



CHAIR JOEL FAJARDO  
VICE CHAIR MARVIN PEREZ  
COMMISSIONER DAVID BERNAL  
COMMISSIONER HECTOR PACHECO  
COMMISSIONER YVONNE PEÑA

## PLANNING & PRESERVATION COMMISSION

### SPECIAL MEETING NOTICE AND AGENDA

**MAY 25, 2022 – 6:30 P.M.**

**CITY HALL COUNCIL CHAMBER**

**117 MACNEIL STREET**

**SAN FERNANDO, CALIFORNIA 91340**

**TELECONFERENCE – PURSUANT TO PROVISIONS OF ASSEMBLY BILL 361**

#### **SPECIAL NOTICE REGARDING COVID-19**

*NOTICE OF TELECONFERENCE: Pursuant to Adopted Resolution No. 8098 by the City Council of the City of San Fernando, effective January 12, 2022, the City of San Fernando's Legislative Bodies may participate via teleconference and/or video in Accordance with Government Code Section 54953 as permitted under the provisions of Assembly Bill 361*

#### **PUBLIC PARTICIPATION OPTIONS**

- 1. WATCH THE MEETING:** Pursuant to the Executive Order and given the current health concerns, members of the public can access meetings live on-line, with audio and video via YouTube Live, at: <https://www.youtube.com/c/CityOfSanFernando>
- 2. SUBMIT PUBLIC COMMENT IN PERSON:** Members of the public may provide comments in the City Council Chambers during the Public Comments section of the Agenda by submitting a comment card to the Board Secretary.
- 3. SUBMIT PUBLIC COMMENT VIA EMAIL:** Members of the public may submit comments by email to [MDeSantiago@sfcity.org](mailto:MDeSantiago@sfcity.org) no later than **5:00 p.m. the day of the meeting**, to ensure distribution to the Planning and Preservation Commission prior to consideration of the agenda. Comments received via email will read into the record, limited to three minutes, and made part of the official public record of the meeting.
- 4. CALL-IN TO PROVIDE PUBLIC COMMENT LIVE AT THE MEETING:** Members of the Public may **call-in between 6:30 p.m. and 6:45 p.m.** Comments will be heard in the order received, and limited to three minutes. If necessary, the call-in period may be extended by the Chair.

**Call-in Telephone Number: (669) 900-6833**

**Meeting ID: 896 2370 9376**

**Passcode: 194996**

When connecting to the Zoom meeting, you will be placed in a virtual “waiting area,” with your audio disabled, until it is your turn to speak and limited to three minutes. Note: This is audio only.

# PLANNING AND PRESERVATION COMMISSION

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## **CALL TO ORDER/ROLL CALL**

Commissioner David Bernal  
Commissioner Hector Pacheco  
Commissioner Yvonne Peña  
Vice-Chair Marvin Perez  
Chair Joel Fajardo

## **PLEDGE OF ALLEGIANCE**

Led by Commissioner Pacheco

## **APPROVAL OF AGENDA**

## **DECORUM AND ORDER**

City Commissioners are appointed by City Council and must be free to discuss issues confronting the city in an orderly environment. Public members attending City Commission meetings shall observe the same rules of order and decorum applicable to the City Council ([SF Procedural Manual](#)). Any person making impertinent derogatory or slanderous remarks or who becomes boisterous while addressing a City Commission or while attending a City Commission meeting, may be removed from the room if the Presiding Officer so directs the Sergeant-At-Arms and such person may be barred from further audience before the City Commission.

## **PUBLIC STATEMENTS – WRITTEN/ORAL**

Members of the public may **provide comments in the City Council Chambers** during the Public Comments section of the Agenda by submitting a comment card to the Board Secretary.

Members of the public may submit comments by email to [MDeSantiago@sfcity.org](mailto:MDeSantiago@sfcity.org) no later than **5:00 p.m. the day of the meeting**, to ensure distribution to the Planning and Preservation Commission prior to consideration of the agenda. Comments received via email will be distributed to the Planning and Preservation Commission and read into the record.

Members of the public may provide a **live public comment by calling in between 6:30 p.m. and 6:45 p.m.** **CALL- IN INFORMATION: Telephone Number: (669) 900-6833; Meeting ID: 896 2370 9376; Passcode: 194996**

## **CONSENT CALENDAR**

Items on the Consent Calendar are considered routine and may be disposed of by a single motion to adopt staff recommendation.

## PLANNING AND PRESERVATION COMMISSION

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If the Planning and Preservation Commission wishes to discuss any item, it should first be removed from the Consent Calendar.

### No Items

### PUBLIC HEARING

#### 1. 2021-2029 Housing Element, Safety Element Update, and Mitigated Negative Declaration

Recommend that the Planning and Preservation Commission:

- a. Approve Planning and Preservation No. 2022-001 recommending to the City Council to adopt the 2021-2029 Housing Element, Updated Safety Element, and Mitigated Negative Declaration, and authorize the City Manager to make iterative changes to the 2021-2029 Housing Element in response to comments from the California Department of Housing and Community Development (HCD) to support state certification of the 2021-2029 Housing Element.

### GENERAL COMMISSION COMMENTS

None

### STAFF COMMUNICATION

None

### ADJOURNMENT

June 13, 2022

*I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.*

*Michelle De Santiago, Community Development Technician*

*Signed and Posted: May 20, 2022 (3:00 p.m.)*

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Agendas and complete Agenda Packets (including staff reports and exhibits related to each item) are posted on the City's Internet Web site ([www.sfcity.org](http://www.sfcity.org)). These are also available for public reviewing prior to a meeting at the Community Development Department Public Counter. Any public writings distributed by the Planning and Preservation Commission to at least a majority of the Commissioners regarding any item on this regular meeting agenda will also be made available at the Community Development Department Public Counter located at 117 Macneil Street, San Fernando, CA, 91340 during normal business hours. In addition, the City may also post such documents on the City's Web Site at [www.sfcity.org](http://www.sfcity.org). In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification/ accommodation to attend or participate in this meeting, including auxiliary aids or services please call the Community Development Department Office at (818) 898-1227 at least 48 hours prior to the meeting.

THE CITY OF  
**SAN FERNANDO**

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**To:** Planning and Preservation Commission

**From:** Kanika Kith, Director of Community Development

**Date:** May 25, 2022

**Subject:** 2021-2029 Housing Element, Safety Element Update, and Mitigated Negative Declaration

**RECOMMENDATION:**

Staff recommends that the Planning and Preservation Commission adopt Resolution No. 2022-001 (Attachment “A”) recommending to City Council to adopt the 2021-2029 Housing Element, Updated Safety Element, and Mitigated Negative Declaration, and authorize the City Manager to make iterative changes to the 2021-2029 Housing Element in response to comments from the California Department of Housing and Community Development (HCD) to support state certification of the 2021-2029 Housing Element.

**BACKGROUND:**

1. Since 1969, the State has required all cities and counties in California to adopt a Housing Element to adequately plan for and accommodate each jurisdiction’s fair share of existing and projected housing needs for all economic segments of the community. The Housing Element is a chapter of the General Plan that serves as each jurisdiction’s blueprint for how it plans to grow and develop. Policies and ordinances enacted by local jurisdictions must be compatible with state housing goals and regional housing needs.
2. The City of San Fernando is one of 197 local jurisdictions within the Southern California Association of Governments (SCAG), which is responsible for assigning the Regional Housing Needs Assessment (RHNA) allocation in Los Angeles, Orange, Riverside, San Bernardino, Imperial, and Ventura counties. State law requires updating the Housing Element every eight years to include policies and programs to meet existing and future housing needs for the City, as established by the California Department of Housing and Community Development (HCD) and SCAG.
3. On August 22, 2019, HCD issued a RHNA of 1.34 million units (1,344,740 units) to the SCAG region. This number reflects the housing units that local jurisdictions in the region must plan for during the 8-year period from October 2021 to October 2029.

4. On September 18, 2019, SCAG sent a letter to HCD objecting HCD's RHNA of 1.34 million units for the SCAG region, and provided two alternatives, RHNA of 823,808 units and 920,772 units, which would be 39 percent and 32 percent less than HCD's RHNA, respectively.
5. On October 15, 2019, in response to SCAG's objection to HCD's RHNA, HCD issued a final determination of 1,341,827 housing units for SCAG's region. HCD did not alter its RHNA approach based on SCAG's objection.
6. On September 4, 2020, SCAG issued a draft of the 6<sup>th</sup> Cycle (2021 to 2029) RHNA allocation to all its member jurisdictions, which assigned 1,791 housing units to the City of San Fernando.
7. On October 26, 2020, the City filed an appeal of the RHNA allocation to SCAG arguing that the allocation does not reflect local planning factors such as jobs-housing balance, sewer and water infrastructure constraints, and availability of land in the City, among other issues.
8. On November 17, 2020, the City along with many other cities in the SCAG's region, sent a letter to SCAG President Rex Richardson to convene a closed session meeting of the SCAG Regional Council to discuss why SCAG decided not to pursue litigation against HCD.
9. On December 18, 2020, staff held a kick-off meeting with the City's Housing Consultant, Houseal Lavigne, to commence work on the Housing Element Update.
10. On January 11, 2021, the SCAG 6<sup>th</sup> Cycle RHNA Appeals Board considered and denied the appeal filed by the City, thus reaffirming the draft allocation of 1,791 housing units. Out of 52 jurisdictions who filed the appeal, only two jurisdictions (City of Pico Rivera and County of Riverside) received a re-allocation that was granted due to a mathematical miscalculation on SCAG's behalf.
11. On March 4, 2021, SCAG finalized their 6<sup>th</sup> Cycle RHNA allocation plan that increased the total allocation to the City of San Fernando from 1,791 to 1,795 units.
12. Virtual community meetings were held on March 25, 2021, May 12, 2021, and August 11, 2021 to share the process and receive feedback from the community.
13. Technical Advisory Committee (TAC) meetings were held on April 13, 2021, May 18, 2021, and December 2, 2021 to review the proposed Housing Element update and receive feedback.
14. On May 10, 2021 and October 12, 2021, discussions were held with the Planning and Preservation Commission regarding the RHNA allocation and Housing Element Update process.

15. On October 29, 2021, a Draft 2021-2029 Housing Element Update was posted on the City's website for public review. Hard copies of the Draft Housing Element were made available at the San Fernando Library, Las Palmas Park, and Recreation Park.
16. On November 8, 2021, the Draft Housing Element Update was presented to the Planning and Preservation Commission.
17. On November 12, 2021, the Draft Housing Element Update was sent to the California Department of Housing and Community Development (HCD) for their initial 60-day review.
18. On December 16, 2021, a Draft Mitigated Negative Declaration (MND) was released for a 30-day public review period from December 16, 2021 to January 17, 2021. A Notice of Intent to adopt the Draft MND was published in the *San Fernando Sun* and submitted to the State Clearinghouse. The notice was also sent to all interested residents, regional, state, and federal agencies. A copy of the Draft MND is available at City Hall and on the City's website.
19. On December 22, 2021, a Draft Safety Element was posted on the City's website for public review. A copy the Draft Safety Element is available for public review at City Hall and on the City's website. The Safety Element was updated to satisfy Senate Bill (SB) 379 and SB 1035.
20. On January 11, 2022, HCD issued a letter finding that the Draft 2021-2029 Housing Element required revisions to comply with the State's housing element law.
21. The consultants have been working with staff to prepare revisions to the Housing Element and responding to HCD's comments. On April 14, 2022, staff and the consultants conferred with HCD to confirm specific changes needed to be eligible for certification.
22. On May 12, 2022, the proposed Housing Element, Safety Element, and MND were posted on the City's website ([click here](#)) for public review and a notice regarding the availability of these documents was published in the *San Fernando Sun* newspaper.

**ANALYSIS:**

State law requires every city and county in California to adopt and implement a General Plan, which establishes overall goals and polices for future growth of the jurisdiction. A city's General Plan must include a Housing Element as one of seven mandatory elements (land use, transportation, conservation, noise, open space, safety, and housing). The Housing Element must include policies and programs to meet existing and future housing needs for the City, as established by HCD and SCAG.

State law further requires that housing elements 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 Housing Element update process serves as an opportunity to update housing and land-use strategies to reflect changing needs, resources, and conditions of the City during its applicable eight year planning period.

### *Housing Element Update Components*

The proposed 2021-2029 Housing Element must comply with State legislation, which is required to reflect current conditions and includes the following mandated components:

- **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 are identified as Housing Opportunity Sites where the City's RHNA could be met.
- **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.

### *Changes in State Housing Law*

The proposed 2021-2029 Housing Element has been prepared to be consistent with recent



changes in State law, all of which are detailed in the introduction of the proposed 2021-2029 Housing Element and summarized in Attachment “E”. The proposed 2021-2029 Housing Element incorporates and addresses all pertinent housing law changes through analysis and implementation of new policies or programs for the next eight years.

#### *Non-Compliance with State Housing Law*

Failure by the City to adopt a Housing Element could result in HCD revoking its finding of the City’s substantial compliance with the State’s housing law. Non-compliance with the State’s housing law would leave the City exposed for future legal action from the State or other interested parties, which could include but is not limited to:

#### *Litigation*

- Litigation by the State that may be brought against the City by the State Attorney General for violations of the State’s housing-element law, as well as other housing laws, or directly by HCD.
- Litigation by outside entities (housing advocacy groups, developers) or individuals.

#### *Fines*

- Financial exposure of the City to court fines starting at \$10,000 to \$600,000 per month (may be multiplied by a factor of three to six, in extreme instances), plus attorneys’ fees.

#### *Sanctions*

- Mandatory Compliance and Loss of Local Land Use and Permitting Authority – Potential Consequences of Lawsuits
  1. Court-mandated approval of certain housing projects.
  2. Court-orders to strip the City Council of land use authority.
  3. Court-ordered mandatory rezoning of land within the City.
  4. In extreme cases, the court may appoint an agent with all powers necessary to bring the City’s Housing Element into compliance with state law and suspend the City’s authority to issue building permits for new construction.
- Ineligible for Funding. The City will be ineligible for certain types of state and federal grant funding that require compliance with the housing-element law as an eligibility criterion and which funds may be used to fund transportation, infrastructure and housing programs and projects (e.g. Caltrans SB 1 Sustainable Communities Grant, Affordable Housing and Sustainable Communities Program, SB 2 Planning Grant, Prop 1 Housing Programs and Veterans Bond).
- Four-Year Housing Element Cycle. Placement of the City in a shorter four-year housing element update cycle instead of the current eight-year cycle – among other penalties.

HCD's process for accountability is intended to be iterative and hinges on progressive sanctions. However, any of the potential consequences of non-compliance would be costly for the City and require the use of taxpayer funds and staff resources.

Housing and Community Development (HCD) Review of Housing Element

State law require Housing Element updates within SCAG's jurisdiction to be adopted by individual cities and certified by HCD within 120 days of the October 15, 2021 statutory deadline (i.e. February 12, 2022). Any associated rezoning or ordinance amendments required to implement an adopted Housing Element would be allowed a maximum three-year performance period to complete and adopt any identified amendments. If a jurisdiction did not meet the October 15<sup>th</sup> deadline, it would be subject to a 4-year cycle. However, recently adopted Assembly Bill 1398 (AB 1398) removed the 4-year cycle requirement for jurisdictions not meeting the deadline, but required completion of any rezoning and ordinance amendments by October 15, 2022 (i.e. only 4 ½ months) instead of the three-year performance period previously allowed.

A Draft Housing Element was submitted to HCD in November 2021 and comments from HCD were received on January 11, 2022 noting several deficiencies. Due to the receipt of HCD comments and insufficient time remaining (4 weeks) to prepare timely revisions and hold required public hearings before February 12, 2022, the statutory deadline could not be met. The letter from HCD is included as Attachment "G". A brief summary of key issues from HCD are provided below.

1. Further explanation on housing needs, resources, and constraints analysis relating to Affirmatively Furthering Fair Housing (AFFH).
2. Improve housing programs with removal of constraints for development of affordable housing.
3. Include quantified objectives to establish an estimate of housing units by income category.
4. Further explanation of public participation of all economic segments of the community.

Staff and the consultants conferred with HCD on April 14, 2022 to confirm specific changes needed to be eligible for certification. The proposed 2021-2029 Housing Element (Attachment "B") has been revised to address comments from HCD. A detailed summary of the comments received from HCD and how they are addressed in the proposed Housing Element is provided as Attachment "H".

Upon City Council adoption of the proposed Housing Element, staff intends to expedite its transmittal to HCD and develop a work plan for its implementation prior to the October 15, 2022 deadline.

Summary of Proposed 2021-2029 Housing Element

San Fernando has been allocated a minimum of 1,795 units by SCAG. Since RHNA uses June 30, 2020 as a baseline for growth projections for the planning period (October 15, 2021 to October 15, 2029) the City can count the number of new units for which building permits or certificates of occupancy were issued since June 30, 2020 toward this RHNA.

State law requires the Housing Element 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, its setting as an existing developed community, 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 as detailed in the Housing Plan section of the proposed Housing Element. This includes 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 (i.e. "affirmatively further fair housing") to housing that is attainable for residents at all income levels, beyond focusing solely on opportunities for production of new units.

Table 35 of the Draft Housing Element Summarizes San Fernando's applicable RHNA credit and the remaining RHNA needed through October 15, 2029. With the anticipated ADU's, entitled projects, and projects under review, the City has an unmet RHNA need of 1,224 units (134 extremely low-income units, 177 very low-income units, 258 moderate-income, and 495 above moderate-income units, plus 15% no net loss). After accounting for the development credits and the realistic capacity of vacant and non-vacant inventory sites, the City has identified adequate capacity to fulfil its RHNA obligation.

*Residential Mixed-Use Overlay*

To meet the City's RHNA allocation of 1,795 units, the proposed Housing Element proposes a mixed-use overlay in existing commercial corridors along South Brand Boulevard and San Fernando Mission Boulevard. The proposed Housing Element also proposes an amendment to Specific Plan 5 (SP 5) to expand the existing mixed-use/residential overlay to other commercial sites within SP 5. The proposed mixed-use overlay helps protect existing residential neighborhoods by not increasing density to accommodate additional housing units. The overlay approach helps preserve the character of existing residential neighborhoods while directing developments to commercial corridors that can accommodate the demand for additional density to meet the RHNA allocation.

The proposed mixed-use overlay will not only help meet the RHNA allocation, but also bring several benefits to the City. The proposed mixed-use overlay will create flexibility for existing commercial properties to create a live-work environment that will:

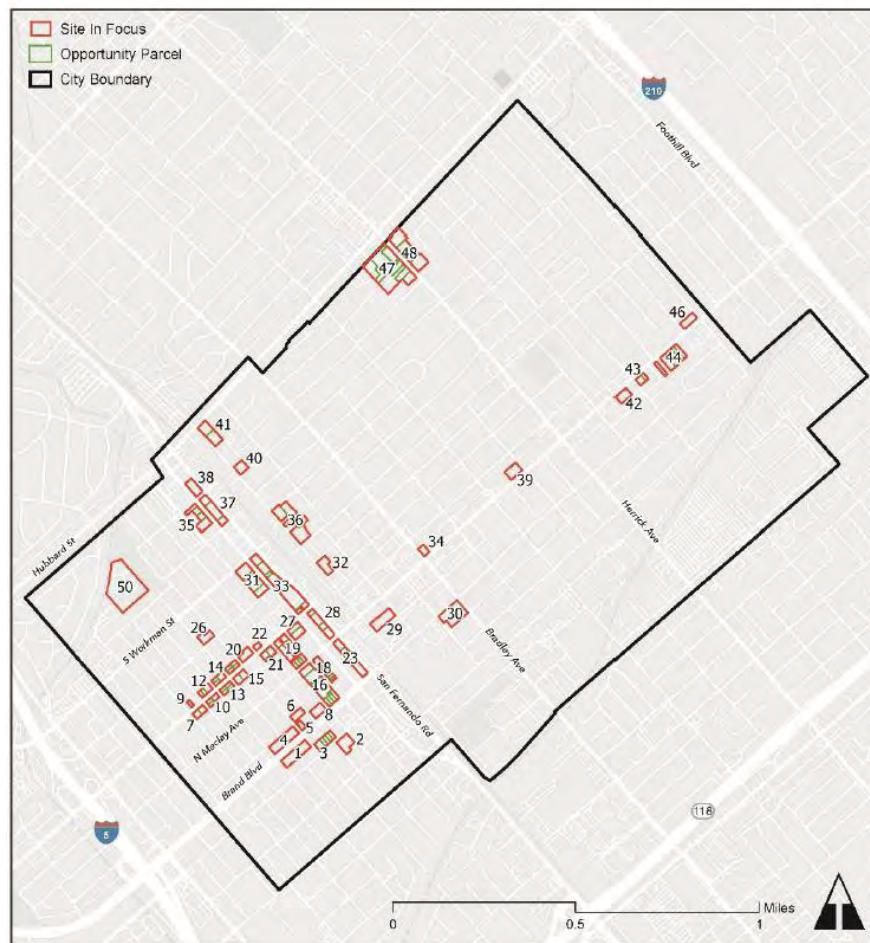
1. Help increase foot traffic to support local businesses.
2. Reduce the need for vehicle travel by bringing residents and visitors to one location to live, work, eat, shop, and play.
3. Bring shared community spaces to help foster interaction amount community members.

Overall, the proposed mixed-use overlay will address the City’s housing needs, help promote sustainability, and encourage economic development.

### *Housing Opportunity Sites*

As required by HCD, 45 housing opportunity sites have been identified to accommodate the unmet RHNA need of 1,224 units after accounting for anticipated ADUs and credited units approved since June 30, 2020. These sites are mostly within the SP 5 area with a few sites outside of its boundary, as illustrated in Figure 1 below. More details of these sites are provided as an appendix to the proposed Housing Element.

**Figure 1: Housing Opportunity Sites**



### *New or Enhanced Housing Programs*

Section VI of the proposed Housing Element contains the City's Housing Plan which sets forth the goals, policies, and programs the City intends to implement in order to address identified housing needs and comply with State Housing laws. In addition to five existing on-going housing programs being carried forward from the last Housing Element, 21 new or enhanced programs are proposed. A brief summary of the new programs are included as Attachment "F".

### *Outreach Process & Comments Received on Housing Element*

Appendix A of the proposed 2021-2029 Housing Element detail the City's outreach efforts during the preparation and public review period of the Housing Element Update and include written comments resulting from:

- Three advertised and noticed outreach meetings – Town Hall meetings
- Four advertised and noticed public meetings – Three with Planning and Preservation Commission and one with City Council
- Housing Element Update Website
- A Housing Element Update Survey (with Spanish Translation)
- Map.Social (web-based interactive mapping tool)

### *Written Public Comments Summary*

Six comment letters were received and summarized below. All comment letters are included as Attachment "I".

- SCAG and CalTrans (Responsible Agencies under CEQA) acknowledging receipt of the project notices.
- Santa Ynez Band of Chumash Indians acknowledging receipt of notices and noting no further comments.
- Property owner/developer (Selective 901 Truman, LLC) asking for their properties to be included in the Housing Sites Inventory.
  - These sites were not included because of their proximity to the railroad tracks.
- One comment letter from Californians for Homeownership threatening potential litigation against the City regarding compliance with State Housing law.
- One comment from Aszkenazy Development to add two sites (603 San Fernando Road and 411 S Brand Blvd) to the Housing Opportunity Sites.
  - 603 San Fernando Road did not meet the criteria as a potential housing site.
  - 411 S. Brand Blvd is included as Housing Opportunity Site No. 8.

### *Housing Element Findings*

Staff has prepared a Resolution (Attachment "A") for the Commission to recommend adoption

of the proposed 2021-2029 Housing Element with required findings. The resolution recommends that the City Council adopt the 2021-2029 Housing Element in its entirety to replace the existing Housing Element of the General Plan.

### Safety Element Update

As part of the Housing Element update, the Safety Element has been updated to address wildfire and climate adaptation as required by SB 379 and SB 1035. The proposed Safety Element incorporates information on natural and human-caused hazards, along with new policies related to environmental justice, wildfire prevention, climate change, and pandemic preparedness and response, among others. The purpose of the Safety Element is to reduce the potential short- and long-term risk of death, injuries, property damage, and economic and social disruption resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards.

Certain policies that cover broad areas of City activities are further broken down into subtopics. Each policy is supported by specific actions contained in the Action Plan that contains the specific, concrete steps the City will take to achieve the intent of each policy. The proposed Safety Element topics include:

- Disaster Preparedness
- Geologic and Seismic Hazards
- High Winds
- Wildland and Urban Fire
- Dam Failure Inundation Hazards
- Peak Load Water Demand
- Hazardous Materials Hazards
- Climate Change Hazards
- Public Safety Services and Crime Prevention

### *Environmental Justice*

Senate Bill 1000 (SB 1000), “The Planning for Healthy Communities Act” of 2016 amended Section 65302 of the Government Code Section 65040.12 to require all local jurisdictions to create an Environmental Justice Element or incorporate environmental justice policies when updating two or more elements of its General Plan. Environmental Justice is defined as “the fair treatment and meaningful involvement of people of all races, cultures and incomes, and national origins, with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies”.

As part of the Housing Element and Safety Element Update process, the City commissioned the preparation of an Environmental Justice Technical Report which was completed in December 2021. The Environmental Justice Technical Report is included as an appendix to the proposed Safety Element.

The Safety Element establishes environmental justice policies and actions to reduce disproportionate environmental burden present in San Fernando. The negative impact of environmental hazards and pollution on the San Fernando community is described across the following key focus areas:

- Pollution Exposure and Air Quality
- Public Facilities
- Safe and Sanitary Homes
- Physical Activity, Food Access, and Public Health
- Civic and Community Engagement

Section M of the proposed Safety Element (Pages 39-46) details the associated implementation measure or program for each topic area's related policies with priority, timeframe for implementation, and responsible entity/department. These environmental justice policies will serve as the basis for a separate Environmental Justice Element, which staff will explore creating as part of a comprehensive General Plan update in the near future.

#### *Written Comments Received on Safety Element*

The City has not received separate written correspondence on the Safety Element outside of CEQA notification and review process.

#### *Safety Element Finding*

The resolution for the Commission recommends that the City Council adopt the 2021-2029 Safety Element in its entirety to replace the existing Safety Element of the General Plan and included required findings.

#### Environmental Review for Draft Housing and Safety Elements

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study (IS) and Draft Mitigated Negative Declaration (MND) has been prepared for the Housing Element and Safety Element update. The Draft MND analyzed potential environmental impacts and included mitigation measures to mitigate any potential impacts to less than a significant level. The Draft MND was released for a 30-day public review period started on December 16, 2021 and concluded on January 17, 2022. The Draft MND is available on the City of San Fernando website and at the planning counter.

#### *Written Comments on IS/MND*

Comment received and responses from the Environmental Consultant are included in Appendix D of the Draft IS/MND, which is included Attachment "C" to the staff report. As noted earlier, the following comments were received from SCAG and CalTrans related to their role as Responsible Agencies and from the Santa Ynez Band of Chumash Indians:

1. Miya Edmonson, IGR/CEQA Branch Chief, California Department of Transportation (Caltrans). Letter received on December 27, 2021.
2. Frank Wen, Manager, Planning Strategy Department, Southern California Association of Governments (SCAG). Letter received on January 13, 2022.
3. Kelsie Shroll, Administration Assistant, Elders' Council and Cultural Department, Santa Ynez Band of Chumash Indians. Letter received on December 21, 2021

*CEQA Findings*

The Resolution (Attachment “A”) includes a recommendation to adopt the Initial Study-Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program with the required findings.

Non-Policy Changes by the City Manager

The draft resolution includes a recommendation for the City Council to authorize the City Manager to make iterative changes to the 2021-2029 Housing Element in response to comments from HCD to support state certification of the 2021-2029 Housing Element.

Public Notification

A public hearing notice was published on May 12, 2022 as a display advertisement in the *San Fernando Sun* newspaper to inform the community of the Commission’s review of the proposed Housing Element, Safety Element, and MND.

**BUDGET IMPACT:**

The Housing Element Update is funded by a combination of state grant funds totaling \$310,000 from the Senate Bill 2 (SB 2) Planning Grant Program and the State’s Local Early Action Planning (LEAP) Grants Program.

