitoring.

5. **Salvage of Fossils.** If significant fossils are discovered, the project paleontologist or paleontological monitor should recover them. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the paleontologist should have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. Work may continue outside of a buffer zone around the fossil, usually 50-100 feet (specific distance may be determined by the project paleontologist).
6. **Preparation and Curation of Recovered Fossils.** Once salvaged, significant fossils should 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 University of California Museum of Paleontology), along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the project paleontologist.
7. **Final Paleontological Mitigation Report.** Upon completion of ground disturbing activity (and curation of fossils if necessary) the qualified paleontologist should prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report should include discussion of the location, duration and methods of the monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils, and where fossils were curated.

With implementation of Mitigation Measure GEO-1, impacts related to paleontological resources would be less than significant.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

8 Greenhouse Gas Emissions

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

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

Gases that absorb and re-emit infrared radiation in the atmosphere are called GHG. The gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO₂), methane (CH₄), nitrous oxides (N₂O), fluorinated gases such as hydrofluorocarbons and perfluorocarbons, and sulfur hexafluoride. Water vapor is excluded from the list of GHGs, because it is short-lived in the atmosphere, and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation. GHGs are emitted by both natural processes and human activities. Of these gases, CO₂ and CH₄ are emitted in the greatest quantities from human activities. Emissions of CO₂ are largely by-products of fossil fuel combustion, and CH₄ results from off-gassing associated with agricultural practices and landfills. Different types of GHGs have varying global warming potentials (GWP), which are the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally 100 years). Because GHGs absorb different amounts of heat, a common reference gas (CO₂) is used to relate the amount of heat absorbed to the amount of the GHG emissions, referred to as carbon dioxide equivalent (CO₂e), and is the amount of a GHG emitted multiplied by its GWP. CO₂ has a 100-year GWP of one. By contrast, CH₄ has a GWP of 28, meaning its global warming effect is 28 times greater than that of CO₂ on a molecule-per-molecule basis (Intergovernmental Panel on Climate Change [IPCC] 2014a).⁸

In response to climate change, California implemented AB 32, the "California Global Warming Solutions Act of 2006." AB 32 requires the reduction of statewide GHG emissions to 1990 emissions levels (essentially a 15 percent reduction below 2005 emission levels) by 2020 and the adoption of rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions reductions. On September 8, 2016, the Governor signed SB 32 into law, extending AB 32

⁸ The IPCC's (2014a) *Fifth Assessment Report* determined that methane has a GWP of 28. However, modeling of GHG emissions was completed using the California Emissions Estimator Model version 2016.3.2, which uses a GWP of 25 for methane, consistent with the IPCC's (2007) *Fourth Assessment Report*.

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 the Low Carbon Fuel Standard, and implementation of recently adopted policies and legislation, such as SB 1383 (aimed at reducing short-lived climate pollutants including methane, hydrofluorocarbon gases, and anthropogenic black carbon) and SB 100 (discussed further below). 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 local governments adopt policies and locally appropriate quantitative thresholds consistent with a statewide per capita goal of 6 metric tons (MT) of CO₂e by 2030 and two MT of CO₂e by 2050 (CARB 2017).

The 2021-2029 Housing Element, in and of itself, does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in San Fernando. Because it is a policy document, the 2021-2029 Housing Element will not, in and of itself, result in impacts to energy consumption, GHG emissions, or climate change. The City does not currently have GHG emissions targets or goals in place as part of the General Plan or a Climate Action or Sustainability Plan. However, the Safety Element Update and the added Environmental Justice policies includes provisions for reducing GHG impacts from development in San Fernando and addressing the impacts of climate change. Furthermore, the 2021-2029 Housing Element follows State-planning guidance that promotes infill development in high-quality transit corridors (where public transportation is available and frequent). It further promotes increased use of alternative transportation (e.g., cycling and walking) because it proposes residential and commercial, or office/workplace uses on the same or nearby sites. This increased density also leads to fewer vehicle trips because people do not need to travel as far for services or work and they may choose public or active transportation options. Finally, development under the 2021-2029 Housing element will be required to comply with the SFMC Building Code, which adopts CALGreen and the Los Angeles City Municipal Code Green Building Requirements by reference. Compliance with these regulations will ensure impacts are less than significant.

LESS-THAN-SIGNIFICANT IMPACT

9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Quantities of hazardous materials are generated, stored, or transported within San Fernando. Underground pipelines and tanks carry and store flammable and hazardous gases and liquid; hazardous materials are used by industrial and commercial businesses throughout San Fernando; and freight trucks traverse the area on I-5 and I-210 hauling various types of hazardous and explosive materials such as chlorine and natural gas. Residences, businesses, schools, the Police Station, all three local fire stations, City Hall, the Public Services Center, utility companies, and transportation routes could be vulnerable to temporary disruptions during hazardous materials releases. Hazardous-related transportation incidents from fixed facilities (such as an accidental spill or accident at a manufacturing facility) or from pipelines, and clandestine dumping could occur.

San Fernando has 17 hazardous material sites, including leaking underground storage tank (LUST) sites, contaminated groundwater sites under the jurisdiction of the State Water Resources Control Board (SWRCB) Site Cleanup Program, and hazardous sites under the California Department of Toxic Substances Control (DTSC) Site Cleanup Program. Some sites have more than one designation associated with the same physical address. There are two open or active cleanup sites that have not been remediated or are still undergoing the remediation process. There are nine closed sites that have been remediated. There are 10 permitted underground storage tank (UST) sites. Several sites are in the dam failure inundation hazard zone and liquefaction hazard zone. As the entire city is likely to experience ground shaking during an earthquake, all sites in San Fernando may be subject to seismic activity during such an event (California State Water Resources Control Board 2021). These reflect current conditions and do not provide information about future potential concern sites that could be present on Housing Opportunity Sites identified in the 2021-2029 Housing Element Update.

The LAFD is the Certified Unified Program Agency (CUPA) that provides regulatory oversight over hazardous materials and hazardous waste programs in both Los Angeles and San Fernando. Additionally, the Safety Element update contains goals and policies designed to protect residents and businesses from hazardous materials and to minimize community exposure to hazardous and potentially hazardous materials. These include the following:

- Policy S 8.1** Hazardous material setbacks. Restrict the storage and processing of hazardous materials to areas where risks to residents are adequately minimized through setbacks or other measures.
- Policy S 8.2** Hazardous material transport. Review, update, and enforce specified travel routes for the transport of hazardous materials and wastes, and to the extent feasible routes should avoid residential and commercial areas.
- Policy S 8.3** Hazardous waste storage and disposal. Enforce standards for storage and disposal of hazardous materials and waste, consistent with State and federal law.
- Policy S 8.4** Hazardous material incident response. Coordinate with allied agencies to prepare for and respond to hazardous materials incidents, including the California Office of Emergency Services, the California Department of Toxic Substances Control, the California Highway Patrol, the Los Angeles County Department of Environmental

Health Services, the City of Los Angeles Fire Department, the San Fernando Police Department, and other appropriate agencies in hazardous materials route planning and incident response.

Policy S 8.5 Safe household disposal. Maintain City's website and other outlets with information regarding the safe handling and disposal of household chemicals.

The 2021-2029 Housing Element does not propose development projects but creates goals, policies, and programs that facilitate the development of new housing in San Fernando. During construction of new housing units, construction equipment would require the use of fuel and petroleum-based lubricants and would require regular maintenance of equipment as required by SWRCB and the Los Angeles Regional Water Quality Control Board (LARWQCB). Both the frequency of maintenance and the large volumes of fluids required to service the equipment increase the risk of accidental spillage.

New residential units developed under implementation of the 2021-2029 Housing Element may contain household hazardous materials such as paint, herbicides/pesticides, diesel fuel, and cleaning products that have the potential to spill; however, residential uses typically do not use or store large quantities of hazardous materials. All new development would be required to adhere to federal, State, and local regulations regarding handling hazardous materials and cleanup standards in case of a spill during construction and operation of all projects implemented under the 2021-2029 Housing Element.

Adherence to federal, State, and local regulations and standard protocols during the storage, transportation, and usage of any hazardous materials, as well as compliance with 2021-2029 Housing Element Policies S 2.1 through S 2.9 and S 8.1 through S 8.5 and Policies S 14.19 and S 14.20, would minimize and avoid the potential for significant upset and accident condition impacts. Impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

Schools are currently in place and operational throughout San Fernando, including within 0.25 mile of some of the Housing Opportunity Sites. The 2021-2029 Housing Element would facilitate new residential development throughout San Fernando on sites that could be located near or adjacent to schools. Residential uses could involve use and transport of very small quantities of hazardous materials in the form of fertilizer or household cleaning products and would therefore not emit or handle hazardous materials in such a way that it would impact those outside the home or property. However, demolition or construction activities related to the development of residential structures could result in hazardous emissions or the handling of hazardous materials within 0.25 mile of an existing or proposed school. Projects proposed under the 2021-2029 Housing Element would be subject to State and federal regulations that apply to the use, storage, and transport of hazardous materials with 0.25 mile of a school. With compliance to these regulations, impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

- d. *Would the project be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

As previously discussed, 17 sites in San Fernando contain hazardous materials releases and are currently undergoing cleanup. The SWRCB Geotracker database identifies active cleanup throughout San Fernando, including near or on Housing Opportunity Sites (SWRCB 2021). Development on the Housing Opportunity Sites identified in the 2021-2029 Housing Element has the potential to encounter sites previously developed with uses that could include hazardous materials (e.g., automotive repair facilities, dry cleaners, gas stations). Therefore, implementation of Mitigation Measure HAZ-1 would be required to identify the presence of PECs on sites where projects are proposed under the 2021-2029 Housing Element.

Mitigation Measure HAZ-1 Prepare Phase I Environmental Site Assessment and Implement Recommendations

A Phase I Environmental Site Assessment (ESA) shall be required for new development proposed on land that may be contaminated with hazardous materials or waste, including commercial shopping centers where residential development is allowed. Proponents of projects in known areas of contamination from mineral extraction, petroleum stations, or other uses involving hazardous materials to perform comprehensive soil and groundwater contamination assessments, following applicable standards. If contamination exceeds regulatory action levels, require the proponent to undertake remediation procedures prior to grading and development through a cleanup program under the supervision of the Los Angeles County Environmental Health Division, Department of Toxic Substances Control, or Regional Water Quality Control Board (depending upon the nature of any identified contamination).

Implementation of Mitigation Measure HAZ-1 would result in hazardous materials impacts that are less than significant with mitigation incorporated.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

- e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

There are no airports or private airstrips within San Fernando. The Whiteman Airport is approximately 2 miles to the southeast of San Fernando and the Hollywood Burbank Airport is located approximately 7 miles to the southeast. The 2021-2029 Housing Element would not create additional residential opportunities within an airport noise contour. Therefore, no impact would occur.

NO IMPACT

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

Implementation of the 2021-2029 Housing Element would involve development of residential projects that could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. For example, construction activities associated with residential development could impact evacuation protocols in such plans depending on the duration and intensity of construction.

The Safety Element Update directs the City to protect residents and workers in San Fernando from injury and loss of life. Policy S 1.1 calls to regularly update disaster preparedness and emergency response plans every five years, in compliance with State and federal standards. Further, Policy S1.3 states that the evacuation and response procedures would include annual review of evacuation mapping and response procedures to ensure consistency with updates to the regional context, including updates to FEMA mapping and current resource availability. This would include continued interjurisdictional coordination in response to emergencies that would help with evacuation. Projects implemented under the 2021-2029 Housing Element would conform to SB 99, a State ordinance that requires new development to include at least two emergency evacuation routes. During construction, traffic could be re-routed where projects are underway, which could inhibit emergency evacuation, but the City would review construction timing and ensure that adequate alternative routes were available throughout San Fernando. Therefore, development facilitated by implementation of the 2021-2029 Housing Element would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

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

Wildfire impacts are discussed in detail under Section 20, *Wildfire*.