**CONCLUSION:**

Staff recommends that the Commission recommend to the City Council to adopt the 2021-2029 Housing Element, Updated Safety Element, and the Mitigation Negative Declaration, and authorize the City Manager to make iterative changes to the 2021-2029 Housing Element in response to comments from HCD to support state certification of the 2021-2029 Housing Element.

**ATTACHMENTS:**

- A. Planning and Preservation Commission Resolution No. 2022-001
- B. Revised Draft 6th Cycle 2021-2029 Housing Element Update ([Click Here](#))
- C. Draft Safety Element Update ([Click Here](#))
- D. Draft MND with Mitigation Monitoring and Reporting Program ([Click Here](#))
- E. Recent State Housing Laws
- F. New or Enhanced Housing Programs
- G. HCD Comment Letter
- H. Summary Matrix of HCD comments on Draft Housing Element with Proposed Revisions
- I. Correspondences Received



RESOLUTION NO. 2022-001

**A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL TO ADOPT THE 6TH CYCLE 2021-2029 HOUSING ELEMENT, SAFETY ELEMENT UPDATE, AND MITIGATED NEGATIVE DECLARATION FOR THE UPDATED ELEMENTS, AND TO AMEND THE GENERAL PLAN TO REPLACE THE HOUSING ELEMENT AND SAFETY ELEMENTS IN THEIR ENTIRETY, AND TO AUTHORIZE THE CITY MANAGER TO MAKE ITERATIVE CHANGES TO THE 2021-2029 HOUSING ELEMENT IN RESPONSE TO COMMENTS FROM HCD TO SUPPORT STATE CERTIFICATION OF THE 2021-2029 HOUSING ELEMENT.**

**WHEREAS**, the California Legislature has determined that the availability of housing is a matter of statewide importance and the cooperation between government and the private sector is critical to attainment of the State's housing goals; and

**WHEREAS**, the General Plan Housing Element serves as a policy and action guide to address the comprehensive housing needs of the City of San Fernando; and

**WHEREAS**, all cities in the Southern California Association of Governments (SCAG) region are required by State law to prepare an update to their respective General Plan Housing Element for the 2021-2029 planning period and future housing needs; and

**WHEREAS**, on September 4, 2020, SCAG issued a draft of the 6th Cycle Regional Housing Needs Allocation (RHNA), which assigned 1,791 housing units to the City of San Fernando Element for the 2021-2029 planning period; and

**WHEREAS**, on March 4, 2021, SCAG finalized their 6th Cycle RHNA Allocation plan that increased the total allocation to the City of San Fernando from 1,791 to 1,795 units; and

**WHEREAS**, the City of San Fernando prepared the 6th Cycle 2021-2029 Housing Element Update in accordance with California Housing Element Law (Government Code section 65580 et. seq.); and

**WHEREAS**, California Government Code Section 65583 requires that the Housing Element Update contain: (i) an assessment of the City's housing needs and an analysis of the resources and constraints, both governmental and non-governmental, relevant to the meeting of these needs; (ii) an inventory of land suitable and available for residential development and an analysis of the development potential of such sites; (iii) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and (iv) programs that set forth a schedule of actions the local

government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element Update; and

**WHEREAS**, Housing Element Law requires the Housing Element to identify adequate sites to accommodate the City's Regional Housing Needs Allocation ("RHNA") and the City has identified an adequate list of housing sites to accommodate the amount, type, and income levels required by RHNA; and

**WHEREAS**, State law requires that a City's General Plan include a Safety Element to address protection of its people from unreasonable risks associated with disasters, including earthquakes, floods, fires, landslides, and other hazards identified by the local community and California Government Code Section 65302(g) (GC 65302) requires all local jurisdictions to update their Safety Element upon each revision of the Housing Element or Local Hazard Mitigation Plan; and

**WHEREAS**, the proposed amendments to the City's Housing Element and Safety Element ("Elements") of the General Plan are intended to ensure that the needs of all residents in the City are met; and

**WHEREAS**, in conformance with Senate Bill 1000 (SB 1000), "The Planning for Healthy Communities Act" of 2016 which amended Section 65302 of the Government Code Section 65040.12 and requires environmental justice considerations and integrated policies be included in a General Plan if two or more elements are amended; and

**WHEREAS**, the City of San Fernando commissioned the preparation of an Environmental Justice Technical Report in December 2021; and

**WHEREAS**, the City of San Fernando held a series of public outreach meetings, from March 2021 to December 2021 during the preparation of the Housing Element and Safety Element Updates; and

**WHEREAS**, on November 12, 2021, the Draft 2021-2029 Housing Element amendment was transmitted to the California Department of Housing and Community Development (HCD) for review as required by state law; and

**WHEREAS**, An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the Housing and Safety Element updates in accordance with the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines; and

**WHEREAS**, on December 16, 2021, a Draft Mitigated Negative Declaration (MND) was released for a 30-day public review period from December 16, 2021 to January 17, 2022. A Notice of Intent to adopt the Draft MND was published in the *San Fernando Sun* newspaper and submitted to the State Clearinghouse. The notice was also sent to all interested residents, regional, state, and federal agencies. During said public review period of the Draft MND, the City

received three written comment letters. The City prepared a Final Mitigated Negative Declaration (Final MND) that includes public comments along with response to comments and a Mitigation Monitoring and Reporting Program. On May 12, 2022, the draft Final MND was posted on the City's website and was provided to everyone who provided comments on the draft MND; and

**WHEREAS**, on January 11, 2022, HCD issued a letter finding that the proposed 2021-2029 Housing Element required revisions necessary to comply with the State's housing-element law; and

**WHEREAS**, in accordance with State law, on May 12, 2022, the City of San Fernando Community Development Department published a legal notice concerning the proposed 2021-2029 Housing Element, Safety Element, and MND in the *San Fernando Sun*, a local newspaper of general circulation, regarding the City of San Fernando Planning and Preservation Commission Special meeting of May 25, 2022; and

**WHEREAS**, on May 25, 2022, the Planning and Preservation Commission conducted a duly noticed public hearing, at which time public testimony was taken concerning the proposed 2021-2029 Housing Element, updated Safety Element, and MND and the Commission considered the proposed 2021-2029 Housing Element, Safety Element, and MND in conformance with California Housing Element Law, Government Code Section 65580 et seq.

**NOW, THEREFORE, THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

#### **SECTION 1: ENVIRONMENTAL REVIEW FINDINGS**

The City of San Fernando determined that the proposed project required the preparation of an Initial Study to identify potential impacts under CEQA. The Initial Study identified potential impacts that can be addressed through mitigation measures, resulting in the preparation of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program.

The Planning and Preservation Commission recommends that the City Council, in light of the whole record before it, including, but not limited to, CEQA guidelines and threshold of significance, the Mitigated Negative Declaration incorporated herein by reference, Mitigation Monitoring and Reporting Program attached hereto as Exhibit "A", and other documents incorporated therein by reference, any written comments received and responses provided, and other substantial evidence, within the meaning of Public Resources Code Sections Section 21000 et. seq., within the record and/or provided at the public hearing, hereby find, determine, and certify the following:

1. Lead Agency: That the City of San Fernando is the lead agency for the project pursuant to the California Environmental Quality Act ("CEQA," Cal. Pub. Res. Code §21000 et seq.), State CEQA Guidelines (the "Guidelines," 14 Cal. Code Regs. §15000 et seq.)

2. Determination of Impacts: That the City’s qualified consultant prepared a Mitigated Negative Declaration (“MND”) for the project, and the MND concluded that there was evidence that the proposed project may have a significant impact.
3. Mitigation: That pursuant to CEQA Guidelines Section 15091(d), a Mitigation Monitoring and Reporting Program was prepared that would substantially lessen the potential effects identified in the MND.
4. Review Period: That the MND has been provided for public review within the duration required under CEQA Guidelines Sections 15073.
5. Compliance with Law: That the MND was prepared, processed, and noticed in accordance with CEQA (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.), and the local CEQA guidelines and thresholds of significance adopted by the City of San Fernando. That the MND was presented to the Planning and Preservation Commission, and the Planning and Preservation Commission has reviewed and considered the information contained in the MND, and public testimony received thereon during the hearing, prior to any action on the project.
6. Independent Judgment: That the MND reflects and represents the City of Fernando’s independent judgment and analysis and adequately addresses the impacts of, and proposes appropriate mitigation measures upon, the City’s actions in approving or taking action on the proposed Project.
7. Mitigation Monitoring Program: That pursuant to CEQA Guidelines Section 15091(d), a Mitigation Monitoring and Reporting Program (MMRP) included in the Final MND are fully enforceable through permit conditions, agreements, or other measures as required by Public Resources Code Section 21081.6.
8. Modifications: That the modifications to the Final MND which have been made since circulation of the Draft MND do not constitute the addition of new significant information to the MND within the meaning of CEQA Guidelines Section 15073.5.

## **SECTION 2: HOUSING ELEMENT FINDINGS**

The Commission recommends to the City Council that the Housing Element of the General Plan be amended and replaced in its entirety with the proposed Housing Element titled “2021-2029 Housing Element,” incorporated herein by reference, and be adopted with the following findings:

1. The State of California Government Code Section 65588 requires the review and adoption of a Housing Element that may be updated according to the Southern California Association of Governments Regional Housing Needs Assessment (“RHNA”) planning cycle.

2. Revisions to the draft Housing Element were made based on comments received by HCD on January 11, 2022 and incorporated into the draft Housing Element.
3. City of San Fernando finds that the 2021-2029 Housing Element is in substantial compliance with the California Housing Element Law (Government Code Section 65580 et seq).
4. The City of San Fernando hereby finds that the 2021-2029 Housing Element, pursuant to Government Code Section 65860, would be externally consistent with the San Fernando Zoning Ordinance as the Housing Element programs commit the City of San Fernando to amend any zoning provisions in conflict of state law and to be consistent with the Housing Element.
5. Based on age and condition of non-residential structures on non-vacant sites, and the likelihood of commercial uses on non-vacant sites converting to mixed-use residential developments due to the continued decline of retail-only uses specifically within the Corridor Specific Plan (SP-5) commercial areas, the existing uses on the sites identified in the site inventory to accommodate lower income RHNA are likely to be integrated with new residential uses, and therefore are not considered significant impediments to additional residential development during the period covered by the Housing Element.

### **SECTION 3: SAFETY ELEMENT FINDINGS**

The Commission recommends to the City Council that the Safety Element of the General Plan be amended and replaced in its entirety with the updated Safety Element, incorporated herein by reference, and be adopted with the following findings:

1. That the Safety Element is consistent with City of San Fernando General Plan, its associated Sub-Elements, and policies.

### **SECTION 4: NON-POLICY CHANGES TO THE HOUSING ELEMENT FOR CERTIFICATION**

The Commission recommends to the City Council that it authorize the City Manager to make iterative changes to the 2021-2029 Housing Element in response to comments from HCD to support state certification of the 2021-2029 Housing Element.

### **SECTION 5: RECORD OF PROCEEDING**

The documents and other materials that constitute the record of the proceedings upon which the Planning and Preservation Commission's decision is based, which include, but are not limited to, the environmental documents, staff reports, as well as all materials that support the staff reports for the proposed project and are located in the Community Development Department of the City of San Fernando at 117 Macneil Street, San Fernando, CA 91340. The custodian of these documents is the City Clerk of the City of San Fernando.

**SECTION 6: DETERMINATION**

Based upon the findings outlined above, the Planning and Preservation Commission of the City of San Fernando hereby takes the following actions:

- A. Adopt the Final MND, incorporated herein by reference, and Mitigation Monitoring and Reporting Program for the 2021-2029 Housing Element and Safety Element, attached hereto as Exhibit "A"; and
- B. Adopt the 2021-2029 Housing Element in its entirety to replace the existing Housing Element of the General Plan; and
- C. Adopt the updated Safety Element in its entirety to replace the existing Safety Element of the General Plan; and
- D. Authorize the City Manager to make iterative changes to the 2021-2029 Housing Element in response to comments from HCD to support state certification of the 2021-2029 Housing Element.

**SECTION 7. CERTIFICATION OF THE RESOLUTION**

The Secretary of the Planning and Preservation Commission of the City of San Fernando, California, shall certify to the adoption of this resolution.

**PASSED, APPROVED, AND ADOPTED** this 25th day of May 2022 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Joel Fajardo, Chair

**ATTEST:**

---

Kanika Kith, Secretary to the Planning Commission

SAN FERNANDO, CA

# HOUSING ELEMENT

DRAFT – May 12, 2022

Community Development Department  
117 Macneil Street,  
San Fernando, CA 91340  
(818) 898-1227



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# I. INTRODUCTION

## B. COMMUNITY CONTEXT

The City of San Fernando is in the northeast section of the San Fernando Valley at the southern foot of the San Gabriel Mountains. This compact community of 2.4 square miles is surrounded by the City of Los Angeles, including the nearby communities of Sylmar, Mission Hills, and Pacoima.

San Fernando has a rich history, which can still be observed in the built environment. The City's roots go back to 1874 when Charles Maclay laid out a speculative township map for "the first city of the valley," leading to the City's incorporation in 1911. The City's early development is closely related with ranching, the citrus industry, and the nearby San Fernando Mission. Many San Fernando neighborhoods were originally developed in the early twentieth century, with current land uses still reflecting the City's first zoning ordinance adopted in 1929. The City has since developed as a predominately single-family community, with approximately 80 percent of the City's 6,569 housing units consisting of single-family homes, and 55 percent of the City's households owning their homes.

The City has suffered from two major natural disasters, the 1971 Sylmar Earthquake, and the 1994 Northridge Earthquake. These earthquakes caused substantial damage to the housing stock, as well as sewers, streets, and other buildings. As a result of these disasters, combined with the age of the City's housing stock, San Fernando had historically placed a large focus on redevelopment activities, including rehabilitation and the production of replacement housing. The City has also placed a renewed focus on neighborhood preservation through a combination of code enforcement, rental housing inspection, community involvement, and rehabilitation assistance. However, the State of California's decision to eliminate redevelopment agencies statewide has significantly impacted San Fernando's ability to continue programs that maintain, preserve, and enhance its residential neighborhoods.

While San Fernando has experienced only limited residential development over the past several decades, the City's population has continued to grow and change. As of 2020, more than 90 percent of the City's 23,946 residents are of Latino origin, and 23.2 percent of the population is under 18 years of age. The Latino population includes both recent immigrants as well as many longtime San Fernando families. The provision of adequate affordable housing, including larger rental units and first-time homeownership opportunities for younger growing families, is thus an important issue facing San Fernando.

With adoption of the San Fernando Corridors Specific Plan in January 2005, which was recently updated in December 2017, the City has established a well-defined plan for the revitalization of San Fernando's three primary corridors—North Maclay Avenue, Truman Street, and San Fernando Road—while providing significant additional opportunities for residential development. The City is evaluating mixed-use residential development opportunities that have the potential to produce hundreds of additional units on publicly and/or privately owned parcels, as well as underutilized parking lot sites within the City's downtown area and the greater San Fernando Corridors Specific Plan area. Furthermore, the San Fernando Corridors Specific Plan envisions the transition of North Maclay Avenue into a residentially focused corridor. It also provides density bonuses for the integration of residential dwelling units within mixed-use developments in the City's Downtown and Civic Center areas, which include the San Fernando Road and Truman Street corridors.

## C. ROLE OF THE HOUSING ELEMENT

State law recognizes the vital role local governments play in the availability, adequacy, and affordability of housing. Every jurisdiction in California is required to adopt a comprehensive, long-term general plan to guide its physical development; the housing element being one of the seven mandated elements of the General Plan. Housing element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, State housing policy rests largely upon the effective implementation of local general plans and in particular, local housing elements. Housing Element statutes also requires the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report their findings to the local government.

San Fernando's Housing Element covers an eight-year planning period from October 15, 2021, to October 15, 2029. California's housing element law also requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or Regional Housing Needs Assessment ("RHNA"), to southern California jurisdictions. The RHNA planning period for this Housing Element cycle is an eight-year plan extending from October 2021 through October 2029.

This Housing Element identifies strategies and programs that focus on 1) preserving and improving housing and neighborhoods; 2) providing adequate housing sites; 3) assisting in the provision of affordable housing; 4) removing governmental and other constraints to housing investment; and 5) promoting fair and equal housing opportunities.

The City's Housing Element consists of the following major components:

- An analysis of the City's demographic, household, and housing characteristics and related housing needs (Section II).
- A review of potential market, governmental, and infrastructure constraints to meeting San Fernando's identified housing needs (Section III).
- An evaluation of residential sites and financial and administrative resources available to address the City's housing goals (Section IV).
- The Housing Plan for addressing the City's identified housing needs, constraints, and resources; including housing goals, policies, and programs (Section V).

## D. DATA SOURCES

In preparing the Housing Element, various sources of information are consulted. The U.S. Census Bureau's decennial Census and period American Community Survey (ACS) provides the basis for population and household characteristics. Several other data sources are used to supplement U.S. Census Bureau data, including the following:

- Population, housing, and employment projections from the SCAG's 2020-2045 Regional Transportation Plan (RTP) Growth Forecast and 2020 Regional Integrated Forecast.
- Labor force participation and unemployment rate estimates from the State of California Employment Development Department.
- Household income data by type of household derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD.
- Housing market information updated through internet listings.
- Housing conditions information obtained from recent field surveys conducted by the San Fernando Community Development Department's Building and Safety Division.
- Data on residents with developmental disabilities who are assisted at the North Los Angeles County Regional Center from the State of California Department of Developmental Services.
- Counts of unsheltered homeless individuals from the Los Angeles Homeless Services Authority (LAHSA).
- Information on existing and projected housing needs from the SCAG's 6<sup>th</sup> Cycle Final RHNA Allocation Plan approved by HCD on March 22, 2021.
- Lending patterns for home purchase and home improvement loans from the Home Mortgage Disclosure Act (HMDA) database.
- Information on San Fernando's land uses, and development standards derived from the City's Zoning Ordinance and the San Fernando Corridors Specific Plan.

## E. PUBLIC PARTICIPATION

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Opportunities for residents to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address San Fernando's housing needs. During the preparation of this Housing Element update, public input and participation was solicited in a variety of ways. A discussion of citizen participation is provided below.

### 1. PUBLIC OUTREACH OVERVIEW

The City conducted an extensive public outreach program aiming to involve all residents, property owners, developers, affordable housing advocates, and other community stakeholders early on in the development of its Housing Element. Due to the COVID-19 pandemic, the City conducted outreach via virtual platforms, as appropriate for the safety of community members. Public participation for the 2021-2029 Housing Element included a series of virtual and in-person Town Hall meetings, Technical Advisory Committee meetings, an online survey, and informational materials posted on the City's website. Key outreach components are summarized in the following section. A summary of the public comments received during the planning process is also included in Appendix A.

#### TOWN HALL MEETINGS

Three Town Hall meetings were conducted as part of the public outreach process. Each meeting was provided with Spanish translation and was broadcasted on Facebook Live. The meetings were advertised on the City's website, local newspaper publications, and the City's social media posts. Notification of the meetings were also mailed to all residents, property owners, and other stakeholders (e.g., business owners, non-profit organizations that serve special needs and low and moderate-income households, etc.) to invite them to attend and participate. Notices of town halls were also sent to housing professionals, agencies, and organizations serving the City's lower income populations and those with special needs (see Appendix A). All meeting notes and presentations were posted on the City's website, along with links to the online survey and Map.Social, an online mapping engagement tool that was used during the process opportunity Sites selection process.

#### TOWN HALL MEETING #1 (VIRTUAL)

The first Virtual Town Hall meeting was held on Wednesday, March 24, 2021, from 6:30 to 8:00 p.m. The meeting was virtual via Zoom and Facebook Live. The Town Hall meeting comprised of a presentation providing an overview of the Housing Element update process, statutory requirements, and the City's RHNA requirements. The purpose of the meeting was to solicit feedback on housing needs, barriers to fair housing choice, and identify areas for potential development. The housing needs of the community and potential locations for future housing to meet the City's RHNA obligations were discussed with participants. To gain additional insights from the community, the City provided Map.Social, where community members could mark up online maps to identify additional desirable locations for future housing. Map.Social was made available during the meeting and remained available for four weeks after the meeting on the City's Housing Element Update webpage.

### TOWN HALL MEETING #2 (VIRTUAL)

A second Virtual Town Hall meeting was held on Friday, May 12, 2021, from 6:30 to 8:00 p.m. The meeting was virtual via Zoom and Facebook Live. The Town Hall meeting continued the discussion on appropriate sites for future housing. A presentation was provided that focused on the approach and methodology to identify the potential housing sites. Several RHNA land use scenarios were discussed, and preliminary sites were identified. The community was then asked to provide feedback on these sites using Map.Social, where they could provide comments directly onto the online map.

An explanation of Environmental Justice and policies to be incorporated into both the Housing Element and the Public Safety Element were also discussed during the meeting. As part of the presentation, participants were asked a series of questions relating to Environmental Justice to facilitate a discussion on what type of actions can or should be taken to address community concerns. Extensive feedback was gathered and incorporated into the Housing and Safety elements.

### TOWN HALL MEETING #3 (IN-PERSON AND VIRTUAL)

A third Town Hall meeting was held in person at the San Fernando Recreation Park Multi-Use Room and was broadcasted live on Facebook Live on August 11, 2021, from 6:30 to 8:00 p.m. The discussion at the Town Hall meeting was focused on the preferred housing opportunity sites, which were identified based on analysis of existing conditions and feedback received from the community. An overview of the sites and the factors that led to their selection was discussed along with how these sites accommodate the RHNA obligation. The community was given the opportunity to comment on these sites and share additional feedback regarding the distribution of the identified sites. At the conclusion of the sites discussion Affirmatively Furthering Fair Housing (AFFH) was discussed. An overview of the requirements and example policies and meaningful action were covered. Feedback from this meeting was used to finalize the preferred opportunity sites that are analyzed later in this element.

### ADDITIONAL OUTREACH ACTIVITIES

To supplement the Town Hall meetings, additional outreach activities were conducted as follows:

A **Housing Survey** was created to gather feedback from the community and was made available on the website in both English and Spanish throughout the planning process.

A **Technical Advisory Committee (TAC)** was formed to help guide and inform the planning process. The TAC was comprised of a diverse mix of residents, community stakeholders, housing advocates, developers, real estate professionals, urban planners, and current and ex-members of the Planning Commission. The TAC members were selected by the City Council and City staff. The TAC members were:

|                       |                |
|-----------------------|----------------|
| Victoria Ianni Garcia | Angel Granados |
| Joel Fajardo          | Ivan Gonzalez  |
| Rosie Lopez           | Mel Wilson     |
| Cyndi Lopez           | Adriana Gomez  |
| Andres Rodriguez      | Fred Partovi   |

A series of **TAC meetings** were held to further discuss comments received during the Town Hall meetings. The TAC meetings included a more focused and in-depth conversation around the placement of housing opportunity sites, programs and policies that should be considered, and other insights and concerns regarding the availability of affordable housing.

Once completed, the **Draft Housing Element** was posted on the City’s website and sent to the State Department of Housing and Community Development (HCD) for public review and comment. Physical copies were also placed in locations throughout the community for public viewing, including City Hall, the Los Angeles County public library, and the City’s two community centers—Recreation Park and Las Palmas Park. The City submitted an initial draft to HCD for review and received a comment letter from HCD dated January 11, 2022 requesting corrections and clarifications. Based on comments received from HCD a final draft of the Housing Element was completed on May 12, 2022. On May 25, 2022, the Draft Housing Element was presented at a public hearing before the Planning and Preservation Commission during which a motion was made to recommend City Council approval of the Draft Housing Element. On June 6, 2022, the City Council held a public meeting to review and consider the Housing Element and adopted the 2021 – 2029 Housing Element.

## CONTINUED OUTREACH MOVING FORWARD

To ensure the success of San Fernando’s housing policies and programs moving forward, it is important that the City continues to engage the community and receive ongoing feedback. Outreach efforts will continue to be conducted after the adoption of the Housing Element throughout the eight-year planning period. The outreach will include:

- Utilizing the City’s website and social media outlets to increase information and public education on fair housing programs and services available to residents.
- Regularly contacting landlords of lower income apartment complexes to provide education materials about the benefits of the Section 8 voucher program.
- Promote and provide outreach and education opportunities to residents on the ADU development process.
- Conduct a housing presentation every two years at the San Fernando Recreation Park Multi-Use Room to educate the public on the services available through the LA County Community Development Authority and Housing Rights Center Los Angeles.
- Creating a Housing Division and hiring a Housing Coordinator to conduct outreach to the community about available resources to residents and to track and monitor affordable housing units and quality.



## F. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The San Fernando General Plan comprises the following eight elements: Land Use, Circulation, Housing, Conservation, Open Space, Safety, Noise, and Historic Preservation. As part of the update of the Housing Element, the other elements of the General Plan were reviewed to ensure consistency with the policies set forth in those elements.

### 1. CONSISTENCY BETWEEN ELEMENTS

As required by State law, internal consistency is required among the various elements of the General Plan, including the Housing Element. The City will maintain consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.

#### SAFETY ELEMENT UPDATE

Pursuant to new State law, the City is updating the Safety Element concurrent with the Housing Element update to include analysis of public safety hazards, including fire hazards, climate change, flood, geologic, seismic, and traffic. It will then adopt policies to reduce the potential loss of life from these hazards. The Safety Element will address new State requirements, including addressing climate change adaptation and resilience, and the incorporation of environmental justice policies as required by Senate Bill 1000 (SB1000).

#### SENATE BILL 1000

Enacted on September 24, 2016, SB 1000 requires local governments to identify environmental justice communities (also known as “disadvantaged communities”) in their jurisdictions and address environmental justice in their general plans. This new law has several purposes, including to facilitate transparency and public engagement in local governments’ planning and decision-making processes, reduce harmful pollutants and the associated health risks in environmental justice communities, and promote equitable access to health-inducing benefits, such as healthy food options, housing, public facilities, and recreation.

#### ENVIRONMENTAL JUSTICE

As part of the Housing Element update, Environmental Justice policies have been crafted to address the existing conditions and improve circumstances for disadvantaged communities. Environmental Justice is described as a concept focused on addressing the systemic causes of the unequal environmental burden placed on certain communities. Efforts to address environmental justice involve mitigating the causes of environmental burden and the associated health and economic impacts on minority communities, particularly communities of color and low-income communities.

The State of California has developed new regulations focused on improving the status of disproportionate environmental burden through Senate Bill 1000 (SB 1000), “The Planning for Healthy Communities Act” of 2016, which amended Section 65302 of the Government Code. Government Code Section 65040.12 defines environmental justice as “the fair treatment and meaningful involvement of people of all races, cultures and incomes, and national origins, with respect to the development, adoption, implementation, and enforcement

of environmental laws, regulations, and policies.” State efforts towards environmental justice are primarily aimed at improving the status of disadvantaged communities through effective planning and policy decisions.

Government Code Section 65302 requires jurisdictions to identify environmental justice communities (called “disadvantaged communities”) within their planning area and incorporate an environmental justice element into their general plans, or related environmental justice goals, policies, and objectives integrated into other elements of the General Plan. The term disadvantaged communities refer to “an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.” In the context of environmental justice, disadvantaged communities are those areas throughout California which most suffer from a combination of economic, health, and environmental burdens. These burdens can include air and water pollution, exposure to hazardous chemicals, lack of public resources, and high rates of asthma and heart disease.

# II. HOUSING NEEDS ASSESSMENT

This section of the Housing Element discusses the characteristics of San Fernando’s population and housing stock and consists of the following sections: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Existing Housing Problems.

## A. DEMOGRAPHIC PROFILE

Demographic changes, such as population growth or changes in age distribution, can affect the type and amount of housing that is needed in a community. This section details the population, age, race, and ethnicity characteristics of San Fernando residents.

### 1. POPULATION GROWTH AND TRENDS

Table 1 compares population growth figures in San Fernando to those of the City of Los Angeles and County of Los Angeles. San Fernando grew by the smallest rate between 1990 and 2010. Between 2010 and 2019, San Fernando had a higher growth rate than the County of Los Angeles, but lower than the City of Los Angeles by one percent.