LESS-THAN-SIGNIFICANT IMPACT

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10 Hydrology and Water Quality

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

- a. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*
- c. *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*
 - 1. Result in substantial erosion or siltation on- or off-site
 - 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site
 - 3. 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
 - 4. Impede or redirect flood flows

San Fernando is under the jurisdiction of the LARWQCB, which is responsible for the preparation and implementation of the water quality control plan for the region. SFMC, Article III, Section 34-96 et seq., the City of San Fernando Stormwater and Urban Runoff Pollution Control Low Impact Development Requirements, requires owners or developers to implement stormwater pollution control requirements for construction activities. Provisions of the federal and State Clean Water Act require compliance with the NPDES storm water permit during construction for projects developing more than 1 acre. Commercial and industrial development with 10,000 square feet or more of surface area, and development with 10 or more dwelling units in the design (i.e., “planning priority projects”) are also subject to the NPDES and its requirements.⁹ Operators of a construction site would be responsible for preparing and implementing a SWPPP that outlines project-specific BMPs to control erosion, sediment release, and otherwise reduce the potential for discharge of pollutants into the stormwater drainage system. The NPDES also requires post-construction BMPs. Typical BMPs include covering stockpiled soils, installing silt fences and erosion control blankets, and handling and disposing of wastes properly. SFMC Section 34-104 states that planning priority projects shall be designed to control pollutants, pollutant loads, and runoff volume to the maximum extent feasible by minimizing impervious surface area and controlling runoff from impervious surfaces through Infiltration, evapotranspiration, bioretention and/or rainfall harvest and use. This applies to projects that are less than 1 acre, as defined above.

The Safety Element of the City’s General Plan is being updated concurrently with the 2021-2029 Housing Element. It includes Goal S-6 that minimizes risks from flooding and drainage. This includes the following policies:

Policy S 6.2 Runoff Management. Encourage the use of permeable materials and surfaces in new development and road repaving to decrease surface water runoff during storms.

Policy S 6.3 Development Runoff Mitigation. Require all new developments to mitigate any increased flooding impacts on adjoining parcels, through grading that prevents adverse drainage impacts to adjacent properties, use of permeable surfaces or on-site retention of runoff.

The 2021-2029 Housing Element does not propose specific development projects but provides policies that allow for the development of residential densities that accommodate the 6th Cycle

⁹ Planning priority projects are defined in San Fernando Municipal Code Section 34-98 and basically include all projects with a high degree of impervious surface that includes buildings, parking lots, and other hardscaping where water is not able to percolate into the soil during rain events.

RHNA allocation (up to 1,795 dwelling units). Therefore, components for specific proposal square footage, paved surfaces, and number of units is unknown. Future development under the 2021-2029 Housing Element would be required to comply with the LID requirements as outlined in the municipal code and pursuant with NPDES Permit requirements as described above for projects on 1 acre or more. For projects on smaller parcels, if more than 10 units or up to 10,000 square feet of impermeable surface area would be involved, they would be subject to SFMC Section 34-104 and design would include the runoff control measures described above. Furthermore, compliance with Safety Element policies that limit runoff and require mitigation during construction would limit potential project impacts associated with surface or ground water quality, erosion or siltation, flooding, stormwater drainage system capacity, polluted runoff, and impeding or redirecting flood flows. With adherence to the SFMC and General Plan goals and policies, impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

- b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*
- e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

San Fernando overlies the Sylmar Groundwater Basin, the second largest in the Upper Los Angeles River Area (ULARA). It is the second largest water basin and consists of 5,600 acres that comprise 4.6 percent of the total valley water fill (ULARA 2021). Surface depths to water table vary from 5 to 40 feet (California Department of Water Resources [DWR] 2004). The basin is recharged by spreading imported water, runoff from natural streamflow, precipitation, reclaimed wastewater, and industrial discharges. Pile driving, dewatering, and other construction activities that would encounter groundwater could occur. While the insertion of support and foundation structures in groundwater-bearing soils may reduce the groundwater storage capacity of these soils, the displaced volume would not be substantial relative to the volume of the basin. Likewise, while dewatering would remove groundwater, the volume of water removed would not likely be substantial relative to groundwater pumping for water supply.

Both the western and eastern parts of the basin are impaired by different chemicals, including trichloroethylene and perchloroethylene, petroleum compounds, and other contaminants (DWR 2004). Accordingly, groundwater is treated with chlorine or sodium chloride for disinfection and an ion exchange process to remove nitrate anions (City of San Fernando 2020b).

Water needed during construction for cleaning, dust control, and other uses would be nominal. Thus, construction activities would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

The 2021-2029 Housing Element does not propose specific development projects but provides policies that allow for the development of residential densities that accommodate the 6th Cycle RHNA allocation. Residential projects implemented under the 2021-2029 Housing Element would utilize water from the San Fernando Water Division, a subdivision of the City's Public Works Department. It provides water for the entire city and sources its supply entirely from local groundwater wells that draw from the Sylmar Basin. The City uses imported water from the Metropolitan Water District for emergencies only and there is a 6-inch emergency connection from the City of Los Angeles to be accessed only in extreme emergencies, which enables the City to

provide a minimum amount of water to residents (City of San Fernando 2020b). Projects proposed under the 2021-2029 Housing Element could result in up to 2,755 new residents in 1,268 new dwelling units on Housing Opportunity Sites where population growth has not been considered in previous environmental review, with increased need to draw on groundwater for residential uses. This represents, however, an incremental increase in demand. Furthermore, due to the LID requirements, intensification of development would reduce impervious surfaces as new development would be subject to design requirements that include various methods for capturing runoff for groundwater recharge. Therefore, implementation of the 2021-2029 Housing Element would not interfere with groundwater recharge but could, rather, have a beneficial impact by allowing more water to percolate into the aquifer. This impact would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

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

The city is outside the tsunami hazard zone (California DOC 2021b). FEMA 100- and 500-year flood maps situate San Fernando outside the flood zones (FEMA 2020). At approximately 24 miles from the Pacific Ocean, the city is not in a coastal zone, or near a large body of water, where there would be risk of seiche.

San Fernando is downstream from the Pacoima Dam, which is 5 miles northeast of the city. The Pacoima Dam was damaged by the strong ground movement that occurred in the 1971 San Fernando earthquake and again during the 1994 Northridge earthquake. Pacoima Dam is being monitored for potential failure during future earthquakes. The County of Los Angeles and the USGS began monitoring the dam in 1995 after the Northridge earthquake (Hudnut and Behr 1998). The Lopez Dam is on the Pacoima Wash about 2.2 miles northeast of San Fernando and serves to reduce flood damage under management of the U.S. Army Corps of Engineers (USACE), which also implements the Dam Master Plan for the facility (USACE 2005). Failure of these dams could inadvertently result in the release of large amounts of water that would reach the city and result in inundation.

The Los Angeles County Flood Control District manages the Pacoima Dam and works in conjunction with the USACE on Lopez Dam, to achieve flood control and/or water conservation in the region. As many of the dams under its jurisdiction are nearly over 100 years old, the District monitors these closely for safety and failure potential. The City's General Plan discusses the need to address the potential for seismically induced hazards, including dam failure. The General Plan notes, however, that both the Pacoima Dam and the Lopez Dam are considered stable and safe, and that the possibility of dam failure is very remote. However, the General Plan was written before the 1994 earthquake, which registered 6.7 magnitude on the Richter scale and was followed by two 6.0 aftershocks (USGS 2021). Therefore, The Safety Element Update includes a policy to help the City prevent injury, loss of life, or property damage from dam failure, as follows:

Policy S 6.1 Dam Failure Contingency Plan. Develop and maintain a contingency plan for the unlikely event of a failure of Pacoima Dam.

The 2021-2029 Housing Element does not propose specific development projects but provides policies that allow for the development of residential densities that accommodate the 6th Cycle RHNA allocation (up to 1,795 dwelling units throughout San Fernando). This could increase the population in San Fernando by up to 7,054 new residents. Residential uses do not, as a rule, produce or store large quantities of pollutants (e.g., chemical, petroleum products), and therefore would not

release large quantities of pollutants if a dam were to fail or some other flooding hazard were to occur. Impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

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11 Land Use and Planning

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

a. Would the project physically divide an established community?

The 2021-2029 Housing Element would facilitate the development of new housing on planned and approved, vacant and underutilized, and Mixed Use Overlay Housing Opportunity Sites that would constitute infill development when implemented. These would not involve installation of bridges, roadways, or other facilities that would physically divide an established community. The Housing Opportunity Sites would be in the vicinity of existing residential areas, near public transportation, along existing transportation corridors, and near commercial areas. As infill development they would not divide established communities. Consequently, the 2021-2029 Housing Element would have no impact associated with the physical division of an established community.

NO IMPACT

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

San Fernando encompasses approximately 2.37 square miles. San Fernando is mostly developed with single-family homes, with some areas zoned for and developed with multi-family residential, commercial, and industrial. San Fernando is entirely built, with virtually no undeveloped land within or adjacent to its boundaries. Commercial and office uses are located primarily along major transportation corridors such as Maclay Ave, 1st Street, Truman Street, and San Fernando Road. The remaining land uses in San Fernando are community facilities, open space, parks, streets, highways, and transit lines. The City has six designated special districts: Maclay, Downtown, Mixed-Use Corridor, Auto Commercial, General Neighborhood, and Workplace Flex. SR 118, I-210, and I-5 border San Fernando on the southwest, northwest, and southwest respectively.

Upon its adoption by the City, the 2021-2029 Housing Element would serve as a comprehensive statement of the City's housing policies and as a specific guide for program actions to be taken in support of those policies. The 2021-2029 Housing Element is a policy document that largely encourages housing opportunities in infill areas throughout San Fernando. The City of San Fernando General Plan contains goals and objectives related to land use intended to avoid or mitigate an environmental effect (City of San Fernando 1987). Goal 1 in the Open Space/Conservation/Parks-

Recreation Element calls to provide the fullest amount possible of open land for parks and recreational purposes and for the passive and visual enjoyment of the community residents. None of the Housing Opportunity Sites are located on open or undeveloped land. Objective 1 in the updated Safety Element calls to identify the relationship between land use and geologic hazards and to identify any areas where development should be restricted or otherwise controlled due to hazardous geologic conditions, which is discussed further in Section 7, *Geology and Soils*.

The 2021-2029 Housing Element would facilitate a Mixed Use Overlay to 51 sites currently zoned as Limited Commercial, which would allow residential uses and commercial uses to co-exist on the same parcel. The Overlay allowance would not conflict with land use plan designations once the 2021-2029 Housing Element is adopted, and future 2021-2029 Housing Element project within the Overlay would occur in accordance with SFMC. Furthermore, adherence with the following 2021-2029 Housing Element policies and programs related to land use would be required:

Policy H 2.2 Provide opportunities for mixed use and infill housing development in the City's Corridor Specific Plan areas as part of the City's overall revitalization strategy.

Policy H 2.4 Encourage developers to include rental housing that is large enough to accommodate large households and provide zoning incentives, such as through the density bonus ordinance, to facilitate family housing development.

Policy H 2.5 Utilize zoning tools, including density bonus, to provide affordable units within market rate developments.

Policy H 2.6 Facilitate infill development on small parcels by allowing for modified development standards where multi-family projects include the preservation of an existing historic property. Provide property tax incentives for maintaining historic residences.