**Table 1: Regional Population Growth Trends 1980-2019**

| Jurisdiction          | 1990      | 2000      | 2010      | 2019       | Percent Change |           |           |
|-----------------------|-----------|-----------|-----------|------------|----------------|-----------|-----------|
|                       |           |           |           |            | 1990-2000      | 2000-2010 | 2010-2019 |
| San Fernando          | 22,580    | 23,564    | 23,645    | 24,535     | 4%             | <1%       | 4%        |
| City of Los Angeles   | 3,485,398 | 3,694,742 | 3,792,621 | 3,999,936  | 6%             | 3%        | 5%        |
| County of Los Angeles | 8,863,164 | 9,519,338 | 9,818,605 | 10,081,570 | 7%             | 3%        | 3%        |

Source: 1990, 2000, 2010 US Census, 2019 ACS 5-Year Estimates

According to the Southern California Association of Government’s (SCAG) 2020 Regional Transportation Plan (RTP) Growth Forecast, the population of San Fernando is expected to grow to 25,500 by 2035—a four percent increase from the 2019 population. SCAG’s population projections translate to an annual growth rate of approximately 0.2 percent, which is less than the annual growth rate of the 2010 to 2019 period.

## 2. AGE CHARACTERISTICS

Housing needs are often affected by the age characteristics of residents in the community. Different age groups often have different lifestyles, income levels, and family types that influence housing needs. These housing choices evolve over time, and it is important to examine the changes in the age structure of San Fernando residents to identify potential impacts on housing needs.

Table 2 displays the age distribution of the City’s population in 2000 and 2019 and compares this with Los Angeles County. The table shows that while San Fernando’s population has not changed significantly in the 19 years, the age distribution of the population has changed. Median age has shifted from 27.3 to 35.5 years. The general trends shown in Table 2 reveal that San Fernando is moving away from its previously large concentrations of children and younger adults, and more closely towards the age distribution seen in Los Angeles County. For example, San Fernando’s middle-aged cohort has more than doubled since 2000 and now matches Los Angeles County, while its senior cohort (11 percent) is now just under the county rate of 13 percent.

As displayed below, 27 percent of San Fernando’s population was comprised of children under the age of 19 in 2019, which is down from 38 percent in 2000. This decrease in the proportion of young children is consistent with statewide trends of a more stable immigrant population along with lower birth rates. This trend can be expected to continue in the future.

**Table 2: Age Distribution 2000-2019**

| Age Group                 | City of San Fernando |             |               |             | Los Angeles County |
|---------------------------|----------------------|-------------|---------------|-------------|--------------------|
|                           | 2000                 |             | 2019          |             | 2019               |
|                           | Persons              | Percent     | Persons       | Percent     | Percent            |
| Preschool (<5 yrs.)       | 2,255                | 10%         | 1,640         | 7%          | 6%                 |
| School Age (5-19 yrs.)    | 6,634                | 28%         | 4,977         | 20%         | 19%                |
| Young Adults (20-34 yrs.) | 6,045                | 26%         | 5,457         | 22%         | 23%                |
| Adults (35-54)            | 5,752                | 24%         | 6,801         | 28%         | 27%                |
| Middle Age (55-64)        | 1,218                | 5%          | 2,969         | 12%         | 12%                |
| Seniors (65+ years)       | 1,660                | 7%          | 2,691         | 11%         | 13%                |
| <b>Total</b>              | <b>23,564</b>        | <b>100%</b> | <b>24,535</b> | <b>100%</b> | <b>100%</b>        |
| <b>Median Age (years)</b> | <b>27.3</b>          |             | <b>35.5</b>   |             | <b>36.5</b>        |

Source: 2000 US Census, 2019 ACS 5-Year Estimates

### 3. RACE AND ETHNICITY

Table 3 displays the racial/ethnic composition of San Fernando’s population in 2000 and 2019 and compares it with the countywide distribution. Hispanic residents continue to comprise most of the City’s population, increasing from 89 percent in 2000 to 93 percent in 2019. This increase in Hispanic residents coincides with a significant increase in White-identifying residents, and significant decrease in Other-identifying residents. Of San Fernando’s 2019 Hispanic/Latino residents, 66 percent identify as White.

While San Fernando is home to many established Latino families, it also serves as a place of residence for new Latino immigrants. The 2019 ACS reported that 38 percent of the City’s residents were foreign-born, with 96 percent born in the American continents. Approximately 78 percent of residents can speak Spanish, and just 20 percent of the population is only able to speak English. Thirteen percent (841) of San Fernando families are categorized as “Limited English-Speaking Households,” which may have implications on many aspects of life in the City, including ability to compete in the job market.

**Table 3: Racial and Ethnic Composition 2000-2019**

| Racial/Ethnic Group           | City of San Fernando |             |               |             | Los Angeles County |
|-------------------------------|----------------------|-------------|---------------|-------------|--------------------|
|                               | 2000                 |             | 2019          |             | 2019               |
|                               | Persons              | Percent     | Persons       | Percent     | Percent            |
| <b>Hispanic/Latino</b>        | <b>21,859</b>        | <b>89%</b>  | <b>22,859</b> | <b>93%</b>  | <b>48%</b>         |
| White                         | 10,893               | 44%         | 16,306        | 67%         | 54%                |
| Asian/Pacific Islander        | 382                  | 2%          | 558           | 2%          | 17%                |
| African American              | 305                  | 1%          | 238           | 1%          | 9%                 |
| American Indian/Alaska Native | 570                  | 2%          | 412           | 2%          | 2%                 |
| Other Race                    | 12,391               | 51%         | 7,437         | 30%         | 22%                |
| <b>Total Population</b>       | <b>24,541</b>        | <b>100%</b> | <b>24,535</b> | <b>100%</b> | <b>100%</b>        |

Source: 2000 US Census, 2019 ACS 5-Year Estimates

## 4. EMPLOYMENT

Evaluation of the types of jobs held by community residents provides insight into potential earning power and helps identify in which housing market segment residents fall. Information on how a community’s employment base is growing and changing can help identify potential housing demand changes in the future.

The State Employment Development Department estimates that as of April 2021, 11,500 San Fernando residents (about 50 percent) are in the labor force. The City has an unemployment rate of about 8 percent, which is less than the Countywide and City of Los Angeles unemployment rates of both 11 percent. The 2018 Census On the Map documents the following distribution of resident employment by occupational category:

**Table 4: Occupational Distribution 2018**

| Occupational Category                                      | Percent |
|--|---------|
| Health Care and Social Assistance                          | 14%     |
| Retail Trade   | 12%     |
| Manufacturing  | 12%     |
| Accommodation and Food Services                            | 9%      |
| Educational Services                                       | 8%      |
| Administration & Support, Waste Management and Remediation | 7%      |
| Construction   | 7%      |
| Professional, Scientific, and Technical Services           | 5%      |
| Wholesale Trade  | 4%      |
| Other Services (excluding Public Administration)           | 4%      |
| Transportation and Warehousing                             | 3%      |
| Public Administration                                      | 3%      |
| Information  | 3%      |
| Finance and Insurance                                      | 3%      |
| Real Estate and Rental and Leasing                         | 2%      |
| Arts, Entertainment, and Recreation                        | 2%      |
| Management of Companies and Enterprises                    | 2%      |
| Agriculture, Forestry, Fishing and Hunting                 | 1%      |
| Utilities  | 1%      |
| Mining, Quarrying, and Oil and Gas Extraction              | 0%      |

Source: On the Map, US Census 2018

San Fernando’s labor force is well diversified, with no clear concentrations in a single industry. SCAG projects a limited six percent increase, or 900 additional jobs by year 2035, in comparison to the 11 percent job growth projected for Los Angeles County during the same period. San Fernando’s employment base includes a diverse mix of small businesses, retail stores, manufacturing facilities, and corporate satellite offices.

## B. HOUSEHOLD PROFILE

Household type and size, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in San Fernando.

### 1. HOUSEHOLD TYPE

A household is defined as all persons living in a dwelling unit. Families are a subset of households, and include persons living together related by blood, marriage, or adoption. A single person living alone is also a household. “Other” households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent homes are not considered households.

According to the 2019 American Community Survey (ACS), 6,569 households reside in San Fernando, with an average household size of 3.7 persons and average family size of 4.1 persons. This represents a decrease in the household and family sizes reported in the 2000 Census, which estimated an average household size of 4.1 and average family size of 4.2.

Approximately 81 percent of households in San Fernando are comprised of families, 45 percent of which have children aged under 18. The household types that saw the biggest growth between 2000 and 2019 were those with a resident aged 65 years and over (318 percent increase, consistent with the Baby Boomer generation aging) and Married/Couple households with no children (79 percent increase). The household types that saw the largest decreases include Single Guardian/Parent Households, which decreased by 62 percent, and Households with a Resident Under 18 Years, which decreased by 27 percent.

**Table 5: Household Characteristics 2000-2019**

| Household Type                               | 2000         | 2019         | Percent Change |
|--|--------------|--------------|----------------|
| <b>Average Household Size</b>                | <b>4.1</b>   | <b>3.7</b>   | <b>-8%</b>     |
| <b>Average Family Size</b>                   | <b>4.2</b>   | <b>4.1</b>   | <b>-2%</b>     |
| <b>Families (As a Percent of Households)</b> | <b>84%</b>   | <b>81%</b>   | <b>-4%</b>     |
| Married/Couple with Children                 | 41%          | 31%          | -25%           |
| Married/Couple with no Children              | 18%          | 32%          | 79%            |
| Single Guardian/Parent Households            | 13%          | 5%           | -62%           |
| Single Resident Households                   | 12%          | 16%          | 32%            |
| Other Households*                            | 12%          | 16%          | 36%            |
| <b>Total Households</b>                      | <b>5,795</b> | <b>6,569</b> | <b>13%</b>     |
| Households with a Resident Under 18 Years    | 62%          | 45%          | -27%           |
| Households with a Resident 65 Years and Over | 6%           | 27%          | 318%           |

Source: 2000, 2010 US Census, 2019 ACS 5-Year Estimates

### 2. HOUSEHOLD INCOME

Household income is one of the most important factors affecting housing opportunity and determining a household’s ability to balance housing costs with other basic necessities of life.

## INCOME DEFINITIONS

The State and Federal government classify household income into several categories based upon the relationship to the area median income (AMI) in a county, which for San Fernando is the County of Los Angeles. The State of California utilizes the income categories and names presented in Table 6; however, federal housing programs utilize slightly different income categories and definitions, with the highest income category generally ending at 80 percent AMI. For purposes of the Housing Element, the State income definitions are used throughout, except where specifically noted.

**Table 6: Income Category by AMI**

| Income Category | Percent County Area Median Income (AMI) | 2020 L.A. County Income Limits |                    |                    |
|-----------------|---|--------------------------------|--------------------|--------------------|
|                 |   | 1 person household             | 2 person household | 3 person household |
| Extremely Low   | 0-30% AMI                               | \$23,700.00                    | \$27,050.00        | \$3,0450.00        |
| Very Low        | 0-50% AMI                               | \$39,450.00                    | \$45,050.00        | \$50,700.00        |
| Low             | 51-80% AMI                              | \$63,100.00                    | \$72,100.00        | \$81,100.00        |
| Moderate        | 81-120% AMI                             | \$64,900.00                    | \$74,200.00        | \$83,500.00        |
| Above Moderate  | 120%+ AMI                               | >\$64,900.00                   |                    |                    |

### EXTREMELY LOW-INCOME HOUSEHOLDS (ELI)

Housing the extremely low-income population (below 30 percent of area median income) can be especially challenging. HUD's CHAS dataset provides a wealth of information on such households in San Fernando. Table 7: Extremely Low-Income Housing Needs provides a breakdown of extremely low-income households by race and ethnicity. The race/ethnicity with the highest share of extremely low-income households in San Fernando is Hispanic (22.8 percent compared to 22.1 percent of total population). In the SCAG region, the highest share of extremely low-income households is Black, non-Hispanic (27.1 percent compared to 17.7 percent of total households). Of the 6,070 total households, 2,715 were renter-occupied of which 34.8 percent are below 30 percent HUD Area Median Family Income (HAMFI) a group that that is particularly vulnerable to rising rents. To help address the housing needs of extremely low-income households, the City will create a Housing Division and hire a Housing Coordinator to focus on housing related matters, such as affordable housing, homelessness, and community outreach. The new division will explore funding opportunities to support affordable housing development and rehabilitation and provide outreach and education around the services the City, the County of Los Angeles, and other regional organizations provide.



**Table 7: Extremely Low-Income Households**

|                               | Total Households | Households below 30% HAMFI | Share below 30% HAMFI |
|-------------------------------|------------------|----------------------------|-----------------------|
| White, non-Hispanic           | 468              | 105                        | 22.4%                 |
| Black, non-Hispanic           | 104              | 10                         | 9.6%                  |
| Asian and other, non-Hispanic | 124              | 0                          | 0.0%                  |
| Hispanic                      | 5,374            | 1,224                      | 22.8%                 |
| <b>Total</b>                  | <b>6,070</b>     | <b>1,339</b>               | <b>22.1%</b>          |
| Renter-occupied               | 2,715            | 945                        | 34.8%                 |
| Owner occupied                | 3,355            | 395                        | 11.8%                 |
| <b>Total</b>                  | <b>6,070</b>     | <b>1,340</b>               | <b>22.1%</b>          |

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

## INCOME CHARACTERISTICS

The following assessments on income characteristics have been adjusted for inflation specific to the Los Angeles metro area. Between 2000 and 2019, the AMI in San Fernando declined from \$64,196 to \$58,425 (nine percent). During this time, the AMI in Los Angeles County grew by less than one percent, increasing from \$67,864 in 2000 to \$68,044 in 2019. Conversely, the AMI in the City of Los Angeles rose five percent in this period to a current estimate of \$62,142. San Fernando's highest income cohort grew in share by about 57 percent, while the lowest earners stayed virtually the same. This is reflective of a general national pattern of continued economic stratification that has occurred largely since the 1980s. Table 8 provides a more detailed breakdown.

**Table 8: Household Income Levels 2000-2019**

| Income Levels (Inflation Adjusted) | Share of Total  |                 |                 |
|------------------------------------|-----------------|-----------------|-----------------|
|                                    | 2000            | 2010            | 2019            |
| Less than \$25,000                 | 19%             | 18%             | 19%             |
| \$25,000 to \$49,999               | 22%             | 20%             | 25%             |
| \$50,000 to \$74,999               | 23%             | 22%             | 14%             |
| \$75,000 to \$99,999               | 11%             | 19%             | 13%             |
| \$100,000 to \$149,999             | 17%             | 10%             | 16%             |
| \$150,000 or more                  | 8%              | 7%              | 12%             |
| <b>Median Household Income</b>     | <b>\$64,196</b> | <b>\$60,750</b> | <b>\$58,425</b> |

Source: 2000, 2010 US Census, 2019 ACS 5-Year Estimates

## HOUSEHOLDS IN POVERTY

The federal government publishes national poverty thresholds that define the minimum income level necessary to obtain the necessities of life. For example, the 2020 U.S. poverty threshold for a family of three with 1 child under the age of 18 was \$20,832. Such a figure is aggregated across the entire county and does not take into account areas with higher-than-average costs of living. As indicated in Table 9, approximately 10 percent of all San Fernando households lived in poverty in 2019, a decrease of 33 percent since 2000. The proportion of families living in poverty decreased by a considerable 73 percent. Only Non-Family Households increased their share of poverty.

**Table 9: Families and Poverty Status: 2000-2019**

| Poverty Category       | Percent of Total Households |      |
|------------------------|-----------------------------|------|
|                        | 2000                        | 2019 |
| Households             | 15%                         | 10%  |
| Families               | 19%                         | 5%   |
| Single Parent Families | 6%                          | 2%   |
| Non-Family Households  | 3%                          | 5%   |

Source: 2019 ACS 5-Year Estimates

Table 10 shows additional poverty indicators in San Fernando, Los Angeles City, and Los Angeles County. San Fernando has lower proportions of families near and below the poverty line, including fewer in deep poverty (below 50 percent of the poverty level). San Fernando also has a comparable number of families in households with severe overcrowding—defined as more than one and a half persons per room in a dwelling unit. Overall, the number of San Fernando households with more than one and a half persons and more per room in a dwelling unit is higher when compared to Los Angeles City or Los Angeles County.

**Table 10: Poverty Indicators 2019**

| Poverty Indicators                   | San Fernando | Los Angeles City | Los Angeles County |
|--------------------------------------|--------------|------------------|--------------------|
| Families Below 50% of Poverty Level  | 4%           | 6%               | 6%                 |
| Families Below 125% of Poverty Level | 16%          | 20%              | 20%                |
| Rental Home Cost-Burdened            | 61%          | 57%              | 56%                |
| Homeowner Cost-Burdened              | 36%          | 37%              | 35%                |
| Moderate Overcrowding or Higher      | 16%          | 13%              | 11%                |
| Severe Overcrowding                  | 6%           | 6%               | 5%                 |

Source: 2019 ACS 5-Year Estimates

Table 11 shows the number of impoverished individuals in San Fernando, Los Angeles City, and Los Angeles County across four age cohorts. The table reveals that San Fernando has fewer younger (15 to 44 years old) and more older (45 years and older) impoverished individuals than Los Angeles City and Los Angeles County. The number of impoverished seniors in San Fernando is 25 percent higher (5 numerical percentage points) than Los Angeles City and Los Angeles County. This high percent highlights a specific housing need in the community.

**Table 11: Poverty by Age Group**

| Age Group | Share of all Impoverished Individuals |                  |                    |
|-----------|---------------------------------------|------------------|--------------------|
|           | San Fernando                          | Los Angeles City | Los Angeles County |
| 15-24     | 6%                                    | 9%               | 9%                 |
| 25-44     | 37%                                   | 42%              | 42%                |
| 45-64     | 32%                                   | 29%              | 29%                |
| 65+       | 25%                                   | 20%              | 20%                |

Source: Source: 2019 ACS 5-Year Estimates

### 3. SPECIAL NEEDS POPULATIONS

State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances including, but not limited to, economic status, age, disability, household size, and household type. Special needs populations in San Fernando include large households, the elderly, persons with disabilities, female-headed households, farmworkers, and the homeless. Table 12 summarizes the number of households or persons in each of these special needs groups in the City.

**Table 12: Special Needs Populations 2019**

| Special Needs Groups                                      | Households   | Percent       |
|---|--------------|---------------|
| <b>Farmworkers</b>  | <b>95</b>    | <b>1%</b>     |
| <b>Homeless</b>   | <b>23</b>    | <b>&lt;1%</b> |
| <b>Persons with Disability</b>                            | <b>2,784</b> | <b>11%</b>    |
| <b>Female-Headed Households</b>                           | <b>1,089</b> | <b>16%</b>    |
| <b>Large Households</b>                                   | <b>1,767</b> | <b>27%</b>    |
| Owner   | 1,016        | 57%           |
| Renter  | 751          | 43%           |
| <b>Seniors (65+)</b>                                      | <b>2,691</b> | <b>11%</b>    |
| With a Disability   | 1,093        | 41%           |
| <b>Senior-Led Households</b>                              | <b>1,386</b> | <b>21%</b>    |
| Owner   | 962          | 69%           |
| Renter  | 423          | 31%           |
| <b>Seniors Living Alone (among Senior-Led Households)</b> | <b>467</b>   | <b>34%</b>    |
| Owner   | 289          | 62%           |
| Renter  | 178          | 38%           |

Source: 2019 ACS 5-Year Estimates

#### LARGE HOUSEHOLDS

Large households consist of five or more persons and are considered a group with special housing needs due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. Large households are often of lower income, frequently resulting in the overcrowding of smaller dwelling units and, in turn, accelerating deterioration.

According to the 2019 American Community Survey, San Fernando has a total of 1,767 large households, representing 27 percent of all households. An adequate supply of large housing units is needed to serve these households, and 49 percent of San Fernando’s housing units have 3 or more bedrooms. Based on the Comprehensive Housing Affordability Strategy (CHAS) Databook prepared by HUD, 79 percent of renter and 51 percent of owner-households suffer from one or more housing problems, including housing overpayment, overcrowding and/or substandard housing conditions.

## SENIOR HOUSEHOLDS

Approximately 11 percent of San Fernando residents are over age 65, up from the nine percent recorded in the 2013 Housing Element update. Further, about 21 percent of all households in the City are headed by seniors. Most of the City’s seniors are homeowners (69 percent, down from 77 percent in 2013), and approximately 34 percent of these residents live alone. This represents a 100 percent increase over the figure recorded in 2013, when 17 percent lived alone. Approximately 41 percent of senior residents in the City have a disability.

Seniors often have pertinent lifestyle needs and expenses including housing, transportation, health care, and other services. Rising rents are a particular concern for seniors who are not homeowners since most seniors are on fixed incomes. As shown in Table 23 (page 34), San Fernando has four senior housing projects providing 112 rental units affordable to a mix of very low-, low-, and moderate-income households.

For those seniors who live on their own, many have limited incomes and because of their age may be less able to maintain their homes or perform minor repairs. Furthermore, the installation of grab bars and other assistance devices in the home may be needed. The City operated a housing rehabilitation program that assists low- and moderate-income homeowners in making needed repairs. However, with the dissolution of redevelopment in California, the City, like many other cities in the State, has lost a significant funding resource for supportive affordable housing activities. As a result, this program is operating at a limited capacity.

The San Fernando Recreation and Community Services Division offers a number of programs for seniors, including recreational and social activities, a nutrition program, supportive services including information and referral services, and blood pressure and diabetes screening. Senior centers are located at San Fernando Recreation Park and Las Palmas Park.

## SINGLE-GUARDIAN/PARENT FAMILIES

Single guardian/parent families typically have a special need for services such as childcare and health care, among others. In particular, single mothers tend to have lower incomes, which limits their housing options and access to supportive services. The 2019 ACS reports 19 percent of all single-female-led-families in San Fernando live in poverty (a total of 87 families) while about 9 percent of single-male-led-families live in poverty (33 families). These households are more likely to need assistance with housing subsidies, as well as accessible and affordable day care.

## PERSONS WITH DISABILITIES

According to the Census, a disability is defined as a long-lasting condition that impairs an individual’s mobility, ability to work, or ability to care for themselves. Persons with disabilities include those with physical, mental, or emotional disabilities. Persons with disabilities have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher healthcare costs.

According to the 2019 ACS 5-Year Estimates, approximately 11 percent of San Fernando residents (2,730 people) have one or more disabilities. The percentages in disability categories are Vision (3 percent), Cognitive (5 percent), Ambulatory (6 percent), Self-Care (3 percent), and Independent Living (5 percent). Approximately 53 percent of all those with a self-care disability are seniors, and 13 percent of all seniors have a self-care disability. A self-care disability is a physical, mental, or emotional condition lasting 6 months or more, the person has difficulty dressing, bathing, or getting around inside the home. About 51 percent of all residents with independent living disabilities are seniors, and 19 percent of all seniors have Ambulatory disability which is described as an impairment which prevents or impedes walking.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of family or other support. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions or mobility issues.

**Developmental Disabilities:** State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by Section 4512 of the Welfare and Institutions Code, “developmental disability” means “a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the California Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with intellectual disability but shall not include other handicapping conditions that are solely physical in nature.” This definition also reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This generally equates to 368 persons in the City of San Fernando, based on the 2019 ACS population data. However, in June 2019, the State’s Department of Developmental Services, recorded information on 442 residents with developmental disabilities living within the 91340-zip code (which approximates the San Fernando city limits) who were being assisted at the North Los Angeles County Regional Center. Most of these individuals reside in a private home with their parent, guardian, or other family members (refer to Table 13).

**Table 13: Developmentally Disabled Residents (2019)**

| Housing Arrangement            | Number |
|--------------------------------|--------|
| <b>By Residence</b>            |        |
| Home of Parent/Family/Guardian | 412    |
| Independent/Supported Living   | 15     |
| Community Care Facility        | 0      |
| Intermediate Care Facility     | 5      |
| Foster/Family Home             | 5      |
| Other                          | 5      |

*Source: California Department of Developmental Services*

Many developmentally disabled persons can live independently within a conventional housing environment. Individuals with more severely disability may require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

**Accessibility Accommodations:** Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may

be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. In October 2013, the City amended the Zoning Code to establish a ministerial procedure to provide individuals with disabilities reasonable accommodation in the application of the City's rules, policies, practices, and procedures, as necessary, to ensure equal access to housing and facilitate the development of housing for individuals with disabilities, pursuant to Federal and State fair housing laws. The City does not require special building codes or burdensome project review to construct, improve, or convert housing for persons with disabilities. Residential care facilities with six or fewer persons are permitted by right in all residential zoning districts.

## FARMWORKERS

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. The City of San Fernando is within the greater Los Angeles metropolitan area, which is largely developed and urbanized. There is no area within the City that is designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

According to the 2018 Bureau of Labor and Statistics data, 89 San Fernando residents were employed in agriculture, forestry, fishing, and hunting, or mining industries, representing approximately one percent of the City's labor force. Most are likely to be employed in local plant, nurseries, landscaping, or gardening companies. As such, their income is likely greater and their employment more stable than that of more traditional farmworkers living in areas of the state with significant farms and agricultural operations. Therefore, given the extremely limited presence of farmworkers in the community and the highly urbanized character of the San Fernando Valley, the City has no specialized housing programs targeted to this group beyond overall programs for housing affordability.

## HOMELESS

In 2020, the Los Angeles Homeless Services Authority (LAHSA) conducted a count of people experiencing homelessness housed overnight in shelters and institutions throughout Los Angeles County, as well as a count of individuals experiencing at least three days of unsheltered homelessness. Based on LAHSA's methodology, they estimate the population of people experiencing homelessness in Los Angeles County at 66,436 persons. This is an increase of nearly 13 percent over the 2019 point in time count. The City of Los Angeles saw an increase of 16 percent, recording 41,290 individuals in total.

San Fernando is located in LAHSA's Service Planning Area (SPA) 2, which encompasses the entire San Fernando Valley. Approximately 5,216 homeless persons, or nearly 8 percent of the County's total homeless population, fall within the San Fernando Valley. LAHSA is responsible for developing a continuum of care plan for all of Los Angeles County, and establishing priority needs, services, shelter, and housing by Service Planning Area.

The City of San Fernando's population of people experiencing homelessness is estimated at around 23 persons, according to the 2020 LAHSA point-in-time count. This is down from the 2019 count of 43 persons. According to City law enforcement personnel, these individuals are experiencing "chronic" homelessness and live-in makeshift dwellings under bridges, railroad tresses, and by the Pacoima Wash. In general, this group consists of single men, age 20 to 55, with alcohol and/or drug dependencies although families with children who are experiencing homelessness are also occasionally seen in San Fernando. Catholic Charities' Loaves and Fishes is in San Fernando and provides case management, food, clothing, shelter referrals, and a variety of other services for people experiencing or are at risk of experiencing homelessness. The City is also working with the

Los Angeles County Department of Public Health and the Los Angeles Homeless Services Authority to provide additional services to individuals experiencing homelessness in San Fernando.

## C. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of San Fernando’s physical housing stock. This includes an analysis of housing growth trends, housing conditions, lead-based paint hazards, housing prices and rents, and housing affordability.

### 1. HOUSING GROWTH

Table 14 displays housing production in the City, compared to Los Angeles City and Los Angeles County. Between 1990 and 2000, San Fernando marginally trailed Los Angeles City and Los Angeles County in percent growth of housing units, led growth by four to five percentage points in 2000 to 2010, and tied Los Angeles City in 2010 to 2019 with eight percent growth.

**Table 14: Regional Housing Growth Trends 1990-2019**

| Jurisdiction | 1990      | 2000      | 2010      | 2019      | Percent Change |           |           |
|--------------|-----------|-----------|-----------|-----------|----------------|-----------|-----------|
|              |           |           |           |           | 1990-2000      | 2000-2010 | 2010-2019 |
| San Fernando | 5,794     | 5,932     | 6,506     | 7,014     | 2%             | 10%       | 8%        |
| L.A. City    | 1,299,963 | 1,337,654 | 1,412,641 | 1,532,364 | 3%             | 6%        | 8%        |
| L.A. County  | 3,163,343 | 3,270,909 | 3,437,584 | 3,579,423 | 3%             | 5%        | 4%        |

Source: 1990, 2000, 2010 US Census, 2019 ACS 5-Year Estimates

### 2. HOUSING TYPE AND TENURE

Table 15 presents the mix of housing types in San Fernando and reveals that the housing stock continues to be predominantly detached single-family homes. Unlike many urban communities, single-family detached homes saw an increase in their relative share of the City’s housing stock between 2000 and 2010. Similarly, multi-family buildings have also increased their share of the City’s housing stock, moving from providing 18 percent to 24 percent of all housing units since 2010.



**Table 15: Housing Type 2000-2019**

| Unit Type                           | 2000         |             | 2010                 |             | 2019                 |             |
|-------------------------------------|--------------|-------------|----------------------|-------------|----------------------|-------------|
|                                     | Units        | Percent     | Units                | Percent     | Units                | Percent     |
| <b>Single-Family</b>                | <b>4,628</b> | <b>78%</b>  | <b>5,105</b>         | <b>79%</b>  | <b>5,261</b>         | <b>75%</b>  |
| Single-Family Detached              | 3,993        | 67%         | 4,640                | 72%         | 4,698                | 67%         |
| Single-Family Attached              | 635          | 11%         | 465                  | 7%          | 563                  | 8%          |
| <b>Total Multi-Family</b>           | <b>1,242</b> | <b>20%</b>  | <b>1,150</b>         | <b>18%</b>  | <b>1,649</b>         | <b>24%</b>  |
| 2 to 4 Units                        | 479          | 8%          | 488                  | 8%          | 567                  | 8%          |
| 5 or more units                     | 763          | 12%         | 662                  | 10%         | 1,082                | 15%         |
| <b>Mobile Homes &amp; Other</b>     | <b>73</b>    | <b>2%</b>   | <b>123</b>           | <b>2%</b>   | <b>95</b>            | <b>1%</b>   |
| <b>Total Housing Units</b>          | <b>5,932</b> | <b>100%</b> | <b>6,378</b><br>±352 | <b>100%</b> | <b>7,014</b><br>±340 | <b>100%</b> |
| <b>Vacancy Rate</b>                 | <b>158</b>   | <b>2.7%</b> | <b>283</b>           | <b>4.4%</b> | <b>445</b>           | <b>6.3%</b> |
| <b>Owner Occupied Vacancy Rate</b>  | --           | --          | <b>153</b>           | <b>2.4%</b> | <b>49</b>            | <b>0.7%</b> |
| <b>Renter Occupied Vacancy Rate</b> | --           | --          | <b>147</b>           | <b>2.3%</b> | <b>274</b>           | <b>3.9%</b> |

Source: 2000, 2010 US Census, 2019 ACS 5-Year Estimates

Note: Vacancy rates for rent and for sale do not add up to total vacancy rates because there are other vacancies such as seasonal and also boarded/unoccupied units.

Housing tenure refers to whether a housing unit is owned, rented, or vacant. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing. Table 16 shows a slight increase in the proportion of renters (from 45 percent to 46 percent) between 2010 and 2019, while 54 percent of all units are owner-occupied. This is significantly higher than both Los Angeles City (37 percent) and Los Angeles County (45 percent).

**Table 16: Housing Tenure**

| Occupied Housing Units | 2010         |             | 2019         |             |
|------------------------|--------------|-------------|--------------|-------------|
|                        | Households   | Percent     | Households   | Percent     |
| Renter                 | 2,715        | 45%         | 3,022        | 46%         |
| Owner                  | 3,252        | 55%         | 3,547        | 54%         |
| <b>Total</b>           | <b>5,967</b> | <b>100%</b> | <b>6,569</b> | <b>100%</b> |

Source: 2010 US Census, 2019 ACS 5-Year Estimates

## VACANCY RATE

A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing in the market. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford. A low vacancy rate or a particularly 'tight' housing market may also lead to high competition for units, raising rental and housing prices substantially.

As measured by the 2019 ACS, the citywide residential vacancy rate in San Fernando was six percent for all housing units, with owner-occupied units at 0.7% vacant. Data provided by CoStar estimates 2.8% of all multi-family housing units to be vacant. This low supply may be driving prices higher than they would otherwise be in a market with a healthier vacancy rate closer to five percent.

### 3. HOUSING AGE AND CONDITION

The age of a community’s housing stock can provide an indicator of overall housing conditions. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other significant repairs. Table 17 displays the age of San Fernando’s occupied housing stock by owner/renter tenure as of the 2019 ACS. As a mature community, the majority of San Fernando’s housing stock consists of units that were constructed 30 more years ago. Ninety-three (93) percent of all housing was built prior to 2000 and 53 percent prior to 1960. The advanced age of the majority of San Fernando’s housing stock indicates the significant need for continued code enforcement, property maintenance, and housing rehabilitation programs to minimize housing deterioration.

**Table 17: Age of Housing Stock**

| Year Structure Built | Renter Occupied Housing | Percent Renter | Owner Occupied Housing | Percent Owner | Total Percent |
|----------------------|-------------------------|----------------|------------------------|---------------|---------------|
| 2014 or later        | 15                      | 1%             | 0                      | 0%            | 0%            |
| 2010 - 2013          | 0                       | 0%             | 0                      | 0%            | 0%            |
| 2000 - 2009          | 349                     | 12%            | 137                    | 4%            | 7%            |
| 1980 - 1999          | 515                     | 17%            | 544                    | 15%           | 16%           |
| 1960 - 1979          | 955                     | 32%            | 566                    | 16%           | 23%           |
| 1940-1959            | 849                     | 28%            | 1,522                  | 43%           | 36%           |
| 1939 or earlier      | 339                     | 11%            | 778                    | 22%           | 17%           |
| <b>Total</b>         | <b>3,022</b>            | <b>100%</b>    | <b>3,547</b>           | <b>100%</b>   | <b>100%</b>   |

Source: 2019 ACS 5-Year Estimates

In mid-2013, the City’s Community Development Department conducted a citywide windshield survey of housing conditions. Building conditions on each of the City’s 4,100 plus residential parcels were rated as excellent, good, fair, poor, and vacant. As shown in Table 18, one-quarter of residential structures in San Fernando exhibited signs of deferred maintenance, with an additional eight percent identified as in poor condition and in need of substantial rehabilitation. The survey data supports the strong need for continued housing rehabilitation assistance. The City intends to reimplement the Rehabilitation Loan Program for lower and moderate-income residential property owners (up to 120 percent of AMI) that will provide up to \$50,000 per loan to perform major rehabilitation, general property repairs, seismic retrofit, and code deficiency repairs. Once properties are brought up to code, funds would also be used for bedroom additions to address household overcrowding (Program 1 – Residential Rehabilitation Program).

**Table 18: Housing Conditions Survey in 2013**

| Ranking      | Criteria  | Parcel Count | Percent     |
|--------------|---|--------------|-------------|
| Good         | Housing is new or in good overall condition. No visible repairs needed to structure. No to very low level of trash and debris on property.  | 2,664        | 65%         |
| Fair         | Housing is in visible need of light upkeep and repairs. Structure may need to be painted, with light exterior repairs needed to restore property to good overall condition (i.e., window replacement, reroof, fix minor cracks in stucco or minor damage to siding). Light level of trash and debris on property.   | 1,091        | 27%         |
| Poor         | Housing in need of extensive rehabilitation. Structure of dwelling in poor living condition, potentially uninhabitable. Heavily deteriorated exterior with large cracks in stucco or rotted out siding, broken or nonfunctional windows, and structural alterations required to restore property to good overall condition. Presence of high level of trash, debris, and vandalism on property. | 333          | 8%          |
| Vacant       | Vacant lot.   | 19           | <1%         |
| <b>Total</b> |   | <b>4,107</b> | <b>100%</b> |

## 4. HOUSING COSTS AND AFFORDABILITY

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock for San Fernando residents.

### RENTAL HOUSING MARKET

Rental information for San Fernando was obtained from 100 listings posted on online classifieds website Craigslist on May 27, 2021, within a five-mile radius of the 91340 zip code, which includes the City of San Fernando and surrounding communities. Due to the limited number of rental vacancies within the City of San Fernando, the rent survey encompassed a broader market area, including the communities of Pacoima, Sylmar, Mission Hills, and North Hills. Rather than formal newspaper or internet advertising, many of the smaller rental properties in San Fernando advertise through sign postings on the property, through word of mouth, or other informal means.

As detailed in Table 19, median rents range from \$1,310 for a studio to \$2,550 for a three or more-bedroom unit. Of 100 units advertised during the survey period, eight were studios, 51 were one-bedroom units, 30 were two-bedroom units, and 11 units were three or more-bedroom units.

**Table 19: Apartment Rents in San Fernando and Nearby Communities 2021**

| Unit Size  | Number of Listings | Rental Range    | Median Rent |
|------------|--------------------|-----------------|-------------|
| Studio     | 8                  | \$1,100-\$1,595 | \$1,310     |
| 1 Bedroom  | 51                 | \$1,000-\$2,250 | \$1,595     |
| 2 Bedroom  | 30                 | \$1,500-\$2,995 | \$1,875     |
| 3+ Bedroom | 11                 | \$2,077-\$3,895 | \$2,550     |

Source: Craigslist.com

### HOMEOWNERSHIP MARKET

Home values are a useful indicator for the demand for housing, and values have increased in recent years. The Zillow Home Value Index (ZHVI) measures typical housing value for homes in the 35th to 65th percentile range. According to the ZHVI, home values have increased from \$408,382 in August 2016 to \$651,229 in August 2021, which represents an annual growth rate of 10 percent. The biggest year-to-year increase was 23 percent, occurring between 2020 and 2021. This is a slightly greater increase compared to the Los Angeles metro area (19 percent) and the country as a whole (18 percent) as the COVID-19 pandemic drove a surge in demand for single-family homes.

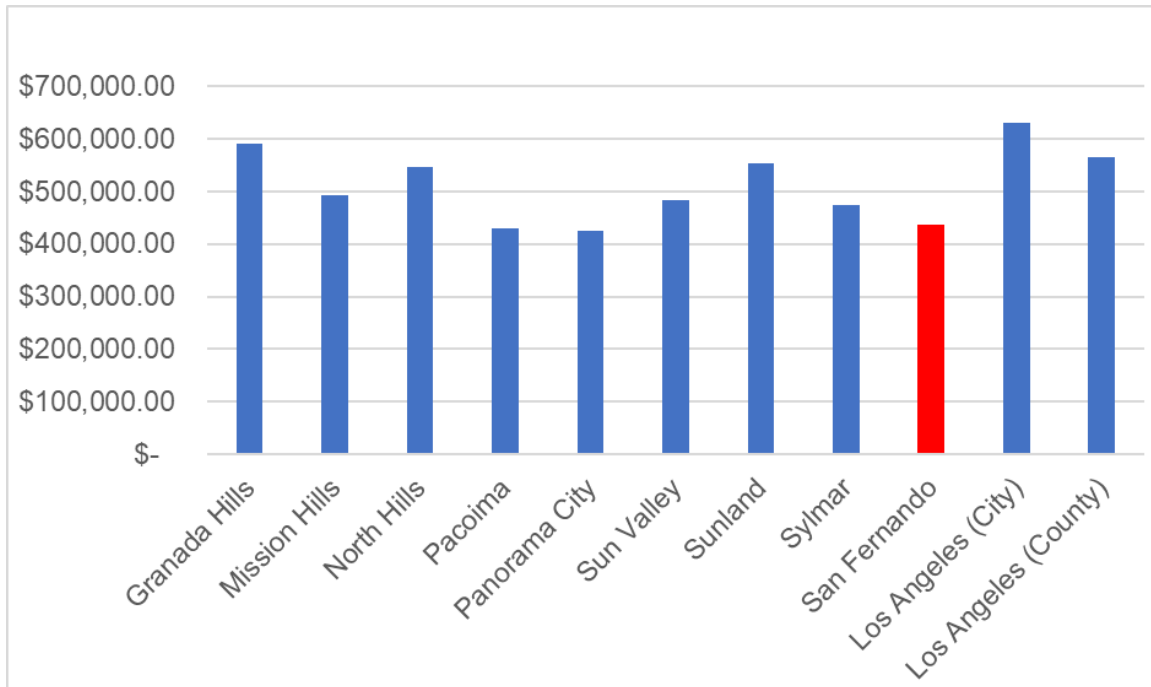
**Table 20: Median Home Sales Prices August 2016- August 2021**

| Geography           | 2016       | 2020       | 2021       | 5-Year Change | 1-Year Change |
|---------------------|------------|------------|------------|---------------|---------------|
| San Fernando        | \$ 408,382 | \$ 528,889 | \$ 651,229 | 59%           | 23%           |
| City of Los Angeles | \$ 609,208 | \$ 761,764 | \$ 902,989 | 48%           | 19%           |
| Los Angeles County  | \$ 543,933 | \$ 669,143 | \$ 794,703 | 46%           | 19%           |

Source: Zillow.com

Figure 2 compares average home values in San Fernando with values neighboring jurisdictions in using data from Zillow. San Fernando is among the lower-priced neighborhoods for home values, while Granada Hills, North Hills, and Sunland are among the more expensive neighborhoods in line with Los Angeles City and County averages.

**Figure 2: Average Home Values 2021**



Source: Zillow.com

Table 21 provides detailed information on current single-family home and condominium listings within the San Fernando city limits in May 2021. A total of 26 single-family homes and condominiums were listed for-sale. Three-bedroom units (14 units) were the most prevalent home sales listings followed by one- to two-bedroom units (five units). Median prices ranged from \$475,000 to \$724,500.

**Table 21: Home and Condominium Asking Prices (May 2021)**

| Bedrooms     | Units Listed | Price Range                  | Median Price     | Average Price    |
|--------------|--------------|------------------------------|------------------|------------------|
| 1-2          | 5            | \$282,900 - \$579,900        | \$475,000        | \$464,760        |
| 3            | 14           | \$514,950 - \$800,000        | \$647,000        | \$649,339        |
| 4            | 5            | \$590,000 - \$774,500        | \$619,000        | \$650,480        |
| 5+           | 2            | \$650,000 - \$700,000        | \$724,500        | \$724,500        |
| <b>Total</b> | <b>26</b>    | <b>\$282,900 - \$774,500</b> | <b>\$622,500</b> | <b>\$619,844</b> |

Source: Realtor.com

## HOUSING AFFORDABILITY

The affordability of housing in San Fernando can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

Housing affordability is an important indicator of quality of life in San Fernando. If residents pay too much for housing, they will not have sufficient income for other basic necessities, such as food, transportation, and health care. Households that spend a substantial portion of their income on housing may also be at risk of becoming homeless in the event of unexpected circumstances, such as illness or loss of employment. State law requires that the City facilitate housing opportunities that are affordable to all economic segments of the community through adoption of provisions in the City Code that provide the mechanism to facilitate such housing types.

The Federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for Federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category (see Table 22). Households in the lower end of each category can afford less by comparison than those at the upper end.

Based on the income limits for Los Angeles County in 2020 presented in Table 22 and current real estate asking prices documented in Table 21, homeownership in San Fernando is within the reach of some low income and most moderate-income households, but only the least expensive homes that are below the median prices.

Extremely low-income and very low-income households cannot afford market rents in San Fernando without subsidies or overcrowding (compare Table 18 and Table 22). Singles and families up to four persons with low, median, and moderate incomes can generally afford the market rents for apartments in the City. However, housing options for large households with five or more persons with incomes over 50 percent of AMI are extremely limited. Competition for appropriately sized rental homes may lead to an increased housing cost burden or overcrowding among these households.

**Table 22: Affordable Housing Costs by Household Size and Tenure**

| Household                               | Annual Income | Affordable Costs (All Costs) |         | Estimated Utility Allowance, Taxes & Insurance |         | Affordable Rent | Affordable Home Price |
|---|---------------|------------------------------|---------|--|---------|-----------------|-----------------------|
|   |               | Renters                      | Owners  | Renters  | Owners  |                 |                       |
| <b>Extremely Low Income (0-30% AMI)</b> |               |                              |         |  |         |                 |                       |
| 1-Person                                | \$24,850      | \$621                        | \$621   | \$165  | \$284   | \$456           | \$154,093             |
| 2-Person                                | \$28,400      | \$710                        | \$710   | \$197  | \$348   | \$513           | \$176,107             |
| 3-Person                                | \$31,950      | \$799                        | \$799   | \$230  | \$412   | \$569           | \$198,120             |
| 4-Person                                | \$35,450      | \$886                        | \$886   | \$272  | \$483   | \$614           | \$219,823             |
| 5-Person                                | \$38,300      | \$958                        | \$958   | \$328  | \$581   | \$630           | \$237,496             |
| <b>Very Low Income (31-50% AMI)</b>     |               |                              |         |  |         |                 |                       |
| 1-Person                                | \$41,400      | \$1,035                      | \$1,035 | \$165  | \$395   | \$870           | \$256,719             |
| 2-Person                                | \$47,300      | \$1,183                      | \$1,183 | \$197  | \$479   | \$986           | \$293,304             |
| 3-Person                                | \$53,200      | \$1,330                      | \$1,330 | \$230  | \$566   | \$1,100         | \$329,890             |
| 4-Person                                | \$59,100      | \$1,478                      | \$1,478 | \$272  | \$658   | \$1,206         | \$366,475             |
| 5-Person                                | \$63,850      | \$1,596                      | \$1,596 | \$328  | \$780   | \$1,268         | \$395,930             |
| <b>Low Income (51-80% AMI)</b>          |               |                              |         |  |         |                 |                       |
| 1-Person                                | \$66,250      | \$1,656                      | \$1,656 | \$165  | \$560   | \$1,491         | \$410,812             |
| 2-Person                                | \$75,700      | \$1,893                      | \$1,893 | \$197  | \$676   | \$1,696         | \$469,411             |
| 3-Person                                | \$85,150      | \$2,129                      | \$2,129 | \$230  | \$798   | \$1,899         | \$528,010             |
| 4-Person                                | \$94,600      | \$2,365                      | \$2,365 | \$272  | \$917   | \$2,093         | \$586,609             |
| 5-Person                                | \$102,200     | \$2,555                      | \$2,555 | \$328  | \$1,076 | \$2,227         | \$633,736             |
| <b>Median Income (80-100% AMI)</b>      |               |                              |         |  |         |                 |                       |
| 1-Person                                | \$56,000      | \$1,400                      | \$1,400 | \$165  | \$608   | \$1,235         | \$347,253             |
| 2-Person                                | \$64,000      | \$1,600                      | \$1,600 | \$197  | \$732   | \$1,403         | \$396,860             |
| 3-Person                                | \$72,000      | \$1,800                      | \$1,800 | \$230  | \$862   | \$1,570         | \$446,468             |
| 4-Person                                | \$80,000      | \$2,000                      | \$2,000 | \$272  | \$991   | \$1,728         | \$496,075             |
| 5-Person                                | \$86,400      | \$2,160                      | \$2,160 | \$328  | \$1,160 | \$1,832         | \$535,761             |
| <b>Moderate Income (100-120% AMI)</b>   |               |                              |         |  |         |                 |                       |
| 1-Person                                | \$67,200      | \$1,680                      | \$1,680 | \$165  | \$706   | \$1,515         | \$416,703             |
| 2-Person                                | \$76,800      | \$1,920                      | \$1,920 | \$197  | \$850   | \$1,723         | \$476,232             |
| 3-Person                                | \$86,400      | \$2,160                      | \$2,160 | \$230  | \$998   | \$1,930         | \$535,761             |
| 4-Person                                | \$96,000      | \$2,400                      | \$2,400 | \$272  | \$1,145 | \$2,128         | \$595,290             |
| 5-Person                                | \$103,700     | \$2,593                      | \$2,593 | \$328  | \$1,336 | \$2,265         | \$643,037             |

Source: California Department of Housing and Community Development and Houseal Lavigne Associates Assumptions: 2021 HCD income limits; 30% gross household income as affordable housing cost; 20% of monthly affordable cost for taxes and insurance; 10% down payment; and 3.4% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Housing Authority of the County of Los Angeles Utility Allowance 2021.



## **5. ASSISTED HOUSING AT-RISK OF CONVERSION**

The Housing Element is required to evaluate the potential for currently rent-restricted low-income housing units to convert to market rate housing. This section presents an inventory of all rent-restricted housing units in San Fernando, including all multi-family units assisted under Federal, State, and local programs, including HUD, State/local bond programs, density bonus, inclusionary, and local redevelopment, or direct assistance programs, and evaluates those units at risk of conversion during the 10-year, 2021 to 2031 at-risk period.

As illustrated in Table 23, San Fernando has facilitated the development of several residential developments with long-term affordability covenants (deed-restricted affordable units) within its Redevelopment Project Areas. This includes the two Park Vista Apartments on Jessie Street, Las Palmas I and II on Kalisher Street, and Park Avenue Senior on Park Avenue, which provide affordable senior housing options. The eight rental properties provide a total of 112 affordable units, which comprises 54 very low-income units, and 58 low/moderate income units.

**Table 23: Assisted Housing Inventory**

| Project Name and Location                              | Date Built | Tenure | Housing Type | Total # Units | Restricted Affordable Units                        | Affordability Period | Funding Sources  |
|--|------------|--------|--------------|---------------|--|----------------------|--|
| Park Vista Apartments #1<br>202 Jessie Street          | 1996       | Renter | Senior       | 8             | 2 very low income, 4 low income, 2 moderate income | 2026<br>(30 years)   | Former RDA   |
| Park Vista Apartments #2<br>222 Jessie Street          | 1996       | Renter | Senior       | 8             | 2 very low income, 4 low income, 2 moderate income | 2026<br>(30 years)   | Former RDA   |
| Las Palmas I and II<br>333/499 Kalisher Street         | 2005       | Renter | Senior       | 46            | 39 very low income, 6 low income, 1 market         | 2026<br>(30 years)   | Former RDA, HOME, CHFA, Tax Credits                              |
| Park Avenue Senior<br>601 Park Avenue                  | 2006       | Renter | Senior       | 52            | 11 very low income, 40 low income, 1 market        | 2061<br>(55 years)   | Former RDA, HOME, CHFA, Tax Credits                              |
| San Fernando Community Housing<br>131 Park Avenue      | 2012       | Renter | Family       | 62            | 41 low income, 21 market                           | 2067<br>(55 years)   | Former RDA, HOME, Tax Credits                                    |
| Mid-Celis Apartments<br>1422 San Fernando Road         | 2012       | Renter | Family       | 19            | 19 very low income                                 | 2111<br>(99 years)   | Former RDA, HOME, AHP, Tax Credits, Energy Efficiency Incentives |
| Kewen Street Townhomes<br>1231 and 1235 Kewen St       | 1992       | Owner  | Family       | 4             | 4 moderate income                                  | No resale controls   | Former RDA, Mortgage Revenue Bond                                |
| Habitat for Humanity<br>1230 Mott St, 1032 Griffith St | 1999       | Owner  | Family       | 2             | 2 very low income                                  | No resale controls   | Former RDA   |

Source: City of San Fernando, 2021

## D. EXISTING HOUSING PROBLEMS

### 1. OVERCROWDING

The Census defines overcrowding as an average of more than one person per room in a housing unit (excluding kitchens, porches, and hallways). The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Table 24 shows the incidence of overcrowding in San Fernando by tenure, as measured by the 2019 ACS.

**Table 24: Overcrowded Households, 2019**

| Overcrowding              | Households   | Percent    | L.A. County Percent |
|---------------------------|--------------|------------|---------------------|
| <b>Owners</b>             |              |            |                     |
| All Overcrowding          | 368          | 10%        | 5%                  |
| Severe Overcrowding       | 65           | 2%         | 1%                  |
| <b>Renters</b>            |              |            |                     |
| All Overcrowding          | 663          | 22%        | 16%                 |
| Severe Overcrowding       | 302          | 10%        | 7%                  |
| <b>Total Overcrowding</b> | <b>1,031</b> | <b>16%</b> | <b>11%</b>          |

*Source: 2019 ACS 5-Year Estimates*

In 2019, there were an estimated 1,031 households living in overcrowded conditions in San Fernando, representing 16 percent of all households. As Table 24 shows, overcrowding is a more serious problem for households who rent. Approximately 22 percent of renter households were overcrowded compared to 10 percent of owner households. Overcrowding in Los Angeles County was recorded at 11 percent, with the severe overcrowding subset at seven percent.

Severe overcrowding, which is defined as more than 1.5 persons per room, was especially high among renters. Approximately 302 renter-households (10 percent) experienced severe overcrowding. Overcrowding is a concern for lower-income families that often share housing with other lower-income families to afford adequately sized units or reside in illegally converted spaces such as garages and basements.

The 2019 ACS shows a significant improvement with overcrowding conditions in the City compared to the 2000 Census, where 44 percent of all households in the City were overcrowded (36 percent of the owner-households and 54 percent of the renter-households). This improvement may be attributed to demographic trends such as smaller household size, decreases in households with children, age characteristics trending older, and sampling errors of the ACS.

## 2. COST BURDEN BY HOUSEHOLD TYPE

The 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data indicates that cost burden remains a critical issue for lower income households, who are disproportionately affected by this burden compared to other households. Affordability problems occur when housing costs become so high in relation to income that households have to pay an excessive proportion of their income for housing and are at-risk of becoming homeless or are unable to afford any housing and become homeless.

Table 25 provides a detailed review of households that experienced housing cost burden. A cost burden is defined as spending over 30 percent of the household income on housing costs; a severe housing cost burden is spending over 50 percent of the household income on housing costs.

Cost burdens fall more frequently on renters in San Fernando, as 59 percent of these residents are cost burdened, and 33 percent are severely burdened. Elderly renter-households are especially cost burdened while both owner and renter non-family households, defined as a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related, are more cost burdened than families.

**Table 25: Severe Housing Cost Burdens 2013-2017**

|                           | Elderly | Small Family | Large Family | Other | Total |
|---------------------------|---------|--------------|--------------|-------|-------|
| <b>Renter-Households</b>  |         |              |              |       |       |
| Total # by Household Type | 370     | 1,395        | 785          | 265   | 2,815 |
| % with Cost Burden        | 85%     | 57%          | 48%          | 66%   | 59%   |
| % with Severe Cost Burden | 69%     | 27%          | 24%          | 43%   | 33%   |
| <b>Owner-Households</b>   |         |              |              |       |       |
| Total # by Household Type | 600     | 1,575        | 885          | 320   | 3,380 |
| % with Cost Burden        | 52%     | 36%          | 23%          | 42%   | 36%   |
| % with Severe Cost Burden | 30%     | 18%          | 11%          | 23%   | 19%   |

Source: 2019 ACS 5-Year Estimates

### 3. COST BURDEN BY HOUSEHOLD INCOME

State and federal standards for housing cost burden are based on an income-to-housing cost ratio of 30% and above. Households paying more than 30% of their income on housing have limited remaining income for other necessities. Upper income households generally can pay a larger proportion of income for housing; therefore, estimates of housing cost burden generally focus on lower- and moderate-income households.

CHAS data also provides housing cost burden information by household income and tenure. In San Fernando 46% of households overpaid for housing in 2017, with a larger proportion of renters being cost burdened (58%) than owners (36%). As shown in Table 26, extremely low and very low-income renter-households were most impacted by housing cost burden with 89% of extremely low-income renters and 90% of low-income renters experiencing cost burden. Households may attempt to mitigate cost burden by taking in additional roommates or occupying smaller and presumably cheaper units, leading to overcrowding. Increased availability of deed-restricted affordable housing for both renters and owners would significantly assist these lower-income groups from being cost-burdened. Available resources for rental assistance include the Los Angeles County Section 8 program, a federally subsidized program to assist low-income tenants pay rent, funded by the US Department of Housing and Urban Development and the California Rental Assistance Program, which pays tenants or landlords to supplement past due rent and provides payments for future rent to protect against eviction.

**Table 26: Severe Housing Cost Burden by Income and Tenure**

|                           | Extremely Low | Very Low | Low | Moderate/Above | Total |
|---------------------------|---------------|----------|-----|----------------|-------|
| <b>Renter-Households</b>  |               |          |     |                |       |
| Total # by Household Type | 1050          | 630      | 490 | 690            | 2860  |
| % with Cost Burden        | 89%           | 90%      | 30% | 3%             | 58%   |
| % with Severe Cost Burden | 77%           | 21%      | 0%  | 0%             | 33%   |
| <b>Owner-Households</b>   |               |          |     |                |       |
| Total # by Household Type | 365           | 545      | 700 | 1770           | 3380  |
| % with Cost Burden        | 67%           | 73%      | 55% | 10%            | 36%   |
| % with Severe Cost Burden | 52%           | 50%      | 24% | 1%             | 19%   |

Source: HUD CHAS, 2013-2017

# III. HOUSING CONSTRAINTS

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental, market, infrastructure, and environmental factors that may serve as a potential constraint to housing development and improvement in San Fernando.