Policy H 2.8 Promote the creation of second-dwelling units within residential neighborhoods as a means of providing additional rental housing and addressing household overcrowding.

California Government Code Section 65583 (c)(1)(A) states that cities have up to 3 years from the time a Housing Element is adopted to Housing Opportunity Sites, including adoption of minimum density and development standards. The housing sites inventory (provided in Appendix B of the draft 2021 2021-2029 Housing Element) yields housing units that far exceed the number needed to meet the RHNA requirements, as listed in Table 1**Error! Reference source not found.**. During the implementation of the Housing Plan aspect of the 2021-2029 Housing Element, the City would select sites from the sites inventory that yield enough units to meet RHNA requirements. Once preferred sites are chosen from the sites inventory, the City would evaluate any potential environmental impacts that could arise from rezoning the sites prior to approval of that action.

The 2021-2029 Housing Element would not conflict with land use plan, policy, or regulation adopted in the San Fernando General Plan, SFMC, or other applicable planning documents for the purpose of avoiding or mitigating an environmental impact. Therefore, the 2021-2029 Housing Element would result in less-than-significant impacts related to consistency with applicable land use plans or policies.

LESS-THAN-SIGNIFICANT IMPACT

12 Mineral Resources

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

- a. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

Reasonably foreseeable development under the 2021-2029 Housing Element would primarily occur in existing commercial and residential areas, which are not compatible with or used for mineral extraction. The San Fernando General Plan Open Space/Conservation/Parks-Recreation Element states that San Fernando does not contain any mineral resources (City of San Fernando 1987). Therefore, development accommodated under the 2021-2029 Housing Element would not occur on lands presently in use for mineral extraction. The SFMC does not include ordinances regulating the conservation and use of mineral resources. Therefore, the proposed project would not result in the loss of availability of a known mineral resource. No impact would occur.

NO IMPACT

- b. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*

The California Surface Mining and Reclamation Act of 1975 (SMARA) was enacted to promote conservation and protection of significant mineral deposits. SMARA requires the State to identify and classify mineral deposits within the state as either (1) containing little or no mineral deposits (Mineral Resource Zone [MRZ]-1), (2) significant deposits (MRZ-2) or (3) deposits identified with further evaluation needed (MRZ-3 and MRZ-4). The 2021-2029 Housing Element would prioritize reasonably foreseeable housing development on infill sites in urban areas that consist of residential, commercial, and mixed-use development not considered compatible with mineral extraction. According to the Generalized Aggregate Resource Classification Map of San Fernando Valley and Adjacent Production-Consumption Regions, portions of San Fernando are categorized as MRZ-2 and MRZ-3 (Anderson et al. 1975). However, due to the extensive urban development of San Fernando and historical land use changes, mining activities are no longer feasible. Therefore, the 2021-2029 Housing Element would not further the loss of available mineral resources. No impact would occur.

NO IMPACT

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13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Noise is unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. Noise level measurements include intensity, frequency, and duration, as well as time of occurrence. Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). Because of the way the human ear works, a sound must be about 10 dBA greater than the reference sound to be judged as twice as loud. In general, a 3 dBA change in community noise levels is noticeable, while 1-2 dBA changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while arterial streets are in the 50-60+ dBA range. Normal conversational levels are in the 60-65 dBA range, and ambient noise levels greater than 65 dBA can interrupt conversations.

Noise levels typically attenuate (or drop off) at a rate of 6 dBA per doubling of distance from point sources (such as construction equipment). Noise from lightly traveled roads typically attenuates at a rate of about 4.5 dBA per doubling of distance. Noise from heavily traveled roads typically attenuates at about 3 dBA per doubling of distance, while noise from a point source typically attenuates at about 6 dBA per doubling of distance. Noise levels may also be reduced by the introduction of intervening structures. For example, a single row of buildings between the receptor

and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm that breaks the line-of-sight reduces noise levels by 5 to 10 dBA.

The 2021-2029 Housing Element, in and of itself, does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in San Fernando. Because it is a policy document, implementation of the 2021-2029 Housing Element would not, therefore, result in impacts from a temporary or permanent increase in ambient noise levels in the vicinity. The 2021-2029 Housing Element would facilitate the development of new housing on planned and approved, vacant and underutilized, and Mixed Use Overlay Housing Opportunity Sites that would largely constitute infill development when implemented. Future development projects on these Housing Opportunity Sites would be subject to development plan review to determine potential concerns related to noise based on site-specific locations and development design. Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern noise levels. Any impacts identified for an individual project would be addressed through the project approval process, including design review specific to any potential impacts for that project.

Noise in San Fernando is primarily generated by vehicular traffic. Traffic noise comes from traffic on surface streets, from truck traffic on truck routes through town and from highways such as, I-5, I-405, I-210, and SR 118. Land uses adjacent to these roadways in San Fernando are affected by motor vehicle-generated noise. Secondary sources of noise in San Fernando are generated by construction and maintenance activities associated with both public and private works and development projects.

The Noise Element of the San Fernando General Plan aims to ensure appropriate noise levels considered compatible for community noise environments. The San Fernando General Plan Noise Element contains the following goals and objectives related to noise conditions in San Fernando:

- Goal 1:** To minimize noise impacts to the people who live and work in San Fernando.
- Goal 2:** To control noise in San Fernando for the protection of the health and well-being of its current and future citizens.
- Goal 3:** To maintain or reduce noise levels in noise sensitive areas.
 - Objective 1:** To reduce transportation noise by imposing traffic restrictions where necessary.
 - Objective 2:** To identify potential land use conflicts and to determine where acoustical analysis and mitigation studies will be necessary through the periodic use of the noise contour maps and noise impact tables.
 - Objective 3:** To incorporate noise control techniques, as appropriate, in housing rehabilitation programs.
 - Objective 4:** To require project applicants to reduce or buffer noise generated by a proposed development if it would otherwise create an unsatisfactory noise environment for adjacent properties.

Development facilitated under the 2021-2029 Housing Element would be reviewed for consistency with the General Plan Noise Element and SFMC Chapter 34 Article II (Noise) and would be required to comply with applicable local, State, and federal regulations. Section 34-27 of SFMC sets out ambient noise levels for day (7 a.m. to 10 p.m.) and night (10 p.m. to 7 a.m.) for residential

(including mixed-use), commercial, and industrial land uses. Exterior residential dB(A) limits are 55 and 50 for day and night, respectively. Interior noise levels are 5 dB(A) lower.

Housing and infrastructure development carried out under the 2021-2029 Housing Element would be subject to project-specific noise analysis to determine potential effects. Residential uses are not substantial generators of noise, because noise from the structures themselves is self-contained and residents are subject to City regulations that govern interior noise levels. Furthermore, residential land uses do not involve manufacturing, processing, or generation of large amounts of traffic that could produce substantial, temporary, or periodic increases in ambient noise, and infrastructure uses would be subject to established City noise ordinances. Impacts to related to temporary or periodic increase in ambient noise levels would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

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 (Caltrans 2020). Although groundborne vibration is sometimes noticeable in outdoor environments, it is almost never annoying to people who are outdoors. The primary concern from vibration is that it can be intrusive and annoying to building occupants and vibration-sensitive land uses.

Vibration amplitudes are usually expressed in peak particle velocity (PPV) or Root Mean Square (RMS) vibration velocity. The PPV and RMS velocity are normally described in inches per second (in/sec). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. PPV is often used in monitoring of blasting vibration because it is related to the stresses that are experienced by buildings. Vibration significance ranges from approximately 50 vibration decibels (VdB), which is the typical background vibration-velocity level, to 100 VdB, the general threshold where minor damage can occur in fragile buildings. The general human response to different levels of groundborne vibration velocity levels is described in Table 8.

Table 8 Human Response to Different Levels of Groundborne Vibration

Vibration Velocity Level	Human Reaction
65 VdB	Approximate threshold of perception for many people
75 VdB	Approximate dividing line between barely perceptible and distinctly perceptible. Many people find that transportation-related vibration at this level is unacceptable.
85 VdB	Vibration acceptable only if there are an infrequent number of events per day

VdB = vibration decibels

Source: Federal Transit Administration 2018.

Long-term operation of future housing development permitted under the 2021-2029 Housing Element would not result in any groundborne vibration or excessive groundborne noise, although construction activities may result in temporary groundborne vibration and groundborne noise levels. New development implemented under the 2021-2029 Housing Element would not exceed permitted noise levels following existing regulations in Section 34.28 of the SFMC, which limits

construction activities to the period from 7:00 a.m. to 6:00 p.m. on weekdays or 8:00 a.m. to 6:00 p.m. on Saturdays and prohibits construction on Sundays and federal holidays. All new development or redevelopment is required to comply with this regulation, which would reduce potential impacts. Because it is a policy document, the 2021-2029 Housing Element would not, in and of itself, generate groundborne vibration or noise, but construction associated with development under the 2021-2029 Housing Element could do so if it involved pile driving or other substantial groundborne noise and vibration generating tools.

Future development projects would be subject to development plan review to determine potential concerns related to noise based on site-specific locations and development design. Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern noise and vibration, as described above. Therefore, implementation of the 2021-2029 Housing Element would not result in generation of excessive groundborne vibration or groundborne noise levels and would have result in less-than-significant impacts.

LESS-THAN-SIGNIFICANT IMPACT

- c. *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 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?*

Whiteman Airport is located about one mile south of San Fernando and is used by small private planes. Appendix G of the Whiteman Airport Master Plan includes a map with noise contours (County of Los Angeles 2011). The contours read as low as CNEL 60 dB, but do not extend into the San Fernando Plan Area. Development facilitated under the 2021-2029 Housing Element would not increase exposure of residents to excessive noise levels associated with the operation of Whiteman Airport. Therefore, impacts related to aviation-related noise exposure would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

14 Population and Housing

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

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

As of January 2021, San Fernando had a population of 24,754 with an average household size of 3.93 (DOF 2021b, DOF 2021c). This represents an increase of one percent over the previous year and a five percent increase since 2010 (see Table 9), reflecting a consistently modest, or “flat” rise in population over a 10-year period.

Table 9 Population in San Fernando 2010 to 2021

Year	Population Estimate	Percent Increase
2010	23,645	--
2011	23,764	1.0%
2012	23,906	1.0%
2013	24,151	2.0%
2014	24,202	1.0%
2015	24,443	1.0%
2016	24,457	.09%
2017	24,422	-1.0%
2018	24,358	-1.0%
2019	24,593	1.0%
2020	24,742	1.0%
2021	24,754	1.0%

The 2021-2029 Housing Element would emphasize the creation of new residential units in urban infill areas of San Fernando, which could increase residential density throughout San Fernando, if anticipated projects were proposed, approved, and implemented. According to the information in the 2021-2029 Housing Element, reflected in Table 2, full build out of the Opportunity Sites could result in 1,795 new dwelling units, of which 1,268 units could be on sites that would be rezoned to accommodate residential development that has not been considered in other City or regional planning documents. Based on an average household size of 3.93, 4,983 new residents might be expected, of which 684 new residents are in excess of what has already been considered by the City in other planning efforts. This is a conservative estimate that assumes all units would be built and fully occupied by the estimated household size. This number of new residents would bring the estimated population of San Fernando 27,737 over the 2021-2029 planning horizon, an increase of 10 percent beyond what was estimated by SCAG and the City in previous planning efforts.