## A. GOVERNMENTAL CONSTRAINTS

This section discusses potential governmental constraints to housing implementation and looks at land use controls, site improvement requirements, development fees, local processing and permit procedures, building code requirements, and other issues.

### 1. TRANSPARENCY IN DEVELOPMENT REGULATIONS

The City provides a range of information related to development regulations and procedures on the City's website, specifically on the Community Development webpages:

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

The City's Online Permit Counter offers the following services:

- Check Permit and Plan Check status
- Check Inspection Results
- Review Project related financial data

The Planning Division webpage provides information on Zoning, General Plan, and Specific Plans. Planning Applications with development fee schedule can be found on the Community Development Department's webpage at: <https://ci.san-fernando.ca.us/community-development/#applications>

### 2. LAND USE CONTROLS

The San Fernando General Plan, Zoning, and Subdivision Ordinances provide for a range of residential land use designations/zones in the City:

- **Low Density Residential (R-1)** – up to six dwelling units per acre. This single-family land use designation and zone makes up the primary residential use in San Fernando and is located throughout the City.
- **Medium Density Residential (R-2)** – 6 to 17 dwelling units per acre. Permitted uses in this designation and zone include single-family dwellings, duplexes, and multi-family dwellings. The R-2 designation is primarily found west of San Fernando Boulevard and east of Glenoaks Boulevard.
- **High Density Residential (R-3)** – 17 to 43 dwelling units per acre. Permitted uses in this designation include a diversity of multi-family dwellings. This land use is primarily between 1<sup>st</sup> and 4<sup>th</sup> Streets in the center of the City.

In addition to these density provisions, the City has adopted a **Residential Planned Development (RPD) Overlay Zone** that provides flexible development standards within the density standards of the underlying zone district. The intent of the RPD overlay is to permit a more efficient and aesthetic use of land through the

arrangement of buildings not permitted through the strict application of the underlying zoning’s development regulations. Providing such flexibility in development standards can result in lowering the cost of development.

## RESIDENTIAL DEVELOPMENT STANDARDS

The City’s residential development standards are summarized in Table 27. Standards have been established in each zone to ensure quality of development in the community. These standards are intended to provide appropriately sized buildings on sufficient land and to ensure the size and placement of buildings is appropriate and compatible with surrounding properties and development. These standards also put limits on the residential density of individual properties and the minimum amount of parking that must be provided. Development standards contained in the table below address density, lot size (area and dimensions), building setbacks, building height, lot coverage, open space, and parking. Due to all multi-family residential sites being in San Fernando being “located within one half mile of a major transit stop,” pursuant to Government Code section 65915, an applicant seeking density bonus for a housing development will be granted a reduction in vehicular parking requirements.

**Table 27: Residential Development Standards**

|                             | R-1   | R-2   | R-3   | RPD                             |
|-----------------------------|---|---|---|---------------------------------|
| Density                     | 1 du/lot  | 1 du/2,562 sq.ft. lot area                  | 1 du/1,013 sq. ft. lot area                 | Based on underlying zone        |
| Minimum Lot Size            | 7,500   | 7,500                                       | 7,500                                       | 2 acres total, 5,000 sq.ft./lot |
| Minimum Lot Width           | 50*   | 50*   | 50*   | 50*                             |
| Minimum Lot Depth           | 100   | 100   | 100   | 100                             |
| Minimum Setbacks            | Setbacks for lots abutting a street. Interior lots and lots off alleys have reduced setback requirements. |   |   |                                 |
| Front (ft.)                 | 20  | 20  | 20  | 15 – 25                         |
| Side (ft.)                  | 5   | 5   | 5   | 5                               |
| Rear (ft.)                  | 20  | 20  | 20  | 25                              |
| Maximum Height (ft.)        | 35  | 35  | 45  | 35 or 2 stories                 |
| Max. % Lot Coverage         | 50  | 40  | 40  | 50                              |
| Usable Open Space (Private) | --  | 150/unit**                                  | 150/unit**                                  | Based on underlying zone        |
| Common Area/Recreational    | --  | 100/unit**                                  | 100/unit**                                  | Based on underlying zone        |
| <b>Parking</b>              |   |   |   |                                 |
| Single Family               | 2   | 2   | 2   | 2                               |
| Multi-Family                | --  | 1 br = 1.5 covered                          | 1 br = 1.5 covered                          | 2 covered                       |
|                             |   | 2 br = 2.0 covered                          | 2 br = 2.0 covered                          |                                 |
|                             |   | 3 br = 2.5 covered                          | 3 br = 2.5 covered                          |                                 |
|                             |   | Each additional br above 3 adds 0.5 covered | Each additional br above 3 adds 0.5 covered |                                 |
| Guests                      | --  | 0.2 per unit                                | 0.2 per unit                                | --                              |

*du = dwelling unit*

*Standards for density, building height, and lot coverage represent the maximum allowed. Standards for lot size, lot width, lot depth, setbacks, open space, common area, and parking represent the minimum required.*

## SAN FERNANDO CORRIDORS SPECIFIC PLAN

Originally adopted in 2005, the San Fernando Corridors Specific Plan (SP-5) provided the City of San Fernando with a community-based vision for the revitalization of the Maclay Avenue, Truman Street, and San Fernando Road corridors. The San Fernando Corridors Specific Plan served as a tool to help guide and realize this vision. The purpose of the San Fernando Corridors Specific Plan was to put in place policies and strategies to transform Truman Street, San Fernando Road, and Maclay Avenue into attractive, livable, and economically vital districts. Then, in 2017, the City of San Fernando adopted an updated San Fernando Corridors Specific Plan that expands the boundaries of the existing Specific Plan and promotes the development of a walkable, mixed-use, multi-modal environment that accommodates housing, retail, office, and light industrial uses.

The 2017 San Fernando Corridors Specific Plan recognizes the planned transit improvements of the Los Angeles Metro’s East San Fernando Valley Transit Corridor project (funding provided through Measure M), which traverses San Fernando’s downtown area. It is anticipated that this transit project will be operational in 2028. The 2017 San Fernando Corridors Specific Plan states, “In addition, supporting Metro’s new East San Fernando Valley Transit Corridor, as well as introducing residential and office uses within walking and biking distance of the Metrolink Station and Metro’s proposed Bus Rapid Transit, Tram or Light Rail stops, will transform San Fernando into an active, vibrant, pedestrian-friendly, mixed-use place.” This Specific Plan received the 2018 Sustainability Award from the Southern California Association of Governments.

### SPECIFIC PLAN DISTRICTS AND OVERLAYS

SP-5 consists of six “Districts” as well as three overlays that characterizes the uses and development in the specific plan area. They can be defined as follows:

- **Downtown District (D):** Creates a lively, mixed-use, transit-oriented “center of the city” where the community of San Fernando comes together. Allowable uses include civic and cultural uses, offices, retail and restaurants, and some residential uses.
  - **Downtown Residential Overlay:** Applies to select parcels within the Downtown District that are located near the San Fernando Mall. It allows an increased maximum Floor Area Ratio (FAR) of 3.5 for mixed-use development, permits an extra story of development and allows for upper floor residential uses, subject to a conditional use permit. For residential development within the overlay, the minimum density is 24 units per acre and the maximum density is 50 units per acre.
- **Mixed-Use Corridor District (MUC):** Creates a mixed-use, transit-oriented neighborhood between Downtown San Fernando and the Sylmar/Fan Fernando Metrolink Station. Permits a mix of residential, office, retail, and service uses. For residential development within the Mixed-Use Corridor District, the minimum density is 24 units per acre and the maximum density is 37 units per acre.
- **Auto Commercial District (AC):** Encompasses properties located at the eastern end of the Specific Plan Area that currently and historically accommodated auto dealerships. This district will continue to serve as center for auto sales while also accommodating retail and office uses.
- **Maclay District (M):** Promotes the creation of new housing while maintaining the integrity of the existing adjacent residential neighborhoods. Residential uses and commercial uses that are compatible with residential are permitted in this district. For residential density in this district, the minimum density is 12 units per acre and the maximum density is 36 units per acre.
  - **Neighborhood Services Overlay:** This overlay exists within the Maclay District and promotes mixed-use development that includes upper floor residential and live-work uses in



conjunction with first floor commercial. While the Maclay District applies to the parcels at and near the intersection of Glenoaks Boulevard and Maclay Avenue, the Neighborhood Services Overlay applies to the parcels located on the northwest, northeast, and southeast corners of Glenoaks Boulevard and Maclay Avenue. The overlay provides for a minimum residential development density of 12 units per acre and a maximum residential development density of 36 units per acre.

- **Workplace Flex District (WF):** Creates a cohesive district that supports the commercial and industrial uses of the City while providing appropriate areas for limited live-work uses and limited retail. To better support mobility within a district that promotes residential (live-work), retail, commercial, and industrial (employment) uses, the Workplace Flex District also provides a framework for creating a more inviting pedestrian, bicycle, and vehicular connection.
  - **Flex-Use Overlay:** Applies to parcels designated Workplace Flex along the north side of Truman Street. It permits light industrial uses allowed by the Workplace Flex designation while also allowing for the residential, office, retail, and service uses allowed under the adjacent Mixed-Use Corridor District, which allows for residential development density of 24 units per acre to 37 units per acre.
- **General Neighborhood District (GN):** Allows for multi-family housing near Downtown and the Metrolink Station and ensures that housing along the south side of 2<sup>nd</sup> Street provides a transition to low-rise, single-family residential neighborhoods to the north. For all residential development in the General Neighborhood District, the maximum density is 43 units per acre.

The San Fernando Corridors Specific Plan introduces new districts and overlays that replace the underlying industrial land use designations and zoning categories with a mix of residential, office, retail, and service uses. The intent of the updated zoning is to encourage reinvestment in this target area, and to allow a mix of new jobs, producing businesses, good quality infill housing, and local-serving retail and restaurant uses within comfortable walking distance to transit. As illustrated in Table 28, the Specific Plan establishes generous development standards along its main corridors as a means of facilitating a variety of development, including residential. The Specific Plan allows for a variety of building densities and heights for residential units.

**Table 28: San Fernando Corridors Specific Plan - Development Standards**

|                                | Maclay District (M)                                  |                                 | Downtown District (D)              |                                 | Mixed-Use Corridor District (MUC) | General Neighborhood District (GN) |
|--------------------------------|--|---------------------------------|------------------------------------|---------------------------------|-----------------------------------|------------------------------------|
|                                |  | Neighborhood Service Overlay    |                                    | Residential Overlay             |                                   |                                    |
| Density                        | 12 - 36 du/acre,                                     | Min. 12 DU/Acre                 | 3.0 FAR,                           | Min. 24 DU/Acre                 | 25 - 45 du/acre,                  |                                    |
|                                | 1.5 FAR with mixed-use**                             | Max. 36 DU/Acre                 | 3.5 FAR with mixed-use**           | Max. 50 DU/Acre                 | 2.5 FAR with mixed-use**          | Max. 43 DU/Acre                    |
| <b>Minimum Setbacks</b>        |  |                                 |                                    |                                 |                                   |                                    |
| Front (ft.)                    | 0 - 15   | 1st floor – 0                   |                                    | San Fernando - 0<br>Other - 15  | 20                                |                                    |
|                                |  | 2nd story residential – 15 - 20 |                                    |                                 |                                   |                                    |
| Side (ft.)                     | 10   | 0                               | San Fernando - 0<br>Other - 5 - 15 | Primary Street - 20             |                                   |                                    |
|                                |  |                                 |                                    | Side Street - 20                |                                   |                                    |
| Rear (ft.)                     | 15   | None                            | 10                                 | 20                              |                                   |                                    |
|                                | 3 floors   | 4 floors                        | 3 floors (40 ft),                  | 4 Floors                        |                                   |                                    |
| Maximum Height                 | (40 ft)  | (50 ft)                         | 4 floors (50 ft) with mixed-use    | (40ft)                          |                                   |                                    |
| Publicly Accessible Open Space | 150 per unit   | 150 per unit                    | 150 per unit                       | 151 per unit                    |                                   |                                    |
| Private Open Space             | 60 per unit  | 60 per unit                     | 60 per unit                        | 61 per unit                     |                                   |                                    |
| <b>Parking</b>                 |  |                                 |                                    |                                 |                                   |                                    |
| Multi-Family                   | Studio = 1 covered                                   | Studio = 1 covered              | Studio = 1 covered                 | Studio = 1 covered              |                                   |                                    |
|                                | 1 Bedroom = 1 covered                                | 1 Bedroom = 1 covered           | 1 Bedroom = 1 covered              | 1 Bedroom = 1 covered           |                                   |                                    |
|                                | 2 Bedroom or larger = 2 covered                      | 2 Bedroom or larger = 2 covered | 2 Bedroom or larger = 2 covered    | 2 Bedroom or larger = 2 covered |                                   |                                    |
| Guests                         | 0.2 spaces/unit (option for off-site or in-lieu fee) |                                 |                                    |                                 |                                   |                                    |

Although local density bonus procedures were not adopted until October 2013, the City worked with developers to grant incentives and concessions to facilitate the approval of 254 market-rate and affordable housing units since 2010 utilizing the State’s density bonus provisions. Regulatory concessions approved in conjunction with increased density included reduced parking, common open space, private open space, and setbacks, as well as increased lot coverage.

## **PARKING REQUIREMENTS**

As shown in the previous Table 27, the San Fernando Zoning Code outlines the parking requirements for residential uses. The San Fernando Corridors Specific Plan has reduced the parking requirements for multi-family uses, with a maximum of two spaces per unit (please refer to Table 28 above).

## **PARKING MANAGEMENT MASTER PLAN**

In 2020, the City launched a Citywide Parking Management Master Plan (Parking Management Master Plan). The goals of the Parking Management Master Plan are:

- Make parking more convenient for community members, visitors, and local businesses.
- Promote more efficient use of existing parking.
- Support future parking needs.
- Making commercial districts more pedestrian and bicycle friendly.
- Explore opportunities for transit-oriented development.
- Support the San Fernando Corridor Specific Plan.

As part of the recently completed Citywide Parking Management Master Plan the City has made available parking studies and public outreach, including community forums, online surveys, and public hearings. All materials were provided in a multi-lingual format.

### 3. FLEXIBILITY FROM DEVELOPMENT STANDARDS

#### SAN FERNANDO DENSITY BONUS

The City adopted an Affordable Housing Density Bonus in 2013 in compliance with State law (Government Code section 65915). Since then, the State enacted Assembly Bill (AB) 1763 in October 2019 which made a number of changes to the state density bonus requirements for affordable housing projects. The bill requires a density bonus to be granted for projects that include 100 percent lower income units but allows up to 20 percent of total units in a project that qualifies for a density bonus to be for moderate-income households. Under the revised law, density bonus projects must be allowed four incentives or concessions, and for developments within a half mile of a major transit stop, a height increase of up to three additional stories or 33 feet. A density bonus of 80 percent is required for most projects, with no limitations on density placed on projects within a half mile of a major transit stop. The bill also allows developers to request the elimination of minimum parking requirements for rental units affordable to lower-income families that is defined as either supportive housing or special needs housing.

Subsequently, in September 2020 AB 2345 was enacted, which further incentivizes the production of affordable housing. The City's 2013 Density Bonus ordinance is not currently consistent with State Law. The Housing Plan includes a program to amend the zoning ordinance to ensure the affordable housing density bonus regulations are compliant with State Law.

#### SHORT-TERM RENTALS

Short-term vacation rentals (also called a vacation rental) have become increasingly popular in recent years throughout the country and California. A short-term rental is a rental of a residential dwelling unit or accessory dwelling unit (ADU) for less than 30 consecutive days. Realizing the potential impact short-term rentals may have on the availability of housing stock in San Fernando, the City has a provision in the Zoning Code prohibiting short-term rentals.

#### PROJECT MODIFICATIONS

San Fernando has adopted an administrative modification process to accommodate minor reductions in certain development standards—including residential setback and parking dimensions. By allowing such modifications through an administrative process, the requirement for making variance findings and conducting a public hearing is eliminated, thereby reducing the time and cost for project processing.

#### CONCLUSION

The City's standards are fairly comparable to other Los Angeles County communities and have not served as a constraint to development. The cumulative effects of the City's standards in themselves do not serve to limit densities, although other site factors—such as small parcel sizes or the desire to preserve an existing residential structure—often result in projects developed at less than maximum densities. These factors are taken into consideration when assessing the realistic development capacity of the Housing Element sites inventory in Section IV.

## 4. PROVISION FOR A VARIETY OF HOUSING TYPES

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. Table 29 summarizes the housing types permitted in each of the San Fernando zoning districts, inclusive of the San Fernando Corridors Specific Plan (SP-5) zone designations. Most residentially zoned lots in San Fernando are R-1 single-family zoning. Because single-family housing units are permitted in R-2 and R-3 zones as well, construction of higher density housing units must compete with single-family development in these zones, imposing a development constraint on higher density development in San Fernando. To address this issue the City will amend its Zoning Code to remove Single-Family as a permitted use in Multi-Family Zones. Existing Single-Family will be permitted to remain. Additionally, the Corridor Specific Plans (SP-5) do not allow Accessory Dwelling Units and therefore does not comply with State law. To address this, the City will amend the Corridor Specific Plans to allow for Accessory Dwelling Units in all of the districts that allow residential use to ensure compliance with State law.

**Table 29: Housing Types by Residential Zone Category**

| Housing Types Permitted      | Zoning District |     |     |            |     |     | San Fernando Corridors Specific Plan District |                    |                             |                |                                 |
|------------------------------|-----------------|-----|-----|------------|-----|-----|---|--------------------|-----------------------------|----------------|---------------------------------|
|                              | R-1             | R-2 | R-3 | C-1<br>C-2 | M-1 | M-2 | Maclay District                               | Downtown District* | Mixed-Use Corridor District | Workplace Flex | General Neighborhood Commercial |
| Single-Family                | P               | P   | P   | --         | --  | --  | --  | --                 | --                          | --             | --                              |
| Multiple-Family              | --              | P   | P   | --         | --  | --  | P   | P                  | P                           | P              | P                               |
| Residential Condominium      | --              | C   | C   | --         | --  | --  | P   | P                  | P                           | P              | P                               |
| Accessory Dwelling Units     | P               | P   | P   | --         | --  | --  | --  | --                 | --                          | --             | --                              |
| Mobile Home Park             | --              | C   | C   | --         | --  | --  | --  | --                 | --                          | --             | --                              |
| Manufactured Housing         | P               | P   | P   | --         | --  | --  | --  | --                 | --                          | --             | --                              |
| Live/Work                    | --              | --  | --  | --         | --  | --  | P   | P                  | P                           | P              | P                               |
| Boardinghouses               | --              | --  | C   | --         | --  | --  | --  | --                 | --                          | --             | --                              |
| Single Room Occupancy (SRO)  | --              | --  | --  | C          | --  | --  | --  | --                 | --                          | --             | --                              |
| Care Facilities (6 or fewer) | P               | P   | P   | --         | --  | --  | P   | P                  | P                           | --             | P                               |
| Care Facilities (7 or more)  | C               | C   | C   | C          | --  | --  | C   | C                  | C                           | --             | C                               |
| Transitional Housing         | P               | P   | P   | --         | C   | C   | P   | P                  | P                           | --             | C                               |
| Supportive Housing           | P               | P   | P   | --         | --  | --  | P   | P                  | P                           | --             | C                               |
| Emergency Shelters           | --              | --  | --  | --         | --  | P   | --  | --                 | --                          | --             | --                              |

Notes:

"P" = Permitted by right

"C" = Use requires approval of a Conditional Use Permit

"--" = Use not permitted

\*Residential uses permitted on upper stories only in Downtown District within the SP-5 Zone.

## SINGLE-FAMILY RESIDENTIAL

Single-family dwellings are permitted in all three of the City’s residential zones (R-1, R-2, and R-3) as well as the General Neighborhood (GN) District of SP-5. Proposed single-family projects are subject to the City’s Site Plan Review process. This process includes the use of design guidelines, which were adopted in 2008 in an effort to maintain the community’s unique character. All application materials, including the design guidelines, are available online.

## MULTI-FAMILY RESIDENTIAL

City Code Section 106-6 provides the following definition for multiple-family dwelling:

*“a dwelling consisting of three or more dwelling units per lot, including townhouses, condominiums, and apartments.”*

The San Fernando Zoning Code expressly permits duplexes and multiple-family dwelling units in the R-2 and R-3 zone districts while residential condominiums require a Conditional Use Permit (CUP) in these zones. Within the San Fernando Corridors Specific Plan (SP-5), duplexes are permitted in the General Neighborhood District and residential condominiums require a CUP in the Maclay, Downtown, Mixed-Use Corridor, and General Neighborhood Districts. In addition, townhouses in SP-5 require a CUP in the Maclay, Mixed-Use Corridor, and General Neighborhood Districts. Design guidelines for multi-family developments are part of the review requirements. These guidelines are on the City’s website.

## ACCESSORY DWELLING UNITS

The San Fernando Municipal Code defines an Accessory Dwelling Unit (ADU) as an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons. Between 2014 and 2020, San Fernando issued building permits for 274 ADUs, which is an average of 45 annually. All these units are considered to be affordable to lower- and moderate-income households. In 2021, 75 ADUs were approved, which demonstrates an increased in production of ADUs in San Fernando.

The City adopted Ordinance No. U-1666 in July of 2017 to update regulations for ADUs, also referred to as second dwelling units, to be compliant with State law. The ordinance allows for an ADU application to be approved at the ministerial level (Community Development Director) if it meets the development standards.

After the City’s adoption of the of the ADU ordinance in 2017, recent State legislations (such as AB 68, AB 587, AB 881, and SB 13) were enacted that established new standards and regulations for incentivizing production of ADUs and Junior Accessory Dwelling Units (JADUs). The bills modify the fees, application process, and development standards for ADUs, with the goal of lowering barriers and increasing production of ADUs. Some of the key provisions include:

- Prohibiting standards related to lot coverage, lot size, Floor Area Ratio (FAR), or open space that have the effect of limiting ADUs development.
- Allowing ADUs converted within or attached to any structures (e.g., garages, storage areas, or other accessory structures).
- Removing requirements when a garage or carport is converted into an ADU.
- Eliminating parking requirements for ADUs within a half mile of a transit stop.
- Prohibiting maximum sizes for ADUs that are less than 850 square feet for units with one or fewer bedrooms or 1,000 square feet for units with two or more bedrooms.

To comply with the most recent State laws, a program has been included in this Housing Element to update the City's ADUs ordinance.

## MANUFACTURED HOUSING AND MOBILE HOME PARKS

State law requires jurisdictions to permit manufactured housing as defined in Health and Safety Code Section 18007 in any residential district where single-family detached units are permitted subject to the same property development standards. In accordance with State law, the City's Zoning Code accommodates manufactured housing in the R-1, R-2, and R-3 zones. The City also allows the development and operation of mobile home parks with a Conditional Use Permit (CUP) in the R-2 and R-3 districts.

## LIVE/WORK

The San Fernando Corridors Specific Plan (SP 5) accommodates live/work units in the Maclay, Downtown, and Mixed-Use Corridor Districts, subject to approval of a Conditional Use Permit (CUP). The residential use must be the predominant use on the premise and occupational activity is limited to a business office or a studio, including the making of arts and crafts or other occupational activity compatible with a residential use. Client visitation to a home occupation shall be by appointment only (except in the Downtown District where it may be conditionally permitted by the Community Development Director), and the maximum number of employees, not including the owner/occupant, is limited to two.

## BOARDINGHOUSES

The City's Zoning Ordinance defines "boardinghouse" as "a building where lodging and meals are provided for compensation for five or more persons, not including a retirement home." Boardinghouses are allowed in San Fernando with approval of a Conditional Use Permit (CUP) in the R-3, which provide a housing type that can accommodate special needs households, including extremely low-income households.

## SINGLE ROOM OCCUPANCY (SRO)

Like boardinghouses, Single Room Occupancy (SROs) can be a source of affordable housing for special needs households, including extremely low-income households. The City's Zoning Code includes the following definition and allows SROs with approval of a Conditional Use Permit (CUP) in the C-1 and C-2 zones:

*"Single room occupancy unit (SRO) means any building containing five or more guestrooms or units intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by residents, which is also the primary residence of those residents. The individual units shall lack either cooking facilities or individual sanitary facilities, or both. However, for purposes of this definition, an SRO does not include residential care homes, senior housing projects, rooming and boarding houses, hotels and motels, bed and breakfast lodging, extended care facilities, or hospitals."*

SROs are subject to a number of development standards that are intended to facilitate and not discourage the provision of safe and function units for occupants. For example, units must be between 150 and 400 square feet and may, but are not required to, contain full or partial kitchens or bathrooms. Each unit must have a separate closet, and the facility must provide common areas, laundry facilities, and a cleaning supply room. The owner must submit a management plan for the facility demonstrating that the facility meets the standards and regulations in the City's ordinance. Facilities with 10 or more units must provide office space for an on-site manager. At least one parking space per unit plus one space for an on-site manager is required.



## HOUSING FOR PERSONS WITH DISABILITIES

The following examines constraints to housing for persons with disabilities within City regulations and procedures.

### COMMUNITY CARE FACILITIES

The Lanterman Developmental Disabilities Services Act and Community Care Facilities Act state that mentally, physically, developmentally disabled persons and children and adults who require supervised care are entitled to live in normal residential settings. To that end, State law requires that licensed family care homes, foster homes, and group homes serving six or fewer persons be treated like single-family homes and be allowed by right in all residential zones.

The City's Zoning Code includes the following definition of small community care facilities:

*“Community care facility/small means any facility as defined in the Health and Safety Code Section 1502(a), which provides nonmedical care on a 24- hour a day basis to six or less persons including, but not limited to persons with substance abuse illnesses, physically handicapped, mentally impaired, incompetent persons, and abused or neglected children. Small community care facility shall be considered a permitted use within all residential zoned districts.”*

The R-1, R-2, and R-3 zoning districts permit small community care facilities (serving six or less clients) by-right. Small community care facilities development standards are the same as those required of single-family homes in the same zone. There are no spacing requirements between small community care facilities.

In the San Fernando Corridors Specific Plan (SP 5), small community care facilities are permitted in the Maclay, Downtown, Mixed-Use Corridor, and General Neighborhood Districts as long as the site is not within 200 feet of a railroad right-of-way. Large community care facilities require a Conditional Use Permit (CUP) in these same Districts and have the same distance requirements from railroad rights-of-way.

According to the State Department of Social Services, one adult residential care facilities and two assisted living facilities are operational in San Fernando as of October 2021.

### DEFINITION OF FAMILY

The following definition of “family” contained in the Zoning Code does not limit housing opportunities for persons for disabilities:

*“Family” means any number of persons living together in a room comprising a single dwelling unit and related by blood, marriage, or adoption or bearing the generic character of a family unit as a relatively permanent single household, including servants and other live-in employees, who reside therein as though members of the family. Any group of persons not related by blood, marriage, or adoption but inhabiting a dwelling unit shall for the purpose of this chapter be considered to constitute one family if a bona fide single household, including servants and other live-in employees, is contained in such group.*

### REASONABLE ACCOMMODATION

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land use regulations as necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. San Fernando accommodates most

accessibility modifications through issuance of a building permit. Handicapped ramps or guardrails (up to 42” in height) are permitted to intrude into the required setbacks to allow first floor access for physically disabled residents, eliminating the need for a zoning variance. Furthermore, in October 2013, the City adopted a formal ministerial procedure for reviewing and approving requests for reasonable accommodation under Federal and State law (City Code Chapter 106, Article VI, Division 16). Currently, the City does not charge a fee for reasonable accommodation requests.