SCAG estimates that the population of San Fernando would reach 25,717 residents by 2030, 963 more than under existing conditions (SCAG 2017). The 2021-2029 Housing Element thus has the potential to introduce 4,020 more residents than the SCAG forecast anticipated, a difference of 13.52 percent. The population increase exceeds the 2016 SCAG estimates generated for San Fernando over its 45-year planning horizon. However, as SCAG sets the RHNA allocation, it anticipates these exceedances regionally and will update its forecasts to better reflect the current State housing allocations for southern California. Furthermore, while the City identifies the Housing Opportunity Sites and will encourage development of these sites to meet RHNA, there is no guarantee that market conditions or other factors will support full buildout. Impacts related to substantial unplanned population growth in the Plan Area would, therefore, be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

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

Reasonably foreseeable development facilitated by the 2021-2029 Housing Element would involve housing development and redevelopment projects on infill sites. Redevelopment projects could result in the removal of some existing housing units and displacement of residents. However, goals, policies, and objectives included the 2021-2029 Housing Element aspect of the 2021-2029 Housing Element aim to prevent displacement and promote housing stability. In addition, the 2021-2029 Housing Element would provide additional opportunities for housing by expanding areas where housing is allowed. Furthermore, the following policies and program from the 2021-2029 Housing Element would prevent displacement of substantial numbers of people or housing:

Policy H 1.3 Promote the rehabilitation of residential structures that are substandard or in disrepair and general maintenance of the housing stock.

Policy H 1.5 Provide focused code enforcement and rehabilitation efforts in targeted neighborhoods to achieve substantive neighborhood improvements and preserve community character. Address household overcrowding and illegal conversion of garages and patios, and subdivision of single-family units through proactive code enforcement efforts, combined with information on provision of legal second dwelling units.

Policy H 2.3 Provide affordable housing opportunities for San Fernando's lower-income population, including extremely low-income households, and households with special needs (such as seniors and persons with disabilities, including persons with developmental disabilities).

- Policy H 2.4** Encourage developers to include rental housing that is large enough to accommodate large households and provide zoning incentives, such as through the density bonus ordinance, to facilitate family housing development.
- Policy H 2.8** Promote the creation of second-dwelling units within residential neighborhoods as a means of providing additional rental housing and addressing household overcrowding.
- Policy H 3.1** Take positive steps to ensure all segments of the population are aware of their rights and responsibilities regarding fair housing.
- Policy H 3.2** Assist in settling disputes between tenants and landlords.
- Policy H 3.3** Assist residents in location providers of housing services.
- Policy H 3.4** Maintain a housing service directory that provides referrals for rental assistance, local affordable housing projects, senior housing, housing legal assistance, fair housing, homeownership assistance, and rehabilitation, and disseminate information to the public.

The 2021-2029 Housing Element anticipates an increase of 4,983 residential units over the 8-year planning horizon, of which 1,268 units may not have been previously analyzed in other City and regional planning and environmental review. As buildout occurs throughout San Fernando, it is anticipated that any replacement housing needs to address displacement of existing housing would be more than offset through implementation of the 2021-2029 Housing Element. Impacts related to displacement of housing and people would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

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15 Public Services

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

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

Fire protection in San Fernando is provided by the City of Los Angeles Fire Department (LAFD). The LAFD reviews site plans, construction plans, and architectural plans prior to occupancy to ensure the required fire protection safety features, including building sprinklers and emergency access, are implemented. Development with modern materials and following current standards, inclusive of fire-resistant materials, fire alarms and detection systems, automatic fire sprinklers, would enhance fire safety and would support fire protection services (Title 24, Cal. Code Regs. Part 9). The LAFD Station #75 located at 15345 San Fernando Mission Boulevard, Station #91 located at 14430 Polk Street, and Station #98 located at 13035 Van Nuys Boulevard are the closest fire stations to San Fernando.

The 2021-2029 Housing Element would not expand the LAFD service area but would facilitate additional structures and population within the existing service area. As described in Section 14, *Population and Housing*, the 2021-2029 Housing Element assumes that up to 1,795 residential units could realistically be developed, but only 1,268 of those would be greater than what is currently allowed under the existing General Plan and Zoning Code. The additional housing units would result

in approximately 7,054 additional persons to the Plan Area and to the LAFD district, of which 2,755 were not assessed in previous environmental evaluation by the City. However, the 2021-2029 Housing Element in and of itself does not develop residential units, because it is a plan.

New structures facilitated by the 2021-2029 Housing Element would be in the existing service area of LAFD and would not require expansion of the service area or for the LAFD to respond to calls in a new or more distant area. Population growth accommodated under the 2021-2029 Housing Element may contribute to a cumulative need for additional fire protection, but would not, by itself, necessitate the need for substantial new fire protection facilities. The population growth accommodated under the 2021-2029 Housing Element would be minor compared to the existing service population of the LAFD (less than one percent of the existing service population) and would not require the construction of new or expanded fire protection facilities.

Planning for new or physically altered LAFD stations is based on an assessment of the cumulative need for new facilities. The incremental contribution to demand for increased LAFD protection services from implementation of the 2021-2029 Housing Element would be offset by payment of proportionate property taxes and sales taxes to the City of San Fernando by developers and the addition of new residents. Additionally, pursuant to the LAFD Development Fee Program, individual projects would be required to pay all necessary fees to the LAFD to offset impacts on fire protection services. Revenue generated from the Development Fee Program, as well a percentage of property taxes would be put towards improvement and maintenance of existing facilities and the hiring of additional personnel as needed. Furthermore, fire protection services would adhere to the following updated Safety Element policies:

- Policy S 7.1** Coordination Across Agencies. Maintain cooperative working relationships among public agencies with responsibility for fire protection, including the City of Los Angeles Fire Department (LAFD), to reduce fire hazards, assist in fire suppression, and promote fire safety in San Fernando.
- Policy S 7.2** Fire Prevention Planning. Work with the LAFD to develop a fire prevention plan that lists major hazards, potential ignition sources and their control, and the type of fire protection equipment necessary to control each major hazard.
- Policy S 7.3** Reduce Fire Hazards. Reduce fire hazards associated with older buildings, multi-story structures, and industrial facilities.
- Policy S 7.4** Code Compliance. Ensure that all new development and infill development meets or exceeds the California Code of Regulations Title 14 State Responsibility Area Fire Safe Regulations and Fire Hazard Reduction Around Buildings and Structures Regulations.
- Policy S 7.5** Provide Hazard Information. Provide technical and policy information regarding structural and wild land fire hazards to developers, interested parties, and the general public through all available media.
- Policy S 7.6** Water Supply. Maintain water supply infrastructure and ensure that San Fernando's water system has adequate water flow and stability to meet local fire department needs.
- Policy S 7.7** Design. Require fire-safe design as part of the site plan review process for new residential developments, including fire-resistant vegetation and adequate sprinkler systems.

Additionally, future 2021-2029 Housing Element projects 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 2016 California Fire Code and 2019 California Building Code. The 2016 California Fire Code contains project-specific requirements such as construction standards in new structures and remodels, road widths and configurations designed to accommodate the passage of fire trucks and engines, and requirements for minimum fire flow rates for water mains. The 2019 California Building Code requirements for construction, access, water mains, fire flows, and hydrants, and would be subject to review and approval. All development plans are reviewed by the LAFD prior to construction to ensure that adequate fire flows are maintained and that an adequate number of fire hydrants are provided in the appropriate locations in compliance with the California Fire Code. Therefore, 2021-2029 Housing Element impacts related to fire protection services would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

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

Law enforcement services in San Fernando are provided by the San Fernando Police Department (SFPD). Protection services include emergency and non-emergency police response, routine police patrols, investigative services, traffic enforcement, traffic investigation, parking regulation, vehicle auction, and victim services. The SFPD is located at 910 1st Street and has a total staffing of 31 sworn employees and 12 non-sworn employees as of 2016 (SFPD 2016).

Police protection services are not “facility-driven,” meaning such services are not as reliant on facilities to effectively patrol a beat. An expansion of, or intensification of development within a beat does not necessarily result in the need for additional facilities if police officers and patrol vehicles are equipped with adequate telecommunications equipment to communicate with police headquarters. However, if the geographical area of a beat is expanded, population increases, or intensification/redevelopment of an existing beat results in the need for new police officers, new or expanded facilities may be needed.

The 2021-2029 Housing Element would not expand the SFPD service area but would facilitate additional structures and population within the existing service area. As described in Section 14, *Population and Housing*, the 2021-2029 Housing Element assumes that up to 1,795 residential units could realistically be developed, but only 1,268 of those would be greater than what is currently allowed under the existing General Plan and Zoning Code. The additional housing units would result in approximately 7,054 additional persons to the Plan Area and to the SFPD district, of which 2,755 were not assessed in previous environmental evaluation by the City. However, the 2021-2029 Housing Element in and of itself does not develop residential units, because it is a plan.

New dwelling units facilitated by the 2021-2029 Housing Element would be in the existing service area of SFPD and would not require expansion of the service area or for the SFPD to respond to calls in a new or more distance area. Population growth accommodated under the 2021-2029 Housing Element may contribute to a cumulative need for additional police protection, but would not, by itself, necessitate the need for substantial new police protection facilities. Furthermore, fire protection services would adhere to the following new Safety Element policies:

Policy S 12.1 Police Staffing. Regularly monitor and review the level of police staffing to maintain sufficient levels of City law enforcement services and facilities to serve community needs.

Policy S 12.2 Crime Tracking. Periodically track crime rates and prevalent incident types in the community to ensure resources are allocated appropriately to address the City-specific crime context.

Policy S 12.3 Response Times. Address traffic congestion in areas that have been identified as being detrimental to achieving targeted emergency response times.

Policy S 11.4 Community-Oriented. Continue to foster positive, peaceful, mutually supportive relationships between San Fernando residents and the police.

Planning for new or physically altered SFPD stations is based on an assessment of the cumulative need for new facilities. The contribution to demand for increased SFPD protection services from implementation of the 2021-2029 Housing Element would be offset by payment of proportionate property taxes and sales taxes to the City of San Fernando by developers and the addition of new residents. The 2021-2029 Housing Element's contribution to demand for new police protection services would be offset by payment of proportionate property taxes, sales taxes, and/or development impact fees that would result from increased development and population growth.

New or expanded police protection facilities needed to accommodate future growth in SFPD's service area would be speculative at this time. Future proposals, if warranted, would undergo environmental review under CEQA. Therefore, the 2021-2029 Housing Element would not result in significant environmental impacts associated with the need for the provision of new or physically altered police protection facilities. Therefore, impacts related to police protection services would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

The San Fernando School District provides elementary, middle, and high school education services to students living in San Fernando. In San Fernando, there are 10 early education and preschools, 10 elementary and after schools, seven middle schools, and four high schools. In addition, the San Fernando has one continuation school. As described in Section 14, *Population and Housing*, the 2021-2029 Housing Element assumes that up to 1,795 residential units could realistically be developed, but only 1,268 of those would be greater than what is currently allowed under the existing General Plan and Zoning Code. The additional housing units would result in approximately 4,983 additional persons not accounted for in previous City and regional planning efforts to the Plan Area and the San Fernando School District, a portion of which would include school-aged children. However, the 2021-2029 Housing Element in and of itself does not develop residential units, because it is a plan.

Buildout of the 2021-2029 Housing Element would occur over a multi-year period; thus, the projected student growth would be gradual and students are allowed to attend any LAUSD school with available capacity. As such, the projected number of students would not result in any school

operating above design capacity. Further, the following new Environmental Justice policy as part of the 2021-2029 Housing Element would support schools:

Policy EJ 2.2 Ensure that parks and other key destinations (schools, employment centers, resource areas) are accessible through alternative modes of transportation.

Additionally, applicants for new residential projects that would serve an increase in the resident population of San Fernando would be required to pay school impact fees which, pursuant to Section 65995 (3) (h) of the California Government Code (SB 50, chaptered August 27, 1998), are “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.” With payment of mandatory school impact fees by developers in San Fernando, 2021-2029 Housing Element impacts related to school services would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

San Fernando contains seven parks that are managed by the City’s Recreation & Community Services, including Cesar E. Chavez Memorial Park, Las Palmas Park, Layne Park, Kalisher Park, Pioneer Park, Recreation Park, and Rudy Ortega Park (City of San Fernando 2017a). It also contains San Fernando Regional Pool Facility, which is managed by the Los Angeles County Department of Parks and Recreation and a privately owned park, Pacoima Wash Natural Park. These parks provide features such as indoor gyms, sports facilities, playgrounds, picnic areas, walking trails, pools, and restrooms. The total acreage for these parks is 31.82 (32.16 including Casa de Lopez Adobe, a special use facility). Most residents live within 0.5 mile of parks and recreation facilities and areas, which is in accordance with General Plan Objectives 1 in the Open Space/Conservation/Parks-Recreation Element to provide a balanced distribution of parks. The following 2021-2029 Housing Element policies support provision and maintenance of parks:

Policy H 1.6 Maintain the quality of life within neighborhoods by providing adequate maintenance to streets, sidewalks and alleys, parks, and other public facilities.

Policy S 14.7 Access to Public Spaces. Ensure that parks and other key destinations (schools, employment centers, resource areas) are accessible through alternative modes of transportation.

Policy S 14.9 Park Amenities. Improve the quality of city parks by adequately maintaining existing park amenities (lighting, exercise equipment, etc.) and providing new amenities where feasible.

Policy S 14.10 Park Development. Prioritize the development of parks across San Fernando, with a focus on areas that lack access to safe open space and gathering locations.

As described in Section 14, *Population and Housing*, the 2021-2029 Housing Element assumes that up to 1,795 residential units could realistically be developed, but only 1,268 of those would be greater than what is currently allowed under the existing General Plan and Zoning Code. The additional housing units would result in approximately 7,054 additional persons to the Plan Area

and to the LAFD district, of which 2,755 were not assessed in previous environmental evaluation by the City. These increased residential units could increase demand for City parkland resources.

Buildout of the 2021-2029 Housing Element would thus increase total City population to 27,509 persons. As of 2015, San Fernando had 1.32 acres of parkland per thousand people (City of San Fernando 2017). The population increase that would occur with the 2021-2029 Housing Element would change that number to 1.17 acres of parkland per thousand people. SFMC does not have an established requirement for parkland per resident, but the national standard is 1 acre per 100 persons, but this could include pocket parks, shared open spaces, balconies, and other resources that apply to densely populated areas.

The City imposes a park and recreation impact fee in accordance with Government Code Section 66477, that requires a residential subdivider to pay a fee that goes towards parks and recreation or devotes land for that purpose. While the 2021-2029 Housing Element would facilitate development of up to 1,795 residential units, of which 1,268 housing units would be in excess of what has been evaluated in previous analyses, the City has no information on the specifics of any future projects at this time. The new Environmental Justice policies and programs designed to increase open space with new development, as follows:

Policy S 14.10 Park Development. Prioritize the development of parks across the city, with a focus on areas that lack access to safe open space and gathering locations.

By adding the park land requirement within each new development, San Fernando would increase its open space throughout San Fernando and the ratio of all parkland within the city would be addressed to the extent feasible. This would be enforced through the design review process. Therefore, impacts related to park services would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Implementation of the 2021-2029 Housing Element would result in housing development within urban infill areas of San Fernando, which could increase demand for other public facilities such as libraries. Impacts related to increased demand for other public facilities such as stormwater, wastewater, and utility facilities are discussed in Section 19, *Utilities and Service Systems*. New development can affect the need for new or physically altered libraries when residential dwelling units are constructed, and demand increases beyond existing capacity. A significant impact may occur if a project includes substantial employment or population growth that could generate a demand for other public facilities (such as libraries), which would exceed the capacity available to serve San Fernando, necessitating a new or physically altered library, the construction of which would have significant physical impacts on the environment

The San Fernando Library located at 217 North Maclay Avenue is operated by the Los Angeles County Library. Potential future residents would likely use the San Fernando library, potentially increasing the number of library facility users. According to the Los Angeles Public Library, 75 percent of Los Angeles County residents visit the library less than once a month, and 18 percent have not visited a public library more than once in the last 5 years. LAPL improved access to its

digital content in response to COVID-19, and users visited LAPL.org over 11.4 million times to access that content (Los Angeles Public Library 2021). Thus, an increase in potential residents from reasonably foreseeable new development projects under the 2021-2029 Housing Element is unlikely to result in a substantial increase in annual visits to library facilities.

Implementation of the 2021-2029 Housing Element is not expected to cause an exceedance of capacity at existing facilities or to generate a substantial demand for the community branch libraries serving San Fernando, and it is unlikely that expansion or construction of new library facilities would be required. Since the 2021-2029 Housing Element would not affect the need for new or physically altered public facilities, impacts related to other services would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

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16 Recreation

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

a. *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?*

or

b. *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

Recreation and parks are discussed under Topic 15a. As concluded, the 2021-2029 Housing Element would have a less-than-significant impact regarding the need for construction or expansion of recreational facilities, including parks. Regarding deterioration of park and recreation facilities, population growth (2,755 potential new residents that have not been previously accounted for in other environmental review) facilitated by the 2021-2029 Housing Element could increase use of City parkland resources and accelerate facility deterioration, considering that that growth represents a 10 percent change over the current population. However, SFMC does not establish a requirement for parkland per residents. The SFMC requires a park and recreation impact fee pursuant to Government Code Section 66477, which would ensure that new residents are facilitating maintenance of parks. Additionally, 2021-2029 Housing Element policies discussed under Topic 15a4 would support the maintenance of parks. Furthermore, the 2021-2029 Housing Element does not include recreational facilities.

As described in Section 14, *Population and Housing*, the 2021-2029 Housing Element assumes that up to 1,795 residential units could realistically be developed, but only 1,268 of those would be greater than what is currently allowed under the existing General Plan and Zoning Code. While the 2021-2029 Housing Element would facilitate development of up to 1,268 new housing units not previously assessed in previous City and regional planning efforts, the City has no information on the specifics of any future projects at this time. The potential impacts of future projects would be assessed at the time of permit application. The 2021-2029 Housing Element would be subject to the policies and regulations discussed above, which are designed to ensure continued provision of adequate recreational facilities to the community while avoiding significant environmental effects to

or from these facilities. Therefore, impacts to physical deterioration of parks or expansion of recreational facilities would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

17 Transportation

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

- a. *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*
- or
- b. *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?*

San Fernando is served by interstates such as I-210 and I-5, as well as SR 118, and major arterial roadways in and adjacent to San Fernando. The interstates and SR 118 provide regional access to the city. The network of major roadways in San Fernando is primarily designed in a grid pattern with primary and secondary arterials spaced between 0.25- and 0.5-mile intervals. Mission City Transit serves San Fernando with two flexible bus routes, offering pickup on demand on any public street to anywhere within San Fernando (City of San Fernando 2021c). Los Angeles Metro has one bus stop at Truman Street and San Fernando Mission Boulevard.

Implementation of the 2021-2029 Housing Element would result in housing development within urban infill areas of San Fernando, particularly along transit corridors and near existing commercial development. Infill development typically decreases VMT because it places residential uses closer to services that support residents (e.g., grocery stores, restaurants, and other services) and encourages alternative modes of travel, such as walking and cycling. Furthermore, the Housing Opportunity Sites are, in many cases, situated near or adjacent to transportation corridors and transit areas, facilitating fewer and shorter trip lengths. SCAG's Regional Transportation Improvement Program has programs to increase alternative transportation that would likewise be supported by infill development on the housing sites throughout San Fernando, as described in the 2021-2029 Housing Element.

CEQA Guidelines Section 15064.3(b) require specific considerations of a project's transportation impacts based on VMT. This implements SB 743, which eliminates level of service as a basis for determining significant transportation impacts under CEQA and requires provides a different performance metric - VMT. With this change, the State shifted the focus from measuring a project's impact upon drivers (LOS) to measuring the impact of driving (VMT) on achieving its goals of reducing GHG emissions, encouraging infill development, and improving public health through active transportation.

Implementation of the 2021-2029 Housing Element would increase density on some sites throughout San Fernando to meet the RHNA allocation. The potential housing sites identified in the 2021-2029 Housing Element would largely accommodate infill development that tends to reduce VMT, because it places residential development close to commercial and office uses and produces opportunities to travel by foot or bicycle instead of automobile. Future projects implemented under the 2021-2029 Housing Element are, therefore, likely to reduce VMT compared to regional averages, due to residential uses being developed close to commercial, office, and other uses. Furthermore, policies and programs in the 2021-2029 Housing Element that address traffic and circulation would be adhered to, including the following:

Policy H 1.6 Maintain the quality of life within neighborhoods by providing adequate maintenance to streets, sidewalks and alleys, parks, and other public facilities.

Policy S 14.6 Alternative Modes of Transportation. Promote land use patterns that support alternative modes of transportation, including walking, cycling and transit use to encourage community health through physical activity and accessibility.

Policy S 14.14 Sidewalk Network. Improve pedestrian access and safety within San Fernando by addressing sidewalk network deficiencies in a strategic and timely manner.

The 2021-2029 Housing Element, in and of itself, does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in San Fernando. Because it is a policy document, the 2021-2029 Housing Element will not, in and of itself, result in impacts to transportation or affect existing plans that address transportation and mobility. Furthermore, future development accommodated under the 2021-2029 Housing Element would be subject to development plan review to determine potential concerns related to transportation and VMT based on site-specific locations and development design. Development proposals for individual projects would be subject to adopted development guidelines, including standards that govern VMT, transportation, GHG, and associated issues. Any impacts identified for an individual 2021-2029 Housing Element project would be addressed through the project approval process, including design review specific to any potential impacts of that project. Impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

- c. *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)?*
- d. *Would the project result in inadequate emergency access?*

The 2021-2029 Housing Element does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in San Fernando. Because it is a policy document, the 2021-2029 Housing Element would not result in impacts to hazards due to a geometric design feature or incompatible use or affect existing plans that address emergency access, including for fire and other emergency services. (For further discussion of the project's potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, see Section 9, *Hazards and Hazardous Materials*). Additionally, projects that would be developed under the 2021-2029 Housing Element would be infill projects and would generally not involve creating new roadways or intersections or incompatible uses within San Fernando. The potential housing sites that are currently undeveloped have direct access to existing local streets. While new intersections of existing local streets with proposed new streets internal to these sites may be created if these sites are developed, they would be subject to the project-level review processes described above to ensure hazards from design features or incompatible uses are not created.