To request reasonable accommodation, an individual with a disability, defined by the City as “an individual who has a physical or mental impairment that limits one or more of that person's major life activities; anyone who is regarded as having such impairment; or anyone who has a record of having such impairment; but not including an individual's current, illegal use of a controlled substance, unless an individual has a separate disability,” or a representative of the individual with a disability may request reasonable accommodation pursuant to Division 16, by submitting a request form available to the public in the department and building divisions. According to the San Fernando Municipal Code (City Code Chapter 106, Article VI, Division 16), the reasonable accommodation form must include the following:

- The form must be signed by the property owner and include the name and address of both the property owner and individual(s) requesting reasonable accommodation
- The current address and use of the property for which reasonable accommodation is requested
- A description of the requested accommodation and the regulations, policy or procedure for which accommodation is sought
- Evidence to support the claim that fair housing laws apply to the individual requesting reasonable accommodation
- Reason why the reasonable accommodation request is necessary
- Verification by the applicant that the property that is subject of the request for reasonable accommodation will be used by the person for whom reasonable accommodation is requested and whose disabilities are protected under fair housing laws
- A filing fee for a reasonable accommodation request
- Other supportive information required by the department

Required findings to determine approval, approval with conditions or denial of Reasonable Accommodation:

- Whether the parcel or housing unit subject to reasonable accommodation request will be used by the individual with disabilities protected under fair housing laws.
- Whether the request for reasonable accommodation is necessary to provide housing for the individual with disabilities under fair housing laws
- Whether the request for reasonable accommodation would impose an undue financial or administrative burden on the City
- Whether the requested reasonable accommodation would require a fundamental alteration of the zoning or building laws, policies, and/or other procedures of the city.

These findings are objective and therefore do not serve to constrain the development of housing for people with disabilities.

## **BUILDING CODES**

For new construction, the City’s building code requires new housing to comply with Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. New apartment buildings are subject to requirements for unit “adaptability” on ground floor units.

Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails.

Government Code Section 12955.1(b) requires that 10 percent of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

1. The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
2. At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
3. All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
4. Common use areas shall be accessible.
5. If common tenant parking is provided, accessible parking spaces are required.

## CONCLUSION

The City has conducted a review of zoning and building code requirements and has not identified any barriers to the provision of accessible housing. The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. The City's procedure for reviewing and approving requests for reasonable accommodation helps to streamline the process. There are no City initiated constraints on housing for persons with disabilities caused or controlled by the City.

## TRANSITIONAL AND SUPPORTIVE HOUSING

In compliance with State law, Senate Bill 2 (SB2), the City amended the Zoning Code in March 2013 to allow transitional housing by-right within the R-1, R-2, and R-3 zones and subject to the same permitting process and development standards as other residential uses within these zones. The Zoning Code amendment also added the following definition:

*“Transitional housing” means housing operated under program requirements that call for 1) the termination of any assistance to an existing program recipient and 2) the subsequent recirculation of the assisted residential unit to another eligible program recipient at some predetermined future point in time, which point in time shall be no less than six months into the future (Health and Safety Code Section 50675.2(h)). Transitional housing may provide, but not be limited to, meals, counseling, and other services as well as common areas for residents. Transitional housing may be provided under all residential housing types. In all cases, Transitional housing shall be treated as a residential use under this chapter and shall be subject only to those restrictions that apply to other residential uses of the same residential housing type located in the same zoning district.*

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. The City amended the Zoning Code in March 2013 to comply with changes in State law (SB 2) and accommodate supportive housing as a regular residential use within the R-1, R-2, and R-3 zones and subject to the same permitting process and development standards as other residential uses within these zones. The City also amended the Zoning Code to include the following definition:

*“Supportive housing” means housing with no limit on the length of stay and that is occupied by a target population as defined by Health and Safety Code Section 53260(d), as the same may be*

*amended from time to time, and that provides a significant level of onsite and offsite services that assist the supportive housing residents in retaining the housing, improving their health status, maximizing their ability to live, and when possible, work in the community. Supportive housing shall be treated under this chapter as a residential use and shall be allowed as a permitted use in all residential zoning districts.*

The San Fernando Corridors Specific Plan (SP 5) accommodates transitional housing and supportive housing with approval of a Conditional Use Permit in the Maclay, Downtown, Mixed-Use Corridor, and General Neighborhood Districts. These uses, as with all other residential uses in the Specific Plan, must be located at least 200 feet away from a railroad right-of-way.

Assembly Bill 2162 (AB 2162) enacted in September 2018 requires that supportive housing meet specific criteria to be permitted by right in zones where multi-family and mixed-use developments are permitted. Specific criteria include the size of the project and percentage set aside for target population, and specified amount of floor area for supportive services, among others. This Housing Element includes a program to amend the Zoning Code to clarify when supportive housing developments are permitted by right, and that there are no minimum parking requirements for supportive housing within a half mile of public transit.

## EMERGENCY SHELTERS

As discussed in the homeless section of the Housing Element Needs Assessment (Section II), there are an estimated 23 homeless persons in San Fernando according to the 2020 Point-in-Time Count by the Los Angeles Homeless Service Authority (LAHSA). In compliance with State law (SB 2), the City amended the Zoning Code in March 2013 to define and accommodate emergency shelters with a ministerial permit. The Zoning Code includes the following definition:

*“Emergency homeless shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months per calendar year or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay (Health and Safety Code Section 50801(e)). Supportive services may include, but are not limited to, meal preparation, an activities center, daycare for homeless person’s children, vocational rehabilitation, and other similar activities.*

Pursuant to SB 2, San Fernando conducted a review of its zoning districts and determined that the M-2 (Light Industrial) Zone is most conducive to provision of an emergency homeless shelter. The M-2 zone is characterized by industrial land uses including contractors’ storage yards, manufacturing, food processing, and auto repair uses. The two primary M-2 corridors in San Fernando include: 1<sup>st</sup> Street between Hubbard Street and North Maclay Avenue, just north of the City’s bike path and the Southern Pacific Railroad right of way; and Arroyo Avenue, between 5<sup>th</sup> and 8<sup>th</sup> Street, just east of the Pacoima Wash and the City’s easterly boundary with the City of Los Angeles. Both M-2 Zone corridors are accessible to public transit. M-2 zoned properties located along 1<sup>st</sup> Street are approximately a quarter mile from the Sylmar/San Fernando Metrolink Station at Hubbard and 1<sup>st</sup> Street, thus, providing access to light rail and bus transportation services within walking distance. The M-2 Arroyo Avenue corridor is within walking distance to several bus stops located on Glenoaks Boulevard and Foothill Boulevard, which are two major vehicular thoroughfares providing access between the City and the neighboring communities of Sylmar and Pacoima.

The M-2 zone spans over 87 acres on 49 parcels, including more than five acres on three vacant parcels. A review of potential underutilized sites within the M-2 zone identified 26 underutilized properties with improvement values reported to be less than half the reported land value, indicating that the properties are feasible for either redevelopment or potential conversion of existing structures to shelter use. Therefore, the

City's vacant and underutilized M-2 parcels have adequate capacity to accommodate the City's estimated unsheltered need of 23 homeless persons and at least one emergency shelter operated throughout the year.

The City allows emergency shelters in the M-2 Zone with approval of a ministerial permit that is subject to the same development and operational standards as other permitted uses in the zone. The City's M-2 development standards are appropriate to facilitate emergency shelters, and can be summarized as follows:

- **Minimum lot size:** 10,000 square feet
- **Maximum lot coverage:** 60 percent
- **Maximum height:** 45 feet
- **Minimum lot width:** 75 feet
- **Setbacks:** 10-foot front, side, and rear
- **Walls:** 8 feet where property abuts residential, 6 feet otherwise
- **Landscaping:** Min 10-foot front landscaping; 15 percent of total lot shall be landscaped.
- **Storage:** No outside storage permitted

In addition to application of M-2 development standards, pursuant to SB 2, the City adopted the following objective standards to regulate emergency shelters to enhance compatibility:

- **Maximum Number of Persons/Beds.** The shelter for the homeless shall contain a maximum of 30 beds and shall serve no more than 30 homeless persons.
- **Lighting.** Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity compatible with the neighborhood.
- **Laundry Facilities.** The development shall provide laundry facilities adequate for the number of residents.
- **Common Facilities.** The development may provide supportive services for homeless residents, including but not limited to: central cooking and dining room(s), recreation room, counseling center, child care facilities, and other support services.
- **Security.** Parking facilities shall be designed to provide security for residents, visitors, and employees.
- **Landscaping.** On-site landscaping shall be installed and maintained pursuant to the standards outlined in Section 106-833.
- **On-Site Parking.** On-site parking for homeless shelters shall be subject to requirements for similarly zoned industrial uses as set forth in Section 106-822(d)(1).
- **Outdoor Activity.** For the purposes of noise abatement in surrounding residential zoning districts, outdoor activities may only be conducted between the hours of 8:00 a.m. to 10:00 p.m.
- **Concentration of Uses.** No more than one shelter for the homeless shall be permitted within a radius of 300 feet from another such shelter.
- **Refuse.** Homeless shelters shall provide a trash storage area as required pursuant to Section 106-897(1) through Section 106-897(3).
- **Health and Safety Standards.** The shelter for the homeless must comply with all standards set forth in Title 25 of the California Administrative Code (Part 1, Chapter F, Subchapter 12, Section 7972).
- **Shelter Provider.** The agency or organization operating the shelter shall comply with the following requirements:
  - Temporary shelter shall be available to residents for no more than six months if no alternative housing is available.
  - Staff and services shall be provided to assist residents to obtain permanent shelter and income. Such services shall be available at no cost to all residents of a provider's shelter or shelters.

- The provider shall not discriminate in any services provided.
- The provider shall not require participation by residents in any religious or philosophical ritual, service, meeting, or rite as a condition of eligibility.
- The provider shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to ensure compatibility with services provided at the facility, and for training, counseling, and treatment programs for residents.

Emergency shelters are also permitted in the Workplace Flex District of the San Fernando Corridors Specific Plan (SP 5). This area is along 1<sup>st</sup> Street and the north side of Truman Street between Meyer Street and Kalisher Street.

Assembly Bill 139 (AB 139) changes the way local governments can regulate parking requirements for emergency shelters. Local governments may require parking for employees working at the emergency shelters, but the total parking requirements may not exceed the requirements for residential and nonresidential uses in the same zone.

Assembly Bill 101 (AB 101) requires cities to allow a Low Barrier Navigation Center to be developed by right in areas zoned for mixed use and nonresidential zones that permit multi-family uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Low Barrier shelters may include options such as allowing pets, permitting partners to share a living space, and providing storage for residents’ possessions. AB 101 also sets a timeline for jurisdictions to act on applications for Low Barrier Navigation Center developments. The requirements of AB 101 are effective through the end of 2026, at which point they are repealed.

The Housing Element includes a program to amend the Zoning Code to allow Low Barrier Navigation Centers to be developed by right in areas zoned for mixed use and nonresidential zones that permit multi-family uses and to meet the parking requirements in AB 139.

## FARM EMPLOYEE HOUSING

Because there is a very limited presence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability. According to the 2019 ACS, 95 San Fernando residents were employed in agriculture, forestry, fishing, and hunting, or mining industries, representing approximately one percent of the City's labor force. The City allows agricultural uses within the M-1 and M-2 zones. There are no agricultural uses currently in operation in these zones and the City does not anticipate new agricultural uses to locate in these areas. Therefore, the City will amend its Zoning Code to remove agricultural uses as permitted uses in the M-1 and M-2 zones.

## EMPLOYEE HOUSING

Under the Employee Housing Act, any employee housing that provides accommodations for six or fewer employees shall be deemed a single-family use. Employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

San Fernando's Zoning Code does not currently address employee housing. As such, a program has been added to include a definition of employee housing and make provisions in the Zoning Code to allow small employee housing in the R-1, R-2, R-3, and RPD zones.

## 5. SITE IMPROVEMENTS

As an entirely urbanized community, all of the necessary infrastructure systems in San Fernando are already in place and are sufficient to accommodate the level of development that occurs in the City. One exception is the City's aging water conveyance system, which is being replaced on an ongoing basis through payment of a Capital Facility Water charge on new development. The City actively maintains public improvements in association with new development, such reconstruction of older streets, curbs, gutters, and sidewalks, in association with the construction of new private facilities.

Local streets comprise most of the residential street network in San Fernando, in contrast to major and secondary arterial streets. The City's standards for typical streets right-of-way are 60 feet, with a curb-to-curb pavement width of 36 to 40 feet, having two lanes, and on-street parallel parking on both sides of the street.

The City adopted the Safe and Active Streets in 2017 with a goal of encouraging walking and bicycling throughout the community. This effort was followed by the adoption of the Safe and Active Streets Implementation Plan in March 2022, which outlines eight priority capital improvement projects (concept plans), cost estimates, and the available grant sources to fund construction, such as the state Active Transportation Program. Both plans were developed through an intensive community engagement process including community workshops, bike and walk audits, and stakeholder meetings. The intent is to create a safer, bicycle and pedestrian-friendly San Fernando and to reduce short vehicular trips.

The San Fernando Corridors Specific Plan (SP 5) includes many components to promote pedestrian, bicycle, and transit friendly development in the heart of San Fernando. The plan includes site improvement requirements for driveways, landscaping, and utility easements.

## 6. DEVELOPMENT FEES

Various fees and improvements are charged by the City to cover costs of processing permits and providing services and facilities, such as utilities, schools, and infrastructure. Almost all of these fees are charged on a pro rata share system, based on the magnitude of the project’s impact or the extent of benefit that will be derived.

Table 30 shows the list of fees charged for a typical residential development in San Fernando. In addition, there may be other fees assessed depending on the circumstances of the development. For example, the building may need to pay an inspection fee for sidewalks, curbs, and gutters if their installation is needed. In order to lower the cost associated with building affordable housing, the City provides for reduced fees and modified development standards. For example, in December 2012, the City approved \$250,000 in funding assistance for the Harding Street Affordable Housing Project to facilitate an application for Los Angeles County HOME Funds to develop a 29-unit affordable apartment building. The local funding assistance package offered by the City included \$25,000 in waived building permit and water connection fees in addition to \$225,000 in partial funding for required off-site street and wastewater collection system improvements.

The City also charges two Capital Facility Fees: one for the sewer system, and one for the water system. The Capital Facility Sewer Charge is necessary so that the City can pay its share of upgrading the Hyperion Treatment Plant to increase its capacity. The Capital Facility Water Charge is necessary so that the City can replace its old, substandard water conveyance system.

**Table 30: Permit Processing Fees for Residential Developments**

| Type of Fee   | Cost                      |
|---|---------------------------|
| Site Plan Review  | \$3,197                   |
| Preliminary Parcel Map  | \$4,474.73 + \$159.13/lot |
| Tentative Tract Map   | \$4,578.73 + \$129.54/lot |
| Precise Development   | \$2,507                   |
| Variance  | \$3,891                   |
| Conditional Use Permit  | \$3,969                   |
| Zone Change   | \$4,313                   |
| General Plan Amendment  | \$4,313                   |
| Environmental Documentation   |                           |
| Categorical Exemption   | \$2,400                   |
| Initial Study   | \$6,800                   |
| EIR   | \$15,000                  |
| <b>Note:</b> Environmental Documentation Fees are Minimum Deposits; Actual Cost May Exceed Deposit and is Based on Hourly Rates |                           |

*Source: City of San Fernando, City Council Resolution No. 7444 Adopted 8-5-19*

As a means of further assessing the cost that fees contribute to development in San Fernando, the City has calculated total Planning, Building, and Public Works fees associated with three common types of residential development in the community: a two-unit duplex, a 37-unit condominium development, and a 20-unit apartment building.



As indicated in Table 31, per-unit fees for a prototypical duplex run \$11,222, whereas prototypical fees run \$19,677 per condominium unit and \$7,145 per apartment unit. The City has typically used a Class 32 Categorical Exemption for infill development under the California Environmental Quality Act (CEQA), which reduces the costs associated with the preparation of an environmental document. Residential development fees constitute well under five percent of the estimated per-unit development cost.

**Table 31: Residential Development Fees for Prototypical Projects**

| Type of Fee                                | Duplex<br>(1,200 SF each) | Condominium Project<br>(37 units, average 1,300 SF each) | Apartment Project<br>(20 Units, average 700 SF each) |
|--|---------------------------|--|--|
| <b>Planning Fees</b>                       |                           |  |  |
| Site Plan Review                           | \$1,763                   | \$1,763  | \$1,763  |
| Tentative Tract/Parcel Map                 | \$0                       | \$6,151  | \$0  |
| Variance                                   | \$0                       | \$0  | \$0  |
| Conditional Use Permit                     | \$0                       | \$3,005  | \$0  |
| Public Notification                        | \$0                       | \$1,120  | \$0  |
| Categorical Exemption (infill)             | \$204                     | \$204  | \$0  |
| <b>Sub Total</b>                           | <b>\$1,763</b>            | <b>\$12,243</b>  | <b>\$1,763</b>                                       |
| <b>Building Fees</b>                       |                           |  |  |
| Building Permit                            | \$1,125                   | \$34,500   | \$18,911   |
| NPDES                                      | \$0                       | \$1,000  | \$1,000  |
| Demolition                                 | \$0                       | \$375  | \$475  |
| Grading                                    | \$0                       | \$1,750  | \$933  |
| Plan Check                                 | \$956                     | \$19,029   | \$12,874   |
| School Fees (\$3.96 per sq. ft.)           | \$9,600                   | \$192,400  | \$56,000   |
| Quimby/Park Development Fees               | \$0                       | \$347,800  | \$0  |
| <b>Sub Total</b>                           | <b>\$11,681</b>           | <b>\$596,854</b>   | <b>\$90,193</b>                                      |
| <b>Public Works Fees</b>                   |                           |  |  |
| Tract Map Plan check                       | \$0                       | \$5,850  | \$0  |
| Grading Plan check                         | \$1,030                   | \$3,345  | \$2,330  |
| Sewer Fees                                 | \$1,798                   | \$57,868   | \$25,020   |
| Water Capital Fees                         | \$3,289                   | \$23,646   | \$9,841  |
| Water Installation                         | \$2,847                   | \$13,718   | \$6,471  |
| Fire Hydrant                               | \$0                       | \$14,476   | \$7,238  |
| Dumpster                                   | \$36                      | \$36   | \$36   |
| <b>Sub Total</b>                           | <b>\$9,000</b>            | <b>\$118,939</b>   | <b>\$50,936</b>                                      |
| <b>Total Project Fees</b>                  | <b>\$22,444</b>           | <b>\$728,036</b>   | <b>\$142,892</b>                                     |
| <b>Fees Per Unit</b>                       | <b>\$11,222</b>           | <b>\$19,677</b>  | <b>\$7,145</b>                                       |
| <b>Estimated Per Unit Development Cost</b> | <b>\$325,000</b>          | <b>\$425,000</b>   | <b>\$400,000</b>                                     |
| <b>% of Unit Development Cost</b>          | <b>3.50%</b>              | <b>4.60%</b>   | <b>1.80%</b>   |

## 7. LOCAL PROCESSING AND PERMIT PROCEDURES

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately reflected in the unit's selling price. One way to reduce housing costs is to reduce the time for processing permits.

### PROJECT DECISION-MAKERS

The development review process in the City of San Fernando is governed by three levels of decision-making bodies: the Community Development Department, the Planning and Preservation Commission, and the City Council.

#### COMMUNITY DEVELOPMENT DEPARTMENT

Community Development staff review single-family, multi-family and mixed-use residential projects through the Site Plan Review process using applicable development standards, design guidelines, and the General Plan. The Community Development Department reviews development proposals for land-use applicability, environmental impacts, aesthetic value, architectural style, and landscape to ensure a quality physical and environmental design. Any required environmental assessment is conducted concurrent with the planning analysis.

#### PLANNING AND PRESERVATION COMMISSION

The Planning and Preservation Commission consists of five members appointed by the City Council. The Commission reviews all discretionary projects that require an entitlement for a Variance, Conditional Use Permit (CUP), Subdivision, Specific Plan, and Zoning Code, General Plan, or Specific Plan amendments. The Commission is a final decision-making body on entitlement application for a Variance, Conditional Use Permit, and appeal of approvals by the Director. The Commission also acts as an advisory body to the City Council on Subdivisions and Specific Plans, and amendments to the Zoning Code, General Plan, and Specific Plan.

#### CITY COUNCIL

The City Council reviews all General Plan amendments, Zone Changes, as well as any appeals of the Planning Commission decisions.

### STREAMLINING TOOLS FOR PROJECT PROCESSING

#### PRE-SUBMITTAL REVIEW

Pre-Submittal Review allows for a more expedited process by providing an informal process that allows applicants to discuss project proposals with the Planning Division prior to submitting a formal application. The Pre-Submittal Review allows the Planning Division the opportunity to direct applicants to the appropriate City Departments and Divisions for preliminary discussion requirements and advises the applicant on the steps necessary to receive final approval. The Pre-Submittal Review can identify potential development issues or adverse environmental impacts, provide possible alternatives or potential mitigation measures for identified issues, and provide general interpretation of the code and methods of compliance utilized on previous developments.

## RESIDENTIAL DESIGN GUIDELINES

San Fernando’s citywide Design Guidelines provide clear examples of the quality and type of design that is recommended for all development in the City, including single-family, multi-family, and mixed-use residential projects. The City encourages property owners and design professionals to incorporate the guidelines into the design of a project. The application of design review is processed concurrently with other project entitlements, if any, and does not add time to the review process. Additionally, projects approved with minor modifications related to setbacks, landscaping requirements, parking totals, and parking stall dimensions can be checked for compliance by staff and generally do not require subsequent review by the Commission, and/or Council.

## SB 35 STREAMLINING

SB 35 (Government Code section 65913.4) allows qualifying development projects with a specified proportion of affordable housing units to move more quickly through the local government review process and restricts the ability of local governments to reject these proposals. The bill creates a streamlined approval process for qualifying infill developments in localities that have failed to meet their regional housing needs allocation (RHNA), requiring a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for discretionary entitlements granted by the Planning Commission.

Since the adoption of this section of the Government Code, the City has not yet received development applications under these provisions. The City will prepare an SB 35 checklist and written procedures for processing SB 35 applications. (See Program 12- Efficient Project Review Under SB35)

## PROCESSING TIMELINES

As a small city with limited development, San Fernando does not experience backlogs in development typical in many larger jurisdictions. In most cases, even when Planning and Preservation Commission or City Council review is required, approval can be obtained in about three months. Small projects, such as single-family units, may receive over-the-counter approval with a simple site plan review conducted by staff. Residential Planned Development (RPD) projects are reviewed and approved by the Planning and Preservation Commission. But prior to going to the Commission, conceptual site plans must first be submitted for preliminary review by the Community Development Department, so planning staff can assist the applicant in developing more precise plans as part of the Conditional Use Permit (CUP) application. Once all materials and plans are prepared, the RPD will be reviewed by the Planning and Preservation Commission.

The typical review process for a single-family residence usually consists of an “over-the-counter” Site Plan Review with the Community Development Department Planning staff in which plans are checked for compliance with applicable codes, development standards, and design guidelines. From there, a property owner brings their plans to the Building and Safety Division for submittal of the plans into plan check. For smaller projects, such as residential remodels and accessory structures, the Building and Safety Division may be able to provide an “over-the-counter” plan check and a property owner would be able to obtain their building permits the same day.

For all new residential projects and some significant residential remodel projects, a property owner will leave their plans with the Building and Safety Division for plan check. Depending on the quality and completeness of plans submitted for plan check, the entire process could take as little as 10 days but may take longer if subsequent plan checks are required. Average processing times for plan check/building permits in the City of San Fernando are comparatively shorter than the neighboring City of Los Angeles.

When a residential development proposes to deviate from applicable codes, a discretionary entitlement such as a Variance may be required. The Planning Commission acts on these requests and processing times are an

additional two months longer than the Site Plan Review and plan check times noted above. However, minor modifications to certain development standards may be accommodated through a staff-level approval of a modification process specified for setbacks, parking dimensions/totals, and landscaping requirements. These modifications can significantly reduce processing times and eliminate the requirement for making Variance findings and conducting a public hearing.

## CONCLUSION

In summary, San Fernando's processing and permit procedures are streamlined in comparison to many jurisdictions, and do not serve as a constraint to development.

## 8. BUILDING CODE

The San Fernando Building and Safety Division is responsible for the following:

- Reviewing all construction plans to make sure they comply with City building, health, and safety codes.
- Inspecting all permitted construction projects and conducting residential property pre-sale inspections.
- Assisting with housing, fire protection, and zoning inspections and enforcement.
- Coordinating with the Los Angeles Department on fire code enforcement requirements.

The City of San Fernando enforces the code provisions of the 2020 Los Angeles Building and Fire codes, which includes the 2019 California Building Code (CBC) and the 2019 California Fire Code. The CBC establishes construction standards necessary to protect public health, safety, and welfare, and the local enforcement of these codes does not unduly constrain development of housing. The CBC also mandates energy efficiency as well as provisions for access for persons with disabilities. Compliance with the CBC should not significantly add to the cost of construction since the CBC is mandated to be enforced statewide and costs should be relatively uniform across the State of California. The City's Building and Safety Department enforces the code provision of the 2019 California Building Code and 2019 California Fire Code. The department is responsible for reviewing construction documents to ensure they comply with City building, health, and safety code; inspecting all permitted construction projects and pre-sale inspections on residential properties; assistance with housing, fire protection and zoning inspections and enforcement; and coordination with the Los Angeles County Fire Department regarding fire code enforcement requirements. The City's Code Enforcement operation is complaint-driven. Additionally, the City will be reimplementing the City's rehabilitation loan program to provide low-moderate income households (up to 120% AMI) assistance with major rehabilitation, general property repairs, seismic retrofit, and code deficiency repairs.

The Community Preservation Division of the Community Development Department enforces all City code requirements and investigates code violation complaints. Code violations can be reported 24-hours a day to the Community Development Department. A documented City Code violation can result in a warning, notice of violation, fine, and even legal action. The City has adopted these codes in their entirety and has not made any substantive local amendments or revisions that would impact the cost and supply of housing.

## RESIDENTIAL PROPERTY PRE-SALE INSPECTION

The City has adopted a Residential Pre-Sale Inspection and Report Program (“the Program”) in order to protect purchasers of residential real property within the City that may be unaware of any un-permitted construction or unlawful conditions related to the structure(s) on the property, and of any code violations as identified by a City inspection of the property prior to the sale or exchange of residential property. The Program is also intended to protect and promote the existence of safe residential buildings, dwelling units, and neighborhoods by the enforcement of regulations designed to correct and prevent the sale or transfer of residential buildings and dwelling units that are dangerous, deficient, substandard, or unsanitary. Any identified violations must be resolved within 30 days from close of escrow.

## B. MARKET CONSTRAINTS

### 1. AVAILABILITY OF FINANCING

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community and the lending practices of those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Table 32 illustrates the home purchase and improvement loan activity in San Fernando in 2020. Overall, the approval rating for all types of loans was 64 percent, while the denial rate was 14 percent, and 22 percent of loans were either withdrawn from the applicant or closed for incompleteness. The highest approval ratings were for conventional purchase loans at 77 percent, followed by refinance loan approval at 65 percent and government-backed loans at 47 percent. Home improvement loans had the lowest approval rating at 40 percent. Refinance loans represented the vast majority of loan activity with over 80 percent of the total loan applications in San Fernando.

**Table 32: Disposition of Home Purchase and Improvement Loan Applications (2020)**

| Loan Type                  | Total Applicants | Approved | Denied | Other |
|----------------------------|------------------|----------|--------|-------|
| Government-Backed Purchase | 32               | 47%      | 16%    | 37%   |
| Conventional Purchase      | 86               | 77%      | 8%     | 15%   |
| Refinance                  | 813              | 65%      | 13%    | 22%   |
| Home Improvement           | 53               | 40%      | 51%    | 9%    |
| Total                      | 984              | 64%      | 14%    | 22%   |

Source: Home Mortgage Disclosure Act Data, 2020.

Note: Approved loans include loans originated and applications approved but not accepted.

Other includes loans withdrawn by the applicant or closed for incompleteness.

### 2. PRICE OF LAND

The availability and price of land represents a significant market constraint to housing production throughout most of southern California. A diminishing supply of land available for residential construction boosts the cost of land. High land costs tend to incentivize home builders to develop higher-end homes and apartments in an effort to attract the greatest possible sale prices and lease rates. Developers also sometimes seek to maximize the largest number of units allowed on a given parcel. This allows the developer to distribute the costs for new infrastructure improvements (e.g., streets, sewer lines, water lines, etc.) over the maximum number of lots.