The Safety Element Update directs the City to protect residents and workers in San Fernando from injury and loss of life. Policy S 1.1 calls to regularly update disaster preparedness and emergency response plans every five years, in compliance with State and federal standards. Further, Policy S1.3 states that the evacuation and response procedures would include annual review of evacuation mapping and response procedures to ensure consistency with updates to the regional context, including updates to FEMA mapping and current resource availability. This would include continued interjurisdictional coordination in response to emergencies that would help with evacuation. Furthermore, future development accommodated under the 2021-2029 Housing Element would be subject to development plan review to determine potential concerns related to geometric design or incompatible use, and emergency access, and any impacts identified for an individual project would be addressed through the project approval process, including design review specific to any potential impacts for that project. Impacts related to transportation design hazards and emergency access would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

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18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

On April 26, 2021, the following NAHC-identified local Native American tribal groups were formally notified that the City initiated environmental review of the 2021-2029 Housing Element and were invited to provide consultation:

- Barbareño/Ventureño Band of Mission Indians
- Chumash Council of Bakersfield
- Coastal Band of the Chumash Nation
- Fernandeño Tataviam Band of Mission Indians
- Gabrieleño Band of Mission Indians - Kizh Nation

- Gabrieleño/Tongva San Gabriel Band of Mission Indians
- Gabrieliño/Tongva Nation
- Gabrieliño Tongva Indians of California Tribal Council
- Gabrieliño-Tongva Tribe
- Northern Chumash Tribal Council
- San Fernando Band of Mission Indians
- San Luis Obispo County Chumash Council
- Santa Rosa Band of Cahuilla Indians
- Santa Ynez Band of Chumash Indians
- Soboba Band of Luiseño Indians

Under AB 52 and SB 18, Native American tribes typically have 30 days and 90 days, respectively, to respond and request further project information and formal consultation. Of the persons contacted, Sam Dunlap, Cultural Resources Director for the Gabrieliño-Tongva Tribe, requested to consult with the City on the 2021-2029 Housing Element. A meeting was held to provide this consultation on October 5, 2021. Mr. Dunlap stated that the Tribe's main concern was protection of tribal cultural resources and the opportunity to provide tribal monitoring on any projects implemented under the 2021-2029 Housing Element.

The 2021-2029 Housing Element is a policy document and would not directly implement development projects. Housing Opportunity Sites identified to accommodate the City's RHNA requirement are located primarily on infill sites in areas that have been developed and previously disturbed. It is likely that previous grading, construction, and modern use of the sites would have either removed or destroyed tribal cultural resources within surficial soils. However, if excavation for 2021-2029 Housing Element projects is deeper than that necessary for existing development, unexpected tribal cultural resources could be unearthed. Effects on tribal cultural resources can only be determined once a specific project has been proposed, because the effects depend highly on the individual project site conditions and the characteristics of the proposed activity. The potential for these to occur on a specific site would be determined during project-specific CEQA analysis during which, based on the excavation required for future 2021-2029 Housing Element projects, the possibility for discovery of unknown tribal cultural resources would be assessed. If tribal cultural resources could be anticipated based on such site-specific assessments, impacts would be potentially significant related to tribal cultural resources. Therefore, Mitigation Measures TCR-1 and TCR-2 would be required.

Mitigation Measures

TCR-1 Retain and Utilize a Native American Construction Monitor

If tribal cultural resources are identified during future tribal consultation efforts for future specific development projects or during construction of such projects, the project applicant for that project shall obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined as activities that include, but are not limited to, pavement removal, potholing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching, within the project area. The monitor(s) shall be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor(s) shall complete monitoring logs daily to provide descriptions of the daily activities,

including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the construction-related ground disturbance activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

TCR-2 Evaluate Unanticipated Discoveries of Tribal Cultural Resources

If tribal cultural resources are identified during future tribal consultation efforts for future specific development projects or during construction of such projects, a qualified archaeologist and Native American Monitor shall be present during construction-related ground disturbance activities to identify any unanticipated discovery of tribal cultural resources. The qualified archaeologist and Native American monitor may be different individuals or the same individual if the City determines that individual qualifies as both a qualified archaeologist and Native American monitor. All archaeological resources unearthed by construction activities shall be evaluated by the qualified archaeologist and Native American Monitor. If the resources are determined to be human remains (see also Mitigation Measure CUL-3) the Coroner shall be notified, and if the human remains are Native American in origin, the Coroner shall notify the NAHC as mandated by State law, who will then appoint an MLD, who shall then coordinate with the landowner regarding treatment and curation of these resources. Typically, the MLD will request reburial or preservation for educational purposes. If a resource is determined by the qualified archaeologist to constitute a “historical resource” pursuant to *CEQA Guidelines* Section 15064.5(a) or a “unique archaeological resource” pursuant to PRC Section 21083.2(g), the qualified archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with *CEQA Guidelines* Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes.

Implementation of Mitigation Measures TCR-1 and TCR-2 would result in tribal cultural resources impacts that are less than significant with mitigation incorporated.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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19 Utilities and Service Systems

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

- a. *Would the project 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?*
- c. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Reasonably foreseeable development under the 2021-2029 Housing Element would occur in urban areas that are served by existing utilities infrastructure, including wastewater, stormwater drainage, electrical power, natural gas, and telecommunications facilities.

Wastewater Treatment Facilities/Infrastructure

Wastewater treatment for development facilitated by the 2021-2029 Housing Element would be provided by existing infrastructure within the city. San Fernando's Public Works Maintenance Division maintains the City's sewer system and contracts the City of Los Angeles for sewage treatment and disposal (City of San Fernando 2014). The sewer system in San Fernando consists of 41.5 miles of contiguous gravity piping. Wastewater generated in San Fernando is treated through the Hyperion Treatment system, which includes the Hyperion Treatment Plant, the Donald C. Tillman Water Reclamation Plant, and the Los Angeles-Glendale Water Reclamation Plant. New infill development would be in an urban area that is served by existing wastewater infrastructure.

As described in Section 14, *Population and Housing*, the 2021-2029 Housing Element assumes that up to 1,795 residential units could realistically be developed, but only 1,268 of those would be greater than what is currently allowed under the existing General Plan and Zoning Code. This could add up to 4,983 new persons beyond what has been considered in previous planning efforts and environmental review. Development facilitated by the 2021-2029 Housing Element would need to connect to the existing sewer system throughout San Fernando. Any improvements and connections for future development would be reviewed by both the City of San Fernando and Los Angeles County Sanitation District. The Los Angeles County Sanitation District prepares an Integrated Regional Water Management Plan to guide the development and management of its facilities. Hyperion Treatment system, which serves San Fernando, has the capacity to treat approximately 550 million gallons per day (mgd). As of 2017, the system had an average utilization of 362 mgd (City of San Fernando 2017b). As the treatment plant serves the larger Los Angeles metropolitan area, the rough estimate of gallons per day per person is 90.5 gallons per day of wastewater. Adding 4,983 persons would result in an increase in wastewater of 450,962 gallons per day. At less than 1 mgd, it is unlikely that increased development density has the potential to impact the capacities of local utilities infrastructure, considering the current utilization of wastewater treatment facilities. Therefore, 2021-2029 Housing Element impacts related to need for construction or expansion of wastewater treatment facilities and infrastructure would be less than significant.

Stormwater Drainage Facilities/Infrastructure

SFMC Chapter 34 Article III (Stormwater and Urban Runoff Pollution Control Low Impact Development Requirements) regulates stormwater collection within San Fernando. San Fernando is an urbanized city that is currently developed and served by existing stormwater infrastructure. The 2021-2029 Housing Element would facilitate development of residential units within urban infill areas of San Fernando that are already developed or vacant and surrounded by development. Future development under the 2021-2029 Housing Element would be required to comply with the LID requirements as outlined in the municipal code and pursuant with NPDES Permit requirements for the municipal Separate Storm Sewer System Ordinance. Mandatory compliance for any development facilitated by the 2021-2029 Housing Element would reduce stormwater affects and result in properly managed stormflow and implementation of BMPs designed to capture and retain stormwater on a site. Therefore, no 2021-2029 Housing Element impact related to need for construction or expansion of stormwater drainage facilities and infrastructure would occur.

Electricity, Natural Gas, and Telecommunications Facilities and Infrastructure

Electricity in San Fernando is provided by Southern California Edison and natural gas service is provided by Southern California Gas Company. Telecommunications services would be provided by Dish, Spectrum, Frontier Communications, or other providers, at the discretion of future tenants.

Telecommunications are generally available in the project area, and facility upgrades would not likely be necessary.

Operation and occupancy of new development under the 2021-2029 Housing Element would result in energy demand from new buildings and transportation fuel from new vehicle trips. It is anticipated that the 2021-2029 Housing Element would increase demand for electricity, natural gas, and transportation fuel compared to existing conditions. However, as discussed in Section 6, *Energy*, increased development density would not impact the capacities of local utilities infrastructure or require the expansion or construction of new facilities. Therefore, 2021-2029 Housing Element impacts related to need for construction or expansion of electricity, natural gas, and telecommunications facilities and infrastructure would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

- b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

City SFMC Chapter 92 Article III (Water) regulates water use, service, and installation in San Fernando. The City obtains water for use in municipal and irrigation operations through the City-operated Sylmar Basin groundwater wells. In 2020 San Fernando sourced 100 percent of its water from the Sylmar Basin, while water is also available from the Metropolitan Water District surface water via Joseph Jensen Plant and City of Los Angeles distribution system in case of emergencies.

The City of San Fernando addresses issues of water supply in its Urban Water Management Plan (UWMP) (City of San Fernando 2020b). The 2020 UWMP is a long-range planning document used to assess current and projected water usage, water supply planning and conservation and recycling efforts. According to the UWMP, the City of San Fernando has analyzed three different hydrological conditions to determine the reliability of water supplies: normal water year, single dry-water year, and multiple dry-year periods. In addition, the 2020 UWMP includes a Water Shortage Contingency Plan (WSCP). The City is allotted 3,570 acre feet per year (AFY), which is below the natural safe yield of the Sylmar Basin estimated at approximately 7,140 AFY⁵⁴. By 2030, the full buildout year of the 2021-2029 Housing Element, the city is expected to have 629 AFY of available imported water from Metropolitan Water District and 3,570 AFY available from the Sylmar Basin. The 2030 supply (4,199 AFY) is expected to exceed 2030 demand (2,960 AFY) by 1,239 AFY.

While San Fernando is prepared to provide water for the existing population and growth anticipated by the 2020 SCAG RTP/SCS, development associated with the 2021-2029 Housing Element would exceed SCAG's population projections for San Fernando, as discussed in section 14 *Population and Housing*, and thus may require more water than analyzed as part of the 2020 UWMP. However, considering that supply is anticipated to be nearly double in demand, there should be adequate supply to accommodate population growth that would be facilitated by development under the 2021-2029 Housing Element. As described in Section 14, *Population and Housing*, the 2021-2029 Housing Element assumes that up to 1,795 residential units could realistically be developed, but only 1,268 of those would be greater than what is currently allowed under the existing General Plan and Zoning Code. The population increase that may result from development facilitated by the 2021-2029 Housing Element would be 2,755 new residents for a total of 27,509 people. Based on the same per capita demand, the expanded population would demand 4,126 AFY, which is below predicted 2030 in the 2020 UWMP. Therefore, 2021-2029 Housing Element impacts to water supply would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

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

Republic Services collects, transports, and disposes of solid waste for all residential and commercial uses in San Fernando. Solid waste is taken to regional landfills, such as the Sunshine Canyon Landfill, which is permitted to accept up to 66,000 tons of solid waste per week and has a remaining capacity of 140,900,000 cubic yards (SCAQMD 2021). The landfill is anticipated to have adequate capacity to accommodate regional waste disposal needs until closure in 2037. Sunshine Canyon Landfill receives an average of 8,300 tons per day, or approximately 88 percent of total allowable throughput. The 2021-2029 Housing Element would facilitate development in San Fernando but would not increase the total amount of development (and therefore generated solid waste) by more than 10 percent of the current amount of solid waste generated. This would not likely bring the landfill to capacity, considering that the landfill serves one-third of Los Angeles County, not only San Fernando (Republic Services 2021). Therefore, development facilitated by the 2021-2029 Housing Element would not result in solid waste throughput at the Sunshine Canyon Landfill that would exceed the maximum allowable throughput. Therefore, 2021-2029 Housing Element impacts related to local capacity for solid waste generation would be less than significant.

A significant impact could occur if the 2021-2029 Housing Element would conflict with any statutes and regulations governing solid waste. In compliance with State legislation, any development project facilitated by the 2021-2029 Housing Element would be required to implement a Solid Waste Diversion Program and divert at least 75 percent of the solid waste generated from the applicable landfill site. Reasonably foreseeable development under the 2021-2029 Housing Element would comply with federal, State, and local statutes and regulations related to solid waste, such as the California Waste Integrated Waste Management Act (AB 939), the Solid Waste Integrated Resources Plan, and the City's recycling program. Since future projects facilitated by the 2021-2029 Housing Element would comply with applicable federal, State, and local regulations involving solid waste, 2021-2029 Housing Element impacts related to conflict with statutes and regulations governing solid waste would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

20 Wildfire

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

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

The northeastern portion of San Fernando is located near the base of the San Gabriel Mountains which poses a secondary threat to San Fernando in that windborne embers may travel long distances in the wind and ignite rooftops and/or areas of dry grasses. According to California Department of Forestry and Fire Protection (CAL FIRE), there are no designated federal, State or local responsibility areas or Very High Fire Hazard Severity Zones (VHFHSZ) within San Fernando (2021a, 2021b). The nearest VHFHSZ is approximately 0.4 mile southeast of San Fernando along I-210 in Sylmar. According to the San Fernando General Plan Safety Element, the threat of wildland

fire to San Fernando is generally low (City of San Fernando 1987). The 2021-2029 Housing Element is a policy-level document that does not propose new habitable development that could be at risk from wildfire, nor does it grant entitlements for development that would have the potential to directly cause wildfire. Rather, the 2021-2029 Housing Element would aim to provide a framework for accommodating new housing at all levels of affordability within access to transit, jobs, services, and open spaces. The Safety Element Update includes policies designed to ensure City emergency planning in the event of wildfire is up to the latest CAL FIRE requirements. They include the following:

- Policy S 1.3** Evacuation Routes. Annually review evacuation mapping and response procedures to ensure consistency with updates to the regional context, including updates to FEMA mapping and current resource availability.
- Policy S 7.2** Fire Prevention Planning. Work with the LAFD to develop a fire prevention plan that lists major hazards, potential ignition sources and their control, and the type of fire protection equipment necessary to control each major hazard.
- Policy S 7.3** Reduce Fire Hazards. Reduce fire hazards associated with older buildings, multi-story structures, and industrial facilities.
- Policy S 7.4** Code Compliance. Ensure that all new development and infill development meets or exceeds the California Code of Regulations Title 14 State Responsibility Area Fire Safe Regulations and Fire Hazard Reduction Around Buildings and Structures Regulations.
- Policy S 7.5** Provide Hazard Information. Provide technical and policy information regarding structural and wild land fire hazards to developers, interested parties, and the public through all available media.
- Policy S 7.6** Water Supply. Maintain water supply infrastructure and ensure that San Fernando's water system has adequate water flow and stability to meet local fire department needs.
- Policy S 7.7** Design. Require fire-safe design as part of the site plan review process for new residential developments, including fire-resistant vegetation and adequate sprinkler systems.

Implementation of these policies and redevelopment associated with the 2021-2029 Housing Element would minimize potential project impacts associated with emergency response and evacuation plans; slope, prevailing winds, flooding; installation maintenance of associated infrastructure; and exposure of people or structures to the risk of loss, injury, or death. Therefore, the 2021-2029 Housing Element would result in less-than-significant impacts related to wildfire.

LESS-THAN-SIGNIFICANT IMPACT

21 Mandatory Findings of Significance

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

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

The intent of the 2021-2029 Housing Element is to update the Housing and Safety elements to meet the 6th Cycle RHNA, integrate climate adaptation and resiliency strategies, and include Environmental Justice considerations through implementation of goals/objectives and corresponding policies and programs. The 2021-2029 Housing Element would not facilitate development that would eliminate or threaten wildlife habitats or eliminate important examples of the major periods of California history or prehistory. Furthermore, this IS-MND proposes mitigation that will address nesting birds and pre-construction surveys, cultural resources, and tribal cultural

resources. Therefore, as discussed in more detail in Sections 4, *Biological Resources*, 5, *Cultural Resources*, and 18, *Tribal Cultural Resources*, the 2021-2029 Housing Element would result in a less-than-significant impact related to biological and cultural resources.

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

Implementation of the 2021-2029 Housing Element would result in beneficial housing cumulative impacts across San Fernando. Mitigation included in this IS-MND would ensure that impacts to aesthetic, biological, and cultural resources, and hazards and hazardous materials would be reduced to less than significant. Furthermore, implementation of the 2021-2029 Housing Element would be consistent with General Plan policies aimed at improving housing, reducing safety concerns, and addressing Environmental Justice. Therefore, the 2021-2029 Housing Element would result in an overall less-than-significant cumulative impact related to all CEQA topics addressed within this document.

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

The 2021-2029 Housing Element would not result in adverse effects on human beings. Rather, as discussed throughout this document, the 2021-2029 Housing Element would serve as a pathway to improve housing, reduce safety concerns, address Environmental Justice and other positive environmental and sustainability effects. However, as discussed in more detail in Sections 3, *Air Quality*, and 13, *Noise*, the 2021-2029 Housing Element could cause temporary construction impacts related to air quality and noise that could, in turn, affect human beings but would not result in a substantial adverse environmental effect. Furthermore, mitigation measures included in this IS-MND would ensure that impacts to aesthetic, biological, and cultural resources, and hazards and hazardous materials would be reduced to less than significant. Therefore, the 2021-2029 Housing Element would result in a less-than-significant impact related to potential for adverse effects on human beings.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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Appendix A

Sources, Health Effects, and Typical Controls Associated with Criteria Pollutants

Sources, Health Effects, and Typical Controls Associated with Criteria Pollutants

Pollutant	Sources	Health Effects	Typical Controls
Ozone (O ₃)	Formed when reactive organic gases (ROG) and nitrogen oxides react in the presence of sunlight. ROG sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage.	Breathing difficulties, lung tissue damage, vegetation damage, damage to rubber and some plastics.	Reduce motor vehicle reactive organic gas (ROG) and nitrogen oxide (NO _x) emissions through emission standards, reformulated fuels, inspections programs, and reduced vehicle use. Limit ROG emissions from commercial operations, gasoline refueling facilities, and consumer products. Limit ROG and NO _x emissions from industrial sources such as power plants and manufacturing facilities.
Carbon monoxide (CO)	Any source that burns fuel such as automobiles, trucks, heavy construction and farming equipment, residential heating.	Chest pain in heart patients, headaches, reduced mental alertness.	Control motor vehicle and industrial emissions. Use oxygenated gasoline during winter months. Conserve energy.
Nitrogen dioxide (NO ₂)	See Carbon Monoxide.	Lung irritation and damage. Reacts in the atmosphere to form ozone and acid rain.	Control motor vehicle and industrial combustion emissions. Conserve energy.
Sulfur dioxide (SO ₂)	Coal or oil burning power plants and industries, refineries, diesel engines.	Increases lung disease and breathing problems for asthmatics. Reacts in the atmosphere to form acid rain.	Reduce use of high sulfur fuels (e.g., use low sulfur reformulated diesel or natural gas). Conserve energy.
Respirable particulate matter (PM ₁₀)	Road dust, windblown dust, agriculture and construction, fireplaces. Also formed from other pollutants (NO _x , SO _x , organics).	Increased respiratory disease, lung damage, cancer, premature death, reduced visibility, surface soiling.	Control dust sources, industrial particulate emissions, woodburning stoves and fireplaces. Reduce secondary pollutants which react to form PM ₁₀ . Conserve energy.
Fine particulate matter (PM _{2.5})	Fuel combustion in motor vehicles, equipment, and industrial sources; residential and agricultural burning. Also formed from reaction of other pollutants (NO _x , SO _x , organics, and NH ₃).	Increases respiratory disease, lung damage, cancer, and premature death, reduced visibility, surface soiling. Particles can aggravate heart diseases such as congestive heart failure and coronary artery disease.	Reduce combustion emissions from motor vehicles, equipment, industries, and agricultural and residential burning. Precursor controls, like those for ozone, reduce fine particle formation in the atmosphere.
Lead	Metal smelters, resource recovery, leaded gasoline, deterioration of lead paint.	Learning disabilities, brain and kidney damage. Control metal smelters.	No lead in gasoline or paint.
Sulfur Dioxide (SO ₂)	Coal or oil burning power plants and industries, refineries, diesel engines.	Increases lung disease and breathing problems for asthmatics. Reacts in the atmosphere to form acid rain.	Reduce use of high sulfur fuels (e.g., use low sulfur reformulated diesel or natural gas). Conserve energy.
Sulfates	Produced by reaction in the air of SO ₂ , (see SO ₂ sources), a component of acid rain.	Breathing difficulties, aggravates asthma, reduced visibility.	See SO ₂

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Pollutant	Sources	Health Effects	Typical Controls
Hydrogen Sulfide	Geothermal power plants, petroleum production and refining, sewer gas.	Nuisance odor (rotten egg smell), headache and breathing difficulties (higher concentrations).	Control emissions from geothermal power plants, petroleum production and refining, sewers, and sewage treatment plants.
Visibility Reducing Particulates	See PM _{2.5}	Reduced visibility (e.g., obscures mountains and other scenery), reduced airport safety.	See PM _{2.5}
Vinyl Chloride	Exhaust gases from factories that manufacture or process vinyl chloride (construction, packaging, and transportation industries).	Central nervous system effects (e.g., dizziness, drowsiness, headaches), kidney irritation, liver damage, liver cancer.	Control emissions from plants that manufacture or process vinyl chloride, installation of monitoring systems.
Toxic Air Contaminant (TAC)	Combustion engines (stationary and mobile), diesel combustion, storage and use of TAC-containing substances (i.e., gasoline, lead smelting, etc.)	Depends on TAC, but may include cancer, mutagenic and/or teratogenic effects, other acute or chronic health effects.	Toxic Best Available Control Technologies (T-BACT), limit emissions from known sources.
Source: Compiled by Rincon Consultants, Inc. in September 2020			

Appendix B

Description of Greenhouse Gases of California Concern

Description of Greenhouse Gases of California Concern

Greenhouse Gas	Physical Description and Properties	Global Warming Potential (100 years)	Atmospheric Residence Lifetime (years)	Sources
Carbon dioxide (CO ₂)	Odorless, colorless, natural gas.	1	50–200	Burning coal, oil, natural gas, and wood; decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; oceanic evaporation; volcanic outgassing; cement production; land use changes
Methane (CH ₄)	Flammable gas and is the main component of natural gas.	28 ¹⁰	12	Geological deposits (natural gas fields) extraction; landfills; fermentation of manure; and decay of organic matter
Nitrous oxide (N ₂ O)	Nitrous oxide (laughing gas) is a colorless GHG.	298	114	Microbial processes in soil and water; fuel combustion; industrial processes
Chloro-fluoro-carbons (CFCs)	Nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (level of air at the Earth's surface); formed synthetically by replacing all hydrogen atoms in methane or ethane with chlorine and/or fluorine atoms.	3,800–8,100	45–640	Refrigerants aerosol propellants; cleaning solvents
Hydro-fluoro-carbons (HFCs)	Synthetic human-made chemicals used as a substitute for CFCs and contain carbon, chlorine, and at least one hydrogen atom.	140 to 11,700	1–50,000	Automobile air conditioners; refrigerants
Per-fluoro-carbons (PFCs)	Stable molecular structures and only break down by ultraviolet rays about 60 kilometers above Earth's surface.	6,500 to 9,200	10,000–50,000	Primary aluminum production; semiconductor manufacturing
Sulfur hexafluoride (SF ₆)	Human-made, inorganic, odorless, colorless, and nontoxic, nonflammable gas.	22,800	3,200	Electrical power transmission equipment insulation; magnesium industry, semiconductor manufacturing; a tracer gas

¹⁰ The City of San Fernando used a 20-year Global Warming Potential for methane.