A search on realtor.com showed just one recently sold parcel of land in San Fernando, but a total of 14 in the greater area were analyzed. Based on these listings, residential land in the area averages about \$2.2 million per acre, and the parcel of land in San Fernando (757 N Huntington St) was sold on August 26, 2021, at a price of \$3.3 million per acre.

A density bonus is available to developers who provide affordable housing as part of their projects. Developers of affordable housing may also be granted regulatory concessions or development incentives. Density bonuses, together with the incentives and/or concessions, result in a lower average cost of land per dwelling unit thereby making the provision of affordable housing more feasible.

### **3. DEVELOPMENT COSTS**

A major cost associated with the development of housing is the cost of building materials, labor, and site preparation. The cost of building materials, such as wood and wood-based products, cement, asphalt, roofing materials, and plastic pipe are affected primarily by the availability and demand for such materials.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. As part of the density bonus ordinance, the City could allow for affordable units to be smaller in size (maintaining the same number of bedrooms) and have unique features and interior finishes than market rate units, provided all project units were comparable in construction quality and exterior design. Another factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders can take advantage of the benefits of economies of scale

### **4. TIMING AND DENSITY**

In San Fernando, residential development projects often do not reach maximum allowable density. This development trend is primarily due to market preference for multi-family residential (4+units) that typical yield moderate densities. Additionally, due to the built-out nature of the community, Accessory Dwelling Units are a popular solution as there are more affordable to build and the City already has provision that encourage their development.

The market can also constrain the timing between project approval and requests for building permits. In San Fernando, the average time between project approval and request for building permit is typically at least three to six weeks. Many factors can influence the timing, such as the project applicant’s timely response to questions and corrections or ability to secure construction financing. Another trend is the project applicant’s intent to build or just to sell the property at a higher price with the approved entitlement.

## C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

### 1. ENVIRONMENTAL HAZARDS

The primary environmental hazard in San Fernando impacting development is earthquake risk. As stated in the Safety Element updated and adopted in conjunction with this Housing Element the City of San Fernando is in a seismically active region at risk of hazards from earthquakes, including fault rupture, ground shaking, landslides, and liquefaction. The two most significant earthquakes to have recently affected the City are the 1971 San Fernando and 1994 Northridge earthquakes. The 1971 San Fernando earthquake caused 65 fatalities and millions of dollars in property loss in the City, including damage to several bridges, sections of freeway, and a hospital. The 1994 Northridge earthquake caused 51 fatalities along with extensive damage to streets, the sewer system, the water system, public buildings, and privately-owned residential and commercial structures in the City. In the first six months following this disaster, the City spent approximately \$1.8 million and over 9,100 person hours on earthquake-related activities.

Several faults have the potential to impact the City, including the San Andreas fault. The San Andreas fault is known as a “master fault” because it is the boundary between the Pacific and North American geologic plates. The segment of the San Andreas fault closest to the City of San Fernando is the Mojave segment, which is approximately 83 miles long. According to the U.S. Geological Survey (USGS), the Mojave segment is estimated to be capable of producing a magnitude 7.1 earthquake. Scientists have calculated that this segment has a 26 percent probability of rupturing sometime between 1994 and 2024. Figure 1 shows the fault lines mapped in San Fernando and the surrounding region. There are several more active faults in eastern San Fernando and northern San Gabriel valleys, including the Northridge, Newport-Inglewood, and Sierra Madre faults. The presence of the many active faults increases the probability of a major earthquake impacting the City.

Additionally, as stated in the Public Safety Element, portions of San Fernando would be subject to inundation if water breached the Pacoima Dam. According to the California Department of Water Resources, the only part of the City susceptible to possible flooding is the commercial/industrial strip that is adjacent to the Pacoima Wash. This area could flood if the Pacoima Dam suffers a complete failure. The dam is normally maintained at one-quarter of its capacity and no longer allowed to reach full capacity to reduce potential dam failure. Additionally, average rainfall is low. The Pacoima Dam utilizes a monitoring system that provides early warning of a structural failure, thus making the probability of this type of flood event minimal. The City adopted a Pacoima Dam Evacuation Contingency Plan in 1985, establishing procedures for the efficient evacuation of all people for potential inundation areas.

In addition to these environmental conditions, other site constraints were analyzed during the identification of housing opportunity sites. Potential site contamination, the existence of easements that could impact development, as well as site size and shape were considered to determine each sites viability.



## 2. PUBLIC SERVICES AND FACILITIES

As a completely urbanized community, the City of San Fernando already has in place all the necessary infrastructure to support future development. All land designated for residential use is served by sewer and water lines, streets, storm drains, telephone, electrical, and gas lines. However, as an older community, much of the City's infrastructure is aging and will require improvements or replacement over time. The City is replacing the water conveyance system on an ongoing basis so that the existing capacity will be maintained.

### WATER AND SEWER SERVICE

The City of San Fernando Water Production Division is responsible for the operation and maintenance of the City's four water wells, three booster pump stations, four reservoirs, and two pressure regulation stations. Local water supplies are drawn from the City's wells located in the Sylmar basin. This groundwater basin has been adjudicated, and the City of San Fernando is limited in the amount of draw that it can safely extract from the basin annually, as determined by a court appointed Watermaster. The City's current allocated draw from groundwater extraction is 3,570 acre-feet per year. The City typically draws approximately 2,900 acre-feet per year which represents the City's current water demand. In the event that there is a shortfall the City purchases water from the Metropolitan Water District (MWD) on an as-needed basis. The current storage capacity for potable water in the City of San Fernando is approximately 8.9 million gallons, with peak day demand of approximately 7.3 million gallons, or 82 percent of total storage capacity.

On October 20, 2014, the City adopted Ordinance No. 1638 to implement several measures to promote water conservation during times of supply shortages. In October 2020, the City adopted a new ordinance to implement voluntary reductions and in May 2022, the City adopted even more stringent measures due to the need to import water from the Metropolitan Water District (MWD). The City also works to meet requirements set forth by the State Water Resources Control Board.

The IS-MND prepared for this Housing Element Update determined that wastewater treatment for the residential development facilitated by this 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 consists of 41.5 miles of contiguous gravity piping. Wastewater generated in the City 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.

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 the City, 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 1,795 residential units would result in an increase in wastewater of approximately 249,328 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.

Based on the analysis and findings outlined in the IS-MND San Fernando's water supply, water storage, and wastewater treatment facilities have adequate capacity to accommodate the anticipated 1,795 residential units proposed.

Senate Bill 1087 enacted in 2006 requires water and sewer service providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water and sewer providers from denying or conditioning the approval of development that includes housing affordable to lower-income households unless specific written findings are made. The City will provide a copy of the adopted Housing Element to the Metropolitan Water District (MWD) and City of Los Angeles within 30 days of adoption. The City will also continue to coordinate with the MWD and City of Los Angeles to ensure affordable housing developments receive priority water and sewer service provision.

# IV. HOUSING OPPORTUNITIES

The following section presents the resources available for the development, rehabilitation, and preservation of housing in San Fernando. The section begins with an overview of the availability of residential sites for future housing development and the adequacy of these sites to address the City's identified share of future housing needs. This section also presents the financial resources available to support in the provision of affordable housing in the community. The final part of the section is an overview of energy conservation and green building resources available to the City and its residents.

## A. LAND RESOURCES

State law requires communities to play an active role in ensuring that enough housing is available to meet expected population growth. This section discusses how San Fernando will plan for the provision of housing for all economic segments.

### 1. REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

The Regional Housing Needs Allocation (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements. The RHNA quantifies the need for housing within each jurisdiction during specific planning periods. The current 6<sup>th</sup> cycle RHNA planning period is from October 15, 2021, through October 15, 2029. For the projection period, the State Department of Housing and Community Development (HCD) approved a projected future need of 1,341,827 new housing units in the Southern California Association of Governments (SCAG) region encompassing the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial. SCAG is responsible for allocating this future housing need to the 197 jurisdictions (six counties and 191 cities) within the region. In this capacity, SCAG determined each jurisdiction's share of the forecasted growth.

The RHNA is divided into four income groups established by HCD: above moderate-, moderate-, low-, and very low-income, with a fifth income group, extremely low-income, required as a subset of very low-income. Pursuant to State Housing Element Law, a jurisdiction must demonstrate in its Housing Element that it has adequate residential sites at appropriate densities and development standards to accommodate its RHNA.

### 2. SAN FERNANDO'S RHNA

According to the RHNA prepared by SCAG, San Fernando's share of the forecasted growth is 1,795 new housing units. To ensure the City meets this minimum the City has incorporated a 15 percent unit buffer to account for the "No Net Loss" requirement as mandated by Senate Bill 166 (SB 166). Pursuant to SB 166, if sites are not developed at the density or income level identified in the Housing Element, the City must ensure that there is enough land in reserve to fully accommodate the RHNA. This 15 percent buffer for No Net Loss brings the City's RHNA obligation to 2,064 units. These new housing units are divided into five income categories as follows:

**Table 33: Regional Housing Needs Allocation 2021-2029**

| Income Group                             | Number of Units | Percentage of Total |
|--|-----------------|---------------------|
| Extremely Low-Income (< 30 percent MFI)  | 230             | 13%                 |
| Very Low-Income (31–50 percent MFI)      | 231             | 13%                 |
| Low-Income (51–80 percent MFI)           | 273             | 15%                 |
| Moderate-Income (81–120 percent MFI)     | 284             | 16%                 |
| Above Moderate-Income (>120 percent MFI) | 777             | 43%                 |
| <b>Total</b>                             | <b>1,795</b>    | <b>100%</b>         |

### 3. RHNA CREDIT AND REMAINING NEED

The 6th cycle RHNA covers an eight-year planning period, starting on October 15, 2021, and ending on October 15, 2029. Housing units built, under construction, or approved from June 30, 2020, onward can be credited towards meeting the City’s RHNA obligation. Table 33 summarizes San Fernando’s credits and the remaining housing need through October 15, 2029.

**Table 34: RHNA Credits and Remaining Need**

| Income Group                             | RHNA         | Potential ADU | Credits   | Remaining Need |
|--|--------------|---------------|-----------|----------------|
| Extremely Low-Income (< 30 percent MFI)  | 230          | 96            | 0         | 134            |
| Very Low-Income (31–50 percent MFI)      | 231          | 54            | 0         | 177            |
| Low-Income (51–80 percent MFI)           | 273          | 273           | 0         | 0              |
| Moderate-Income (81–120 percent MFI)     | 284          | 26            | 0         | 258            |
| Above Moderate-Income (>120 percent MFI) | 777          | 191           | 91        | 495            |
| <b>Total</b>                             | <b>1,795</b> | <b>640</b>    | <b>91</b> | <b>1,064</b>   |
| 15% No Net Loss                          |              |               |           | 160            |
| <b>Total Remaining Need</b>              |              |               |           | <b>1,224</b>   |

## ANTICIPATED ACCESSORY DWELLING UNITS

New State laws for development of Accessory Dwelling Units (ADUs) passed since 2017 have substantially relaxed the development standards and procedures for the construction of ADUs. As a result, the City experienced an increase in ADU construction throughout the City, averaging 80 ADUs per year. Specifically, according to the Housing Element Annual Progress Reports, the annual numbers of ADUs permitted between 2018 and 2021 are:

- **2018:** 87 ADUs permitted
- **2019:** 62 ADUs permitted
- **2020:** 90 ADUs permitted

Based on this trend, and anticipating a consistent trend moving forward, the City expects to approve at least 640 ADUs during the 6th Cycle planning period.

The growth factor is partially due to the City's ongoing efforts to streamline the ADU permitting process. Currently, the City's ADU regulations include a ministerial approval process and allowance for both attached and detached units. To further streamline ADUs approval process, City will update its ADUs regulations to meet current state mandates. The City currently follows the state ADUs regulations and reverts to City adopted regulations when state regulations do not provide adequate guidance.

SCAG conducted a regional analysis of existing ADU rents in April and June 2020. The analysis broke down Los Angeles County into two survey areas (LA County I and LA County II). The City of San Fernando is located within in the LA County II study area. The analysis resulted in affordability assumptions for jurisdictions in this study area, that allocated 15.0 percent to extremely low income, 8.5 percent to very low income, 44.6 percent, to low-income households, 2.1 percent to moderate-income, and 29.8 percent to above-moderate income households. Based on these assumptions, of the 640 ADU's projected to be built, 96 units will be for extremely low-income households, 54 units for very low-income households, 273 units for lower-income households, 26 for moderate-income households, and 191 units would be assumed at above-moderate households.

## ENTITLED PROJECTS

As of July 1, 2021, the City entitled a total of 52 housing units, including condominiums, and single-family homes. Active entitlement projects are separate from the Opportunity Sites Inventory and counted as credit units and not as potential sites.

## PROJECTS UNDER REVIEW

As of October 2021, a total of 39 units were at various stages of review and approval process. For RHNA credit purposes, all units were counted towards the above-moderate income category.

## REMAINING NEED

After accounting for ADUs, entitled projects, and project under review, the remaining need is 1,224 units, including a 15 percent "No Net Loss" buffer. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units by October 15, 2029. To accomplish this, the Housing Opportunity Sites Inventory was developed and is described in further detail in the following section.

## B. HOUSING OPPORTUNITY SITES INVENTORY

The RHNA period extends from October 15, 2021, to October 15, 2029. The City has considered potential development on suitable vacant and/or non-vacant sites and identified how zoning and development standards on the sites will facilitate housing. San Fernando has the land capacity to meet the 6th Cycle RHNA obligation for each of the income groups. A summary of the detailed parcel data is included as part of Appendix C: Opportunity Sites Inventory.

State law requires that a community provide an adequate number of sites to allow for and facilitate the production of the City's regional fair share of housing. To determine whether the City has sufficient land to accommodate its regional housing share for all income groups, San Fernando must identify "adequate sites" for housing. Under State law (California Government Code Section 65583 c.l.) adequate sites are those with appropriate zoning and development standards, services, and facilities needed to facilitate and encourage the development of a variety of housing for all income levels. Land considered suitable for residential development includes:

- Vacant residential zoned sites.
- Vacant and non-residential zoned sites that allow residential uses (such as mixed-uses); and
- Underutilized residential zoned or non-residential zoned sites that can be rezoned or are capable of being developed at a higher density or with greater intensity.

A vacant site is defined as a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (e.g., paved parking lot or income production improvements, such as crops, high voltage power lines, etc.) or structures on a property that are permanent and add significantly to the value of the property. An underutilized or non-vacant site is a parcel or grouping of parcels that have structures or other site improvements but are capable of being redeveloped with residential uses at a higher density under the Zoning and General Plan land use designations. Examples include parcels with vacant or abandoned buildings, surface parking lots along commercial corridors, and large parcels that are only partially developed.

Residential uses proposed on sites counted toward meeting San Fernando's RHNA for very low, low, moderate, and/or above moderate-income needs must be approved if developed in accordance with the applicable development standards of the San Fernando Municipal Code. The Site Plan Review process will ensure that projects on the inventory sites comply with development regulations and design requirements. In no case will a project be denied for residential use based on the use itself. The rezoned sites and sites applying the Mixed-Use Overlay are identified in Appendix C: Opportunity Sites Inventory.

### 1. METHODOLOGY IN IDENTIFYING SITES

The process of developing the Opportunity Sites Inventory involved identifying and eliminating sites with constraints to development. Properties that were impacted by various environmental constraints or hazards were excluded from the analysis. Inventory analysis was initially conducted using a data-driven process to identify as many sites as possible. A weighted suitability model was used to evaluate multiple criteria influencing the likelihood of development on a parcel-by-parcel basis. Each property was assigned a total weighted score, the higher the score, the greater the likelihood of development. The following factors were used in this process:

**Existing Land Use** was used to identify properties with industrial, commercial, office, and mixed uses that are active on the site as defined by Los Angeles County Tax Assessors data. These uses either currently allow for housing production or could support housing in the future with zoning amendments. Single-family residential existing land use properties were generally excluded from further consideration, except for large sites located on arterial corridors with access to services and amenities. Recent projects from nearby cities in LA County that have recycled similar land uses include 531 and 555 E. Arrow Highway in Glendora which had a previous land use of retail and restaurant and is now zoned as Arrow Highway Specific Plan-mixed-use- commercial core, providing 33 new residential units. Another similar project includes 501 Route 66, which had a previous land use of commercial office and is now zoned as Route 66 Specific Plan Town Center mixed-use and R-3 multi-family residential, achieving 8 new units.

**General Plan Land Use** identified what is allowed within the General Plan designation, which may allow for future housing on a site that currently does not support housing. Targeted land uses include multi-family residential, industrial, commercial, office, and mixed use.

**Year constructed** of buildings on the property, as defined by Los Angeles County Assessor, was used to identify older properties more likely to redevelop. Properties with buildings between 40 to 60 years old were flagged as a property that was likely to be redeveloped. Similar projects in nearby cities in LA County that utilized properties with older buildings include 905 E. Arrow Highway which contained a building constructed in 1951 is now zoned as Arrow Highway Specific Plan-mixed-use- commercial core and provides 16 new units. Additionally, 531 and 555 E. Arrow Highway in Glendora utilized a property with a previous use of retail and restaurant with an existing building built in 1950.

**Improvement Ratio** identified the ratio between the value of improvements (buildings, or other construction) versus the value of the underlying land (improvement value/land value) which is considered a market factor influencing the likelihood of development. When the underlying land is worth more than the improvements on the land, the property is more likely to redevelop.

**Lot Acreage** was evaluated based on guidance from the California Department of Housing and Community Development site inventory criteria for the 6th Cycle RHNA process. Lots with an area less than half an acre were eliminated as too small to allow enough housing to support affordability. Lots larger than 10 acres were considered too expensive for affordable housing developers to purchase. Therefore, the analysis looked for properties greater than half an acre and smaller than 10 acres, with exceptions for sites in strategic locations with unique development potential.

**Lot Vacancy** is a key driver for identifying potential opportunity sites because of the ease of developing housing on vacant lots. SCAG has provided parcel level data via the HELPR app that has classified existing uses and lot vacancy status for every parcel in the City. This data was used and manually verified to ensure accuracy.

**Airport Compatibility Zone** constraints removed properties from consideration if the properties are in the most restrictive airport land use areas: A, B1, B2, C, C1, and C2 as set forth in the Los Angeles County Airport Land Use Compatibility Plan. The City of San Fernando is not within an Airport Compatibility Zones and therefore no sites were restricted due to airport proximity.

**Current Zoning** identifies the current zoning designation of the potential opportunity sites.

**City Opportunity Sites** contains a list of target sites identified by the City for consideration.

**Pipeline Projects** contains a list of active development projects under consideration in the City.

**5th Cycle RHNA Sites** were included in the analysis if undeveloped.

## REALISTIC CAPACITY ASSUMPTIONS

Most residential zones in the City of San Fernando establish a range of allowable density, expressed as dwelling units per acre (du/ac). To calculate realistic capacity assumptions for each site, a typical density achieving 75 percent of maximum du/ac was assumed. This density was assumed as it was the average buildout percentage based on a review of similar projects over the past five years within the City and surrounding areas. A list of these projects is provided under Development Trends in the Suitability of Non-Vacant and Underutilized Sites discussion.

## SUITABILITY OF NON-VACANT AND UNDERUTILIZED SITES

Existing vacant sites in the City cannot accommodate the RHNA obligation and, as such, the Opportunity Sites Inventory includes underutilized properties to help the City ensure sufficient capacity for housing development during the planning period. A Site Feasibility Analysis was conducted on the initial Opportunity Sites Inventory to further support their use. Site feasibility criteria were established based on the characteristics and conditions of recent development projects and existing pipeline projects sites, as well as recent development proposals that usually meet these similar criteria. Residential and non-residential sites were assessed differently based on four qualifying factors. If a site met at least two of the following four factors it was deemed feasible:

- **Improvement Ratio** – Sites with an Improvement-to-Land Value Ratio of 1.0 or less (i.e., existing buildings/structures on site are worth less than the land)
  - **Zoning** – Site is currently zoned to allow residential
  - **Age of Existing Structures** – If existing non-residential building is 30 years or older and if an existing residential building is 50 years or older.
- Existing FAR** - If less than 1/3 of permitted FAR is utilized on a commercial zone parcel. Only non-residential parcels were assessed for this factor.

In addition to the site feasibility analysis performed above, several overriding factors were considered that resulted in the inclusion of sites that demonstrate feasibility despite not meeting feasibility criteria based on the characteristics described above. These factors include:

- **Developer Interest.** This group consists of sites that, notwithstanding other feasibility criteria, are the subject of express developer interest in conversion or redevelopment with residential uses, indicated by submittal of a Conceptual Development Review application or similar, substantive formal inquiries to City Staff. These sites are summarized in Table HR-4: Sites with Developer Interest.
- **Commercial Vacancy and/or Turnover.** This group of sites are zoned exclusively for nonresidential uses, are generally well developed with existing commercial uses (e.g., shopping centers, strip malls, etc.), but exhibit high observed rates of vacancy and/or turnover in commercial tenants. Inclusion of these sites paired with implementation of Program HE-5-1 creates new opportunities for residential conversion, increasing site feasibility.
- **Site Assemblage Opportunities.** This group of sites consists of individual parcels that, on their own, fail to meet established feasibility criteria for any reason; however, these parcels are contiguous with and comprise portions of larger, multi-parcel sites that, taken together, create stronger opportunities and better feasibility for residential development.
- **Development Trends**

Development trends for recycled non-vacant properties were analyzed in the City and surrounding jurisdictions to further support the feasibility of a site to be redeveloped. The following is a list of City Pipeline and recent redevelopment projects, and Los Angeles County Projects that have developed



housing on sites that have recycled developments with similar land uses, zoning, and site characteristics as the parcels selected as opportunity sites to meet RHNA in San Fernando.

| PROJECT ADDRESS      | ZONING        | PRE-EXISTING CONDITION  | TYPE OF HOUSING                | UNITS | LOT AREA     | DENSITY                     | SUBMITTED  |
|----------------------|---------------|-------------------------|--------------------------------|-------|--------------|-----------------------------|------------|
| 827 N BRAND          | R-2 RPD       | 1 UNIT SF               | APARTMENT                      | 7     | 18,000 SQFT  | 1 DU/2,562 SQFT             | 10/22/2020 |
| 827 N MACLAY         | SP-5 (MACALY) | BEAUTY SALON            | APARTMENT                      | 4     | 7,250 SQFT   | Min 12 - Max 37 DU/ACRE     | 9/30/2020  |
| 1522 SAN FERNANDO RD | SP-5 (MUC)    | COMMERCIAL STORAGE YARD | APARTMENT COMMERCIAL MIXED USE | 20    | 25,000 SQFT  | Min 24 - Max 37 DU/ACRE     | 3/19/2021  |
| 319 N HAGAR          | R-3           | 1 UNIT SF               | APARTMENT                      | 8     | 10,586 SQ FT | 1 unit per 1013 sf lot area | 8/25/2021  |

| PROJECT ADDRESS      | ZONING        | PRE-EXISTING CONDITION | TYPE OF HOUSING | UNITS | LOT AREA   | DENSITY                     |
|----------------------|---------------|------------------------|-----------------|-------|------------|-----------------------------|
| 1001 GLENOAKS        | R-2 RPD       | 1 UNIT SF              | CONDOS          | 6     |            | 1 DU/2,562 SQFT             |
| 1426 SAN FERNANDO RD | SP-5 (MUC)    | VACANT                 | APARTMENT       | 4     | 5,000 SQFT | Min 24 - Max 37 DU/ACRE     |
| 839 N BRAND          | R-2 RPD       | 1 UNIT SF              | APARTMENT       | 4     |            | 1 DU/2,562 SQFT             |
| 302 MACNEIL          | R-3           | 1 UNIT SF              | APARTMENT & ADU | 4     |            | 1 unit per 1013 sf lot area |
| 443 HARPS            | R-2           | 1 UNIT SF              | APARTMENT & ADU | 4     | 5,000 SQFT | 1 DU/2,562 SQFT             |
| 623 N MACLAY         | SP-5 (MACALY) | 1 UNIT SF              | APARTMENT       | 3     | 5,000 SQFT | Min 12 - Max 37 DU/ACRE     |

## CITY-OWNED SITES

To meet the city's RHNA the current City Hall site has been identified as an opportunity site. The City intends to release an RFP for a Site Redevelopment Study and potential public-private partnership for a future mixed-use development that will capitalize on the light rail stop that is planned for San Fernando in 2028. The RFP will state that City Hall will not be relocated, but staff will be temporarily relocated during construction only. (see Program 14 – City Hall Redevelopment Study)

## AFFORDABILITY, SUITABILITY, AND AVAILABILITY ANALYSIS

Density is a critical factor in the development of affordable housing. Lower densities tend to increase the cost of construction per unit whereas higher densities have lower per unit costs due to lower construction cost from economies of scale. Consequently, HCD has established “default densities” that are considered sufficient to provide market-based incentives for the development of housing for lower income households. For jurisdictions with populations less than 25,000, located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million, the density is 20 dwelling units per acre. San Fernando has a population less than 25,000 and is within the Los Angeles MSA.

To encourage the development of affordable housing, and to also accommodate the City's remaining RHNA need of 1,224 units, including 358 lower-income units, the City will establish and implement a Mixed-Use Overlay that allows 35 du/acre for sites outside of SP-5. Sites within SP-5 will use the existing residential overlay density ranging from 37 du/acre to 50 du/acre. After adoption of the Housing Element, the Mixed-Use Overlay will be applied to facilitate the development of higher density residential uses.

## CITY STRATEGIES FOR DEVELOPMENT OF AFFORDABLE HOUSING

Like most communities in Southern California, development of lower income housing in San Fernando is not likely without some form of government assistance given the highly inflated market conditions. In recognition of the significant market constraints, the City's strategy for addressing the housing needs of lower-income households involves the following:

- Facilitating the development of housing affordable to lower- and moderate-income households on properties that permit up to 30 units per acre.
- Assisting in the development of affordable housing through land write-downs, park and recreation fee reductions or waivers, or other forms of subsidies.
- Working with experienced housing developers to create quality affordable housing.
- Working on a City Homeless Plan to address the City's homeless challenges.
- Establishing a Housing Division within the Community Development Department to implement programs in the Housing Element and Homeless Plan, create a housing tracking system to ensure long-term affordability and quality of affordable housing stock, and re-establish the City's low-income home loan programs to promote homeownership and restoration of existing housing to enhance the quality of life.
- Hiring a Housing Coordinator to help implement a multi-lingual outreach and education program on housing-related matters, to administer the City's first-time homebuyer loan and rehabilitation loan programs, and to explore programs for promoting affordable housing.
- Partnering with the Valley Economic Alliance to raise awareness of housing shortages and the needs for more affordable housing in San Fernando.

The Housing Plan (Section 6) describes the City's affordable housing policies and programs.

## AVAILABILITY OF INFRASTRUCTURE AND SERVICES

As a completely urbanized community, the City of San Fernando already has all the necessary infrastructure in place to support future development. All land designated for residential use is served by sewer and water lines, streets, storm drains, and telephone, electrical, and gas lines. However, as an older community, much of the City's infrastructure is aging and will require improvements or replacement over time. The City is replacing the water conveyance system on an ongoing basis in conjunction with new development projects so that the existing capacity will be maintained.

Senate Bill 1087 (SB 1087), effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, San Fernando will immediately deliver the Housing Element to the local sewer provider, along with a summary of its regional housing needs allocation.

## ADEQUACY OF SITES TO MEET RHNA

For this 6th Cycle, San Fernando has been allocated a minimum of 1,795 units. Since RHNA uses June 30, 2020 as a baseline for growth projections for the planning period (October 15, 2021 to October 15, 2029) the City can count the number of new units for which building permits or certificates of occupancy were issued since June 30, 2020 toward the RHNA.

Table 35 Summarizes San Fernando's applicable RHNA credit and the remaining RHNA need through October 15, 2029. With the anticipated ADU's, entitled projects, and projects under review, the City has an unmet RHNA need of 1,224 units (134 extremely low-income units, 177 very low-income units, 258 moderate-income, and 495 above moderate-income units). After accounting for the development credits and the realistic capacity of vacant and non-vacant inventory sites, the City has identified adequate capacity to fulfil its RHNA obligation.