Greenhouse Gas	Physical Description and Properties	Global Warming Potential (100 years)	Atmospheric Residence Lifetime (years)	Sources
Nitrogen trifluoride (NF ₃)	Inorganic, is used as a replacement for PFCs, and is a powerful oxidizing agent.	17,200	740	Electronics manufacture for semiconductors and liquid crystal displays

Source: Compiled by Rincon Consultants, Inc. in September 2020

Appendix C

AB 52 Consultation Memorandum and Packet

INSERT LEAD AGENCY LETTERHEAD

[Insert Date]

Barbareño/Ventureño Band of Mission Indians
Julie Tumamait-Stenslie, Tribal Chair
Chairperson
365 North Poli Ave
Ojai, California 93023

RE: Assembly Bill 52 and Senate Bill 18 Consultation, 2021-2029 Housing Element Update to the General Plan Project, the City of San Fernando, Los Angeles County, California

Dear Tribal Chair Tumamait-Stenslie:

The City of San Fernando (City) is preparing an Initial Study for the proposed 2021-2029 Housing Element Update to the General Plan Project. The proposed project consists of the potential future development within the City.

The proposed project must comply with California Public Resources Code § 21080.3.1 (Assembly Bill [AB] 52 of 2014), which requires local governments to conduct meaningful consultation with California Native American tribes that have requested to be notified by lead agencies of proposed projects in the geographic area with which the tribe is traditionally and culturally affiliated.

The proposed project includes an update the housing element of the City's General Plan and, therefore, must also comply with California Public Resources Code § 65352.3 – 65352.4 (Senate Bill 18), which requires local governments to conduct meaningful consultation with California Native American tribes on the contact list maintained by the Native American Heritage Commission prior to the adoption or amendment of a city or county general plan for the purpose of protecting cultural places on lands affected by the proposal.

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Sincerely,

[Insert Lead Agency POC Signature]

Gerardo Marquez, Associate Planner
City of San Fernando Community Development Department

Enclosed:
Project Location Map

INSERT LEAD AGENCY LETTERHEAD

[Insert Date]

Chumash Council of Bakersfield
Julio Quair, Chairperson
729 Texas Street
Bakersfield, California 93307

RE: Assembly Bill 52 and Senate Bill 18 Consultation, 2021-2029 Housing Element Update to the General Plan Project, the City of San Fernando, Los Angeles County, California

Dear Chairperson Quair:

The City of San Fernando (City) is preparing an Initial Study for the proposed 2021-2029 Housing Element Update to the General Plan Project. The proposed project consists of the potential future development within the City.

The proposed project must comply with California Public Resources Code § 21080.3.1 (Assembly Bill [AB] 52 of 2014), which requires local governments to conduct meaningful consultation with California Native American tribes that have requested to be notified by lead agencies of proposed projects in the geographic area with which the tribe is traditionally and culturally affiliated.

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[Insert Lead Agency POC Signature]

Gerardo Marquez, Associate Planner
City of San Fernando Community Development Department

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Project Location Map

INSERT LEAD AGENCY LETTERHEAD

[Insert Date]

Coastal Band of the Chumash Nation
Mariza Sullivan, Chairperson
P. O. Box 4464
Santa Barbara, California 93140

RE: Assembly Bill 52 and Senate Bill 18 Consultation, 2021-2029 Housing Element Update to the General Plan Project, the City of San Fernando, Los Angeles County, California

Dear Chairperson Sullivan:

The City of San Fernando (City) is preparing an Initial Study for the proposed 2021-2029 Housing Element Update to the General Plan Project. The proposed project consists of the potential future development within the City.

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Sincerely,

[Insert Lead Agency POC Signature]

Gerardo Marquez, Associate Planner
City of San Fernando Community Development Department

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Project Location Map

INSERT LEAD AGENCY LETTERHEAD

[Insert Date]

Fernandeño Tataviam Band of Mission Indians
Rudy Ortega, Tribal President
1019 Second Street, Suite 1
San Fernando, California 91340

RE: Assembly Bill 52 and Senate Bill 18 Consultation, 2021-2029 Housing Element Update to the General Plan Project, the City of San Fernando, Los Angeles County, California

Dear Tribal President Ortega:

The City of San Fernando (City) is preparing an Initial Study for the proposed 2021-2029 Housing Element Update to the General Plan Project. The proposed project consists of the potential future development within the City.

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[Insert Lead Agency POC Signature]

Gerardo Marquez, Associate Planner
City of San Fernando Community Development Department

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INSERT LEAD AGENCY LETTERHEAD

[Insert Date]

Fernandeño Tataviam Band of Mission Indians
Jairo Avila, Tribal Historic and Cultural Preservation Officer
1019 Second Street, Suite 1
San Fernando, California 91340

RE: Assembly Bill 52 and Senate Bill 18 Consultation, 2021-2029 Housing Element Update to the General Plan Project, the City of San Fernando, Los Angeles County, California

Dear Tribal Historic Preservation Officer Avila:

The City of San Fernando (City) is preparing an Initial Study for the proposed 2021-2029 Housing Element Update to the General Plan Project. The proposed project consists of the potential future development within the City.

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[Insert Lead Agency POC Signature]

Gerardo Marquez, Associate Planner
City of San Fernando Community Development Department

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Project Location Map

INSERT LEAD AGENCY LETTERHEAD

[Insert Date]

Gabrieleño Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, California 91723

RE: Assembly Bill 52 and Senate Bill 18 Consultation, 2021-2029 Housing Element Update to the General Plan Project, the City of San Fernando, Los Angeles County, California

Dear Chairperson Salas:

The City of San Fernando (City) is preparing an Initial Study for the proposed 2021-2029 Housing Element Update to the General Plan Project. The proposed project consists of the potential future development within the City.

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Sincerely,

[Insert Lead Agency POC Signature]

Gerardo Marquez, Associate Planner
City of San Fernando Community Development Department

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Project Location Map

INSERT LEAD AGENCY LETTERHEAD

[Insert Date]

Gabrieleño/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, California 91778

RE: Assembly Bill 52 and Senate Bill 18 Consultation, 2021-2029 Housing Element Update to the General Plan Project, the City of San Fernando, Los Angeles County, California

Dear Chairperson Morales:

The City of San Fernando (City) is preparing an Initial Study for the proposed 2021-2029 Housing Element Update to the General Plan Project. The proposed project consists of the potential future development within the City.

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Sincerely,

[Insert Lead Agency POC Signature]

Gerardo Marquez, Associate Planner
City of San Fernando Community Development Department

Enclosed:
Project Location Map

INSERT LEAD AGENCY LETTERHEAD

[Insert Date]

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231
Los Angeles, California 90012

RE: Assembly Bill 52 and Senate Bill 18 Consultation, 2021-2029 Housing Element Update to the General Plan Project, the City of San Fernando, Los Angeles County, California

Dear Chairperson Goad:

The City of San Fernando (City) is preparing an Initial Study for the proposed 2021-2029 Housing Element Update to the General Plan Project. The proposed project consists of the potential future development within the City.

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Sincerely,

[Insert Lead Agency POC Signature]

Gerardo Marquez, Associate Planner
City of San Fernando Community Development Department

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Project Location Map

INSERT LEAD AGENCY LETTERHEAD

[Insert Date]

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490
Bellflower, California 90707

RE: Assembly Bill 52 and Senate Bill 18 Consultation, 2021-2029 Housing Element Update to the General Plan Project, the City of San Fernando, Los Angeles County, California

Dear Chairperson Dorame:

The City of San Fernando (City) is preparing an Initial Study for the proposed 2021-2029 Housing Element Update to the General Plan Project. The proposed project consists of the potential future development within the City.

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[Insert Lead Agency POC Signature]

Gerardo Marquez, Associate Planner
City of San Fernando Community Development Department

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Project Location Map

INSERT LEAD AGENCY LETTERHEAD

[Insert Date]

Gabrielino-Tongva Tribe
Charles Alvarez
23454 Vanowen Street
West Hills, California 91307

RE: Assembly Bill 52 and Senate Bill 18 Consultation, 2021-2029 Housing Element Update to the General Plan Project, the City of San Fernando, Los Angeles County, California

Dear Mr. Alvarez:

The City of San Fernando (City) is preparing an Initial Study for the proposed 2021-2029 Housing Element Update to the General Plan Project. The proposed project consists of the potential future development within the City.

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[Insert Lead Agency POC Signature]

Gerardo Marquez, Associate Planner
City of San Fernando Community Development Department

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Project Location Map

INSERT LEAD AGENCY LETTERHEAD

[Insert Date]

Northern Chumash Tribal Council
Fred Collins, Spokesperson
P.O. Box 6533
Los Osos, California 93412

RE: Assembly Bill 52 and Senate Bill 18 Consultation, 2021-2029 Housing Element Update to the General Plan Project, the City of San Fernando, Los Angeles County, California

Dear Mr. Collins:

The City of San Fernando (City) is preparing an Initial Study for the proposed 2021-2029 Housing Element Update to the General Plan Project. The proposed project consists of the potential future development within the City.

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[Insert Lead Agency POC Signature]

Gerardo Marquez, Associate Planner
City of San Fernando Community Development Department

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Project Location Map

INSERT LEAD AGENCY LETTERHEAD

[Insert Date]

San Fernando Band of Mission Indians
Donna Yocum, Chairperson
P.O. Box 221838
Newhall, California 91322

RE: Assembly Bill 52 and Senate Bill 18 Consultation, 2021-2029 Housing Element Update to the General Plan Project, the City of San Fernando, Los Angeles County, California

Dear Chairperson Yocum:

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Gerardo Marquez, Associate Planner
City of San Fernando Community Development Department

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INSERT LEAD AGENCY LETTERHEAD

[Insert Date]

San Luis Obispo County Chumash Council
Mark Vigil, Chief
1030 Ritchie Road
Grover Beach, California 93433

RE: Assembly Bill 52 and Senate Bill 18 Consultation, 2021-2029 Housing Element Update to the General Plan Project, the City of San Fernando, Los Angeles County, California

Dear Chief Vigil:

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Gerardo Marquez, Associate Planner
City of San Fernando Community Development Department

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Project Location Map

INSERT LEAD AGENCY LETTERHEAD

[Insert Date]

Santa Rosa Band of Cahuilla Indians
Lovina Redner, Tribal Chair
P.O. Box 391820
Anza, California 92539

RE: Assembly Bill 52 and Senate Bill 18 Consultation, 2021-2029 Housing Element Update to the General Plan Project, the City of San Fernando, Los Angeles County, California

Dear Tribal Chair Redner:

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City of San Fernando Community Development Department

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Project Location Map

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[Insert Date]

Santa Ynez Band of Chumash Indians
Kenneth Kahn, Chairperson
P.O. Box 517
Santa Ynez, California 93460

RE: Assembly Bill 52 and Senate Bill 18 Consultation, 2021-2029 Housing Element Update to the General Plan Project, the City of San Fernando, Los Angeles County, California

Dear Chairperson Kahn:

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Gerardo Marquez, Associate Planner
City of San Fernando Community Development Department

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Project Location Map

INSERT LEAD AGENCY LETTERHEAD

[Insert Date]

Soboba Band of Luiseño Indians
Isaiah Vivanco, Chairperson
P. O. Box 487
San Jacinto, California 92581

RE: Assembly Bill 52 and Senate Bill 18 Consultation, 2021-2029 Housing Element Update to the General Plan Project, the City of San Fernando, Los Angeles County, California

Dear Chairperson Vivanco:

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City of San Fernando Community Development Department

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