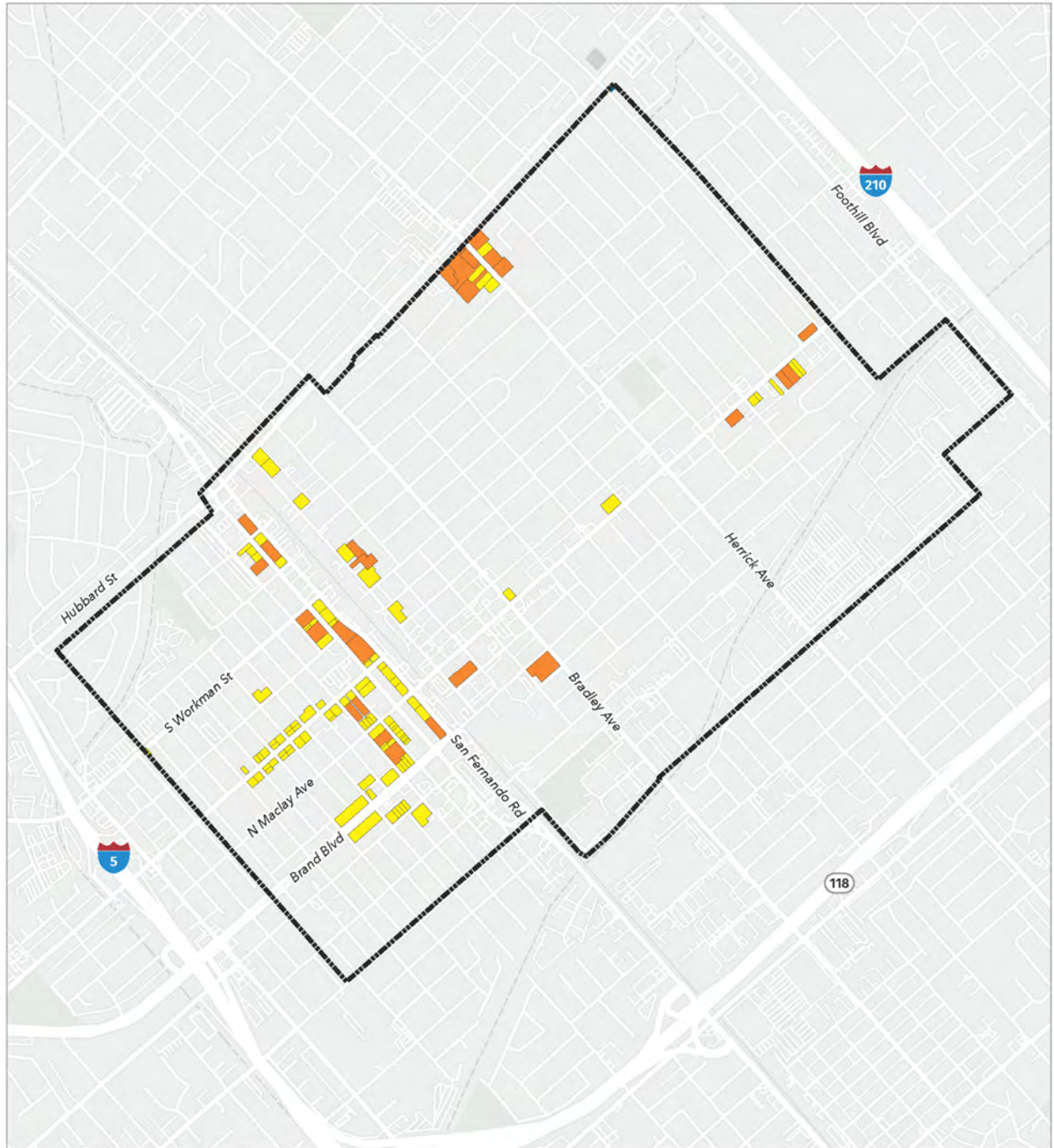
Apart from the units under construction, anticipated accessory dwelling units, entitled projects, and projects under review, the City has 45 residential sites that can accommodate the 2021-2029 RHNA, which are identified in Table 35 and Figure 3. These sites consist of 135 parcels on 55.8 acres of land, which could accommodate the unmet RHNA need of 1,224 units. Eighty (80) of these 135 parcels are within the San Fernando Corridors Specific Plan area, designated as SP-5 in the City's General Plan, and zoned as SP-5. These parcels can accommodate mixed-use development at up to 50 dwelling units per acre (du/acre). Additionally, outside of SP-5, there are 40 parcels currently zoned C-1 that will be rezoned to C1-MX, the City's new Mixed-Use Overlay that allows 35 du/acre, and 11 parcels zoned C-2 that also allow 35 du/acre. There are also four residentially zoned parcels that total 9.39 acres.

In summary, the opportunity sites can accommodate 328 units (244 lower-income and 84 moderate and above-moderate income sites) without any zone changes. The remaining unmet need of 896 units (114 lower and 782 moderate and above-moderate income) will require rezoning to meet the city's RHNA obligation with at 15% No Net Loss Buffer. In addition to providing appropriate zoning and development standards, the City will further encourage and facilitate production of affordable housing units on these sites through regulatory incentives such as density bonuses and direct financial assistance as funding becomes available.

**Table 35: Sites Adequacy**

| Income Group                             | RHNA         | Potential ADU | Credits   | Remaining Need       | Sites Capacity | Surplus   |
|--|--------------|---------------|-----------|----------------------|----------------|-----------|
| Extremely Low-Income (< 30 percent MFI)  | 230          | 96            | 0         | 134                  |                |           |
| Very Low-Income (31–50 percent MFI)      | 231          | 54            | 0         | 177                  |                |           |
| Low-Income (51–80 percent MFI)           | 273          | 273           | 0         | 0                    | 518            | 160       |
| Moderate-Income (81–120 percent MFI)     | 284          | 26            | 0         | 258                  |                |           |
| Above Moderate-Income (>120 percent MFI) | 777          | 191           | 91        | 495                  | 750            | -116      |
| <b>Total</b>                             | <b>1,795</b> | <b>640</b>    | <b>91</b> | <b>1,064</b>         | <b>1,268</b>   | <b>44</b> |
|  |              |               |           | 15% No Net Loss      | 160            |           |
|  |              |               |           | Total Remaining Need | <b>1,224</b>   |           |

Figure 3: Residential Land Inventory



Income Category

- Low Income
- Moderate Income
- Above Moderate

City of San Fernando Boundary



## C. FINANCIAL RESOURCES

There are a variety of potential funding sources available for housing activities in San Fernando. Due to both the high cost of developing and preserving housing, and limitations on both the amount and uses of funds, a variety of funding sources may be required. The State’s dissolution of the San Fernando’s Redevelopment Agency in 2012 eliminated the City’s primary source of affordable housing funding. Other funding resources available for affordable housing development are highly limited.

Table 36 lists the potential funding sources that are available for housing activities. They are divided into five categories: federal, state, county, local, and private resources.

**Table 36: Financial Resources Available for Housing Activities**

| Program Name   | Description   | Eligible Activities  |
|--|---|--|
| <b>1. Federal Programs</b>   |   |  |
| Community Development Block Grant (CDBG)                                   | As a participating City in Urban LA County, grants are allocated directly to the City on a formula basis for housing and community development activities primarily benefiting low- and moderate-income households. San Fernando receives approximately \$225,000 in CDBG funds from LACDC on an annual basis.                    | <ul style="list-style-type: none"> <li>• Rehabilitation</li> <li>• Homebuyer Assistance</li> <li>• Economic Development</li> <li>• Homeless Assistance</li> <li>• Public Services</li> </ul> |
| HOME<br><a href="http://www.lacdc.org">www.lacdc.org</a>                   | Funding used to support a variety of County housing programs the City has access to. Funds are used to assist low income (80% AMI) households.  | <ul style="list-style-type: none"> <li>• New Construction</li> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Homebuyer Assistance</li> <li>• Rental Assistance</li> </ul>           |
| Housing Choice Voucher<br><a href="http://www.lacdc.org">www.lacdc.org</a> | Rental assistance payments to owners of private market rate units on behalf of low- income (50% AMI) tenants. Administered by the Housing Authority of the County of Los Angeles. An average of 32 San Fernando households have received assistance annually since 2008, with 79 residents on the waiting list as of August 2013. | <ul style="list-style-type: none"> <li>• Rental Assistance</li> </ul>  |
| Section 202  | Grants to non-profit developers of supportive housing for the elderly.  | <ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> </ul>  |

|  |   |  |
|--|---|--|
| Section 811  | Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.   | <ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> <li>• Rental Assistance</li> </ul>                       |
| Mortgage Credit Certificate<br><a href="http://www.lacdc.org">www.lacdc.org</a>                          | Federal income tax credits (15% mortgage interest) available to low income first-time homebuyers to purchase housing in San Fernando. The County makes certificates available through participating lenders.  | <ul style="list-style-type: none"> <li>• Home Buyer Assistance</li> </ul>  |
| <b>2. State Programs</b>   |   |  |
| SB 2/LEAP Grants   | SB 2 funds are available as planning grants to local jurisdictions to increase the supply of affordable housing. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). | <ul style="list-style-type: none"> <li>• Planning</li> </ul>   |
| Low-income Housing Tax Credit (LIHTC)  | Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.  | <ul style="list-style-type: none"> <li>• New Construction</li> </ul>   |
| Multi-Family Housing Program (MHP)<br><a href="http://www.hcd.ca.gov/fa/mhp/">www.hcd.ca.gov/fa/mhp/</a> | Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower income households.  | <ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Preservation</li> <li>• Conversion of Nonresidential to Rental</li> </ul> |

|   |  |   |
|---|--|---|
| <p>CalHome<br/><a href="http://www.hcd.ca.gov/fa/calhome">www.hcd.ca.gov/fa/calhome</a></p>   | <p>Grants to cities and non-profit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment, and construction period expenses for homeownership projects.</p> | <ul style="list-style-type: none"> <li>• Predevelopment, Site Development, Site Acquisition for Development Projects</li> <li>• Rehabilitation</li> <li>• Acquisitions/Rehabilitation</li> <li>• Down payment Assistance</li> <li>• Mortgage Financing</li> <li>• Homebuyer Counseling</li> </ul> |
| <p>CalHFA Homebuyer's Downpayment Assistance Program<br/><a href="http://www.calhfa.ca.gov/homeownership/programs/chdap.htm">www.calhfa.ca.gov/homeownership/programs/chdap.htm</a></p>                                   | <p>CalHFA makes below market loans to first- time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.</p>   | <ul style="list-style-type: none"> <li>• Homebuyer Assistance</li> </ul>  |
| <p><b>3. Local Programs</b></p>   |  |   |
| <p>Los Angeles County Housing Innovation Fund<br/><a href="https://www.lacda.org/affordable-housing/la-county-housing-innovation-fund">https://www.lacda.org/affordable-housing/la-county-housing-innovation-fund</a></p> | <p>LACHIF provides low-cost financing up to \$5,000,000 to support the creation and preservation of affordable housing, including supportive housing projects. Eligible entities include non-profit and for-profit developers, and cities in Los Angeles County.</p>   | <ul style="list-style-type: none"> <li>• Predevelopment</li> <li>• Acquisition</li> </ul>   |
| <p>Tax Exempt Housing Revenue Bond</p>  | <p>The City can support low-income housing by issuing housing mortgage revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.</p>  | <ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Acquisition</li> </ul>   |
| <p><b>4. Private Resources/Financing Programs</b></p>   |  |   |
| <p>Federal Home Loan Bank Affordable Housing Program</p>  | <p>Direct Subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.</p>   | <ul style="list-style-type: none"> <li>• New Construction</li> </ul>  |



## D. OPPORTUNITIES FOR ENERGY CONSERVATION

Establishment and enforcement of energy and water conservation standards, as well as continuing programs and establishing new programs aimed at efficiency awareness, are key factors in reducing energy and water consumption. Some conservation measures require a higher up-front cost but result in net savings over the life of the improvement from reduced energy and/or water consumption. In large part, utility bill reductions through energy and water savings can be realized through the incorporation of energy conserving design features.

### 1. ACTIVE ENERGY EFFICIENCY PROGRAMS

While the City does not directly offer energy-efficient programs, it serves as an information center for the various programs available for area residents. Below is a list of energy efficiency programs offered by various organizations:

#### SOUTHERN CALIFORNIA EDISON (SCE) ENERGY EFFICIENCY PROGRAMS

The following programs are offered by SCE to help lower income customers reduce energy costs and control their energy use:

**California Alternate Rates for Energy (CARE) /Family Electric Rate Assistance (FERA):** These programs provide income-qualified customers with much-needed bill relief.

**Energy Savings Assistance Program:** This program is designed to assist income-qualified households with the conserving of energy and reducing their monthly electrical costs. SCE may provide free appliances and installation of energy-efficient appliances like refrigerators and air conditioners, as well as home efficiency solutions like weatherization.

**Energy Assistance Fund (EAF) Program:** SCE and United Way work together to assist customers who are unable to pay their electric bill due to financial constraints. A maximum of \$100 is available to eligible customers once in a 12-month period. The program has provided assistance for nearly 250,000 households since the fund started in 1982.

**Medical Baseline Allowance:** Customers with a medical condition that requires electricity-powered life support equipment may be eligible to receive additional baseline allocation. The Baseline program offers an additional year-round baseline allocation of 16.5 kWh per day in addition to a customer's applicable seasonal baseline and the baseline for its region.

#### SOUTHERN CALIFORNIA GAS COMPANY ENERGY EFFICIENCY PROGRAMS

The following programs are available to SoCalGas customers who reside in the City of San Fernando:

**California Alternate Rates for Energy (CARE):** The CARE program provides eligible SoCalGas customers a 20 percent discount on their monthly gas bill. In addition, new customers who are approved within 90 days of starting new gas service will also receive a \$15 discount on the Service Establishment Charge.

**Energy Savings Assistance Program:** SoCalGas offers no-cost energy-saving home improvements and furnace repair or replacement services for qualified limited-income renters and homeowners. Available energy-saving

services may include attic insulation, door weather-stripping, caulking, low flow shower heads and faucet aerators, water heater blankets, and energy education.

**Medical Baseline Allowance:** SoCalGas knows that not all customers are alike. Some of them suffer from poor health, which can make it even harder to make ends meet. If someone in the household has a life-threatening illness, is seriously disabled, or requires more heat in winter due to a serious health condition, the household may qualify for an additional allowance of gas at a lower rate.

**Residential Energy Efficiency Loan (REEL):** The REEL program offers a variety of financing options to owners and renters to purchase energy-efficiency products and upgrades. Eligible properties include single-family homes, condominiums, townhomes, and one to four-unit properties. Property owners are eligible for this program, as are renters who receive approval from their property owner.

## 2. BUILDING AND SITE DESIGN CONSERVATION

Conventional building construction, use, and demolition along with the manufacturing of building materials have multiple negative impacts on the environment. A rise in environmental consciousness has led to the development of various building and site designs that promote conservation. This includes site design standards associated with the orientation of the building, installation of solar panels, and so forth.

In California, the Green Building Order challenges the State government to demonstrate leadership by becoming a model of energy and resource efficiency at State-owned buildings. This has been achieved through attainment of Leadership in Energy and Environmental Design (LEED) certification. Some local jurisdictions have taken this certification as an opportunity to further promote a green building program.

LEED is an internationally recognized green building certification system that provides different levels of certification in terms of energy efficiency. In summary, it is a third-party verification that a building was designed and built using strategies aimed at improving performance across the following metrics: energy savings, water efficiency, CO<sub>2</sub> emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

There are four levels of progressive certification, based on the total number of points earned within each of the LEED categories noted above: Certified, Silver, Gold, and Platinum.

A total of six performance measures are utilized to review and promote a whole-building approach to sustainability:

- Sustainable Site Development
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Environmental Quality
- Innovation and Design

The City has had several participants in the LEED program, including affordable special needs projects. It is the developer's goal to generate enough energy to power all common areas including the community center and all hallways. It is the City's intent to facilitate the permitting process for commercial and residential property owners wishing to pursue a LEED certification.

## GLAZING

Energy efficient window glazing resists heat flow. The strategic placement of such windows can reduce energy consumption for more efficient interior climate control. Glazed windows on south-facing walls allow for passive solar heating by allowing direct sunlight to enter a room and warm the space. Because the windows minimize heat flow, this warmth remains in the building. The sun is higher in the sky during the summer. Therefore, less direct sunlight enters the building during these months than in winter. Also, during winter weather, the glazing minimizes the amount of heat that is transferred directly through the window to the cooler air outside. Typically, avoidance of window placement on the west side of a building will minimize the overheating effects of direct afternoon sun.

## LANDSCAPING

Strategically placed vegetation can help regulate the amount of direct sunlight on windows, as well as reduce indirect heating from concrete and other hardscape materials. The incorporation of deciduous trees and vines in landscaping plans along the south and west facing sides of buildings can buffer the heating effects of direct sunlight in summer, while allowing winter sunlight to warm the building. The use of native or low water use plants and efficient irrigation, such as drip systems, can minimize water needs for outside landscaping. Automatic irrigation systems that incorporate time clocks with multiple stations can offer options for varying water needs.

## BUILDING DESIGN

There are several variables in the design of a building that impact the energy efficiency of the structure. The building orientation, placement and specification on windows, and design of details, such as exterior overhead structures and roof overhangs, can affect the passive solar performance of a building. These measures reduce the need for energy-consuming heating and cooling system use. The installation of overhead structures, such as eaves, arbors, and roof overhangs, can reduce the amount of direct sunlight that passes through windows, thus preventing overheating. An arbor directly above a south-facing window can limit solar access in the summer and allow for passive heating in winter when combined with deciduous vines.

## COOLING/HEATING SYSTEMS

There are several energy-saving alternatives to using traditional energy sources for cooling and heating systems that can reduce the cost of housing. Attic ventilation systems allow rising heat to escape the building. This type of system, such as a whole-house fan, can create an air circulation pattern that encourages the movement of cooler air to circulate through a building with the use of traditional energy sources. Solar heating systems for swimming pool facilities reduce energy costs. Hot water solar panels can provide solar-heated domestic water with minimal use of flow restrictors on all hot water faucets and showerheads.

## WEATHERIZATION TECHNIQUES

Weatherization techniques, such as insulation, caulking, and weather-stripping, can reduce energy use for air-conditioning up to 55 percent and for heating as much as 40 percent. These techniques help to seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter. Other comfortable benefits include noise and dust reduction.

## **EFFICIENT USE OF APPLIANCES**

Most households contain a variety of appliances. Regardless of the types of present, appliances can be used in ways that increase their energy efficiency. Elimination of unnecessary and/or older appliances and proper maintenance and use of the stoves, ovens, clothes dryers, clothes washers, dishwashers, refrigerators, and other major appliances will keep energy costs to a minimum.

## **EFFICIENT USE OF LIGHTING**

Costs of lighting a home can be reduced through the purchase of efficient light bulbs that produce the most lumens per watt. New fluorescent bulb fixtures can greatly improve lighting levels while reducing energy costs. Compact fluorescent bulbs replace existing incandescent bulbs in average fixtures. These compact fluorescent bulbs are 10 times more efficient and last longer than regular incandescent bulbs. Time clocks, photocell sensors, and motion sensors for security lights and areas where lights might be left on otherwise can make a significant reduction in lighting usage.

## **LOAD MANAGEMENT**

The time and day when power is used can be as important as how much power is used. Power plants must have enough generated capacity to meet the highest level of consumer demand for electricity. Peak demands for electricity occur on summer afternoons and coincide with higher costs for electric generation. Therefore, reduction in the use of appliances during these peak load hours can reduce the need for new power plants just to meet unusually high-power demands and will reduce overall energy costs.

# V. AFFIRMATIVELY FURTHERING FAIR HOUSING

## A. INTRODUCTION AND OVERVIEW OF AB 686

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California State law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element, which includes the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity, an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions. For purposes of this report, analyses compare San Fernando with Los Angeles County.

## B. KEY DATA AND BACKGROUND

The City of San Fernando became the San Fernando Valley's first community in 1874 where it was named "the City of the Valley" and is rooted in rich Hispanic culture and tradition. Spanish, Indian, and Mexican residents settled the area in the early 1800's when California was still a part of Mexican Territory and today, the City has grown to a population of 24,754 people with more than 90 percent of the population being Hispanic or Latino.

The City of San Fernando is located in the San Fernando Valley region of Los Angeles County, and is surrounded by a network of highways, as Interstate 210 runs parallel to the northeast boundary of the City, curving around the northern area where it connects with Interstate 5, running parallel to the southwest facing boundary, and links with California 118, which runs parallel to the southeastern boundary of the City's perimeter. According to the CalEnviroScreen 4.0 mapping tool, which maps California communities that are burdened by multiple sources of pollution, census tracts 3201 and 3202.02 have CalEnviroScreen scores of >70-80 (out of 100) while census tracts 3202.01 and 3203 have a CalEnviroScreen score of >80-90. These are high scores and reflect burden by multiple sources of pollution. The CalEnviroScreen score is determined by the average of exposures and environmental effects multiplied by the average of sensitive populations and socio-economic factors

### REDLINING

While the City has built a culturally vibrant community, San Fernando, like many United States cities has experienced racially driven land use and zoning policies that created barriers for communities of color to live in certain neighborhoods. One example of these policies is redlining. Redlining was enforced through the Homeowners Loan Corporation (HOLC) who created "security maps" which determined the neighborhoods that would receive federal home loans from the Federal Housing Administration.

The HOLC's redlining Map of Los Angeles illustrates areas in the southwestern portion of San Fernando as redlined or "high-risk" and yellow, along with a portion of the City in the northeast that was yellow, or "declining" and would not have qualified for subsidized federal home loans. With the construction of new homes outside of cities came the construction of new highways to connect them, and thus, a house in the suburbs and a love affair with the automobile became the American way of life. Another federally subsidized program that created vast national disparities and segregation in America was known as the Federal-Aid Highway Act of 1956. The Act expanded the federal freeway system through 41,000 miles of federally subsidized freeway construction. Many freeway routes were planned by highway engineers and politicians and ran through cities, dividing neighborhoods, and in worst cases, destroying communities of color through "urban renewal," a term coined to justify the removal of "blighted areas" as freeways were paved over these communities. Some of the lasting effects of freeways linger today with the decrease in mobility and access to community amenities or jobs, as often times freeways are located right in the middle of communities and create barriers to access. Another major side effect of freeway construction is environmental justice issues as neighborhoods that abut highways are subjected to much higher levels of air pollutants and noise, often these neighborhoods are low-income communities of color.

The HOLC's maps used different colors to outline neighborhoods based on a variety of factors which determined desirability and worth of investment. However, the main factor in determining this was race and ethnicity. Predominantly, neighborhoods of color were outlined in red, hence the term "redlining" which translated to neighborhoods with greatest risk, and the HLC refused to provide home loans to these neighborhoods while subsidizing the mass development of sprawling subdivisions outside of American city centers. The historic disinvestment in communities of color has prevented many neighborhoods from opportunity and upward mobility, due to the lack of overall investment in the community including property

taxes to help fund education, community amenities, transportation options and more, and has been one of the main causes of segregation that is still seen today.

## COMMUNITY ENGAGEMENT

During the Housing Element Update process, the City of San Fernando conducted public engagement efforts to gather feedback on future housing development. As required by State law, all economic segments of the City are provided an opportunity to review and comment on the Housing Element Update. The Housing Element Update public participation process consisted of multiple Town Hall meetings, a page on the City's website which includes updates, a community survey and a link to an online, interactive mapping tool called map.social. Map.social allows community members to share their comments through placing different icons on a map of the City, illustrating where community members have identified good and bad locations for housing, potential housing locations, public safety, environmental justice comments and "other" comments.

Public comments pertaining to Affirmatively Furthering Fair Housing were gathered from the various Housing Element Update public engagement efforts and are paraphrased below:

- The City needs to provide more housing that caters to the needs of elderly and persons with disabilities populations. These populations would benefit from housing located downtown and will also create jobs for caretakers and nurses.
- Designating housing opportunities on two sites along Glenoaks Road would cause displacement due to existing multi-family residential.
- Community members have identified areas around Hubbard Street, Truman Street, and 1<sup>st</sup> Street as good opportunities for housing near Transit.
- Develop affordable housing on sites along San Fernando Road, Celas Street and Maclay Avenue.
- One community member posed an environmental justice concern for an opportunity site along 1<sup>st</sup> street, stating that the site is located adjacent to a site that uses hazardous materials and mitigation measures will need to be addressed before housing is constructed.
- Transit opportunities near Maclay Avenue and Truman Street will provide opportunities for affordable housing.
- One community member stated the main housing challenges in San Fernando relating to AFFH are the limited availability of rent-restricted affordable units, and the most urgent issues are affordability and overcrowding. They felt that the best ways to address fair housing issues in San Fernando is by increasing housing development near transit, providing housing, social services and outreach to people experiencing homelessness, promoting fair housing issues to address fraud, discrimination, and displacement, and to provide prospective residents with assistance on finding available housing.

## C. ASSESSMENT OF FAIR HOUSING ISSUES

### 1. FAIR HOUSING ENFORCEMENT AND OUTREACH

The Fair Housing Council of San Fernando Valley (FHCSFV) aims to educate the community about State and Federal fair housing laws. The council provides workshops, presentations, seminars, counseling, and consultations on housing issues. This includes understanding the rights and responsibilities of tenants and landlords under the federal, state, and local fair housing laws. The Council's staff also strives to improve the enforcement of fair housing laws. The Council investigates housing discrimination complaints in all areas of

housing including rentals, sales, mortgage lending, and insurance. While the FHCSFV is not an enforcement agency, they counsel clients and assist with referrals.

Neighborhood Legal Services of Los Angeles County (NLSLA) has provided free legal services to low-income residents since its establishment in 1965. NLSLA provides these services to all of Los Angeles County including Burbank, Glendale, Pasadena, and the Valleys of Pomona, Santa Clarita, San Fernando, San Gabriel, and Antelope. The organization’s drop-in legal centers are staffed by a combination of professional staff and volunteers, helping residents with a variety of services from housing to healthcare assistance.

**THE NLSLA PROVIDES THE FOLLOWING SERVICES:**

- Tenant Services
  - Section 8 and public housing placement
  - Disability accommodations
  - Limited eviction defense
  - Illegal rent increases
  - Fair housing, anti-discrimination enforcement
  - Addressing unsafe living conditions
  - Addressing issues involving groups of tenants
  - Assistance for tenants experiencing domestic violence
- Homeowner Services
  - Eviction assistance
  - Mobile home cases
  - Homeowner fraud
- Homeless Services
  - Encampment sweeps
  - Driver’s license reinstatement
  - Public benefits assistance
  - Credit resolution
  - Expungements
  - Unpaid traffic tickets
  - Unemployment benefits
  - Limited family law assistance
  - Restraining order assistance
  - Preserving Section 8
  - Criminal record clearing
  - Housing stabilization

Individuals seeking assistance who have housing navigators or caseworkers through a homeless services agency can request that their agency forward a legal referral to the NLSLA. They may also contact and work with the NLSLA directly.

The Housing Constraints section of the Housing Element concludes that after a comprehensive review of the City’s zoning and building code, there are no barriers to accessible housing for persons with disabilities. The City does not enforce additional permitting, zoning, and building code, only those allowed by State law. Additionally, the City’s ministerial procedure for reviewing and approving requests for reasonable accommodation helps to streamline the process. In addition, a housing resources page is provided on the City’s website including a link to “Stay Housed LA,” an organization that provides tenants with information about their rights and available legal assistance.



The City of San Fernando partners with the Housing Rights Center to report Fair Housing complaints and to provide services regarding fair housing complaints to the residents of San Fernando.

Between the fiscal years of 2016–2020, the Housing Rights Center provided services to 196 San Fernando residents. Tenant/landlord services were provided to 176 residents, which comprised about 89% of all services provided between 2016–2020, while discrimination inquiries comprised 20 households (roughly 10%). Income demographics illustrate that most services were provided to extremely low-income residents (roughly 68%) while Ethnicity demographics show most HRC services were provided to Mexican/Chicano residents (roughly 52%) and Racial demographics show most HRC services were provided to residents who identify as “other” racial group (roughly 72%). About 15% of disabled residents and about 20% of senior residents received services.

Of the tenant/landlord services, noticing comprised of the majority of services (roughly 26%), followed by seeking housing services making up about 18%, rent increase services making up about 13% and substandard conditions services making up about 12%.

Of the 20 discrimination inquiries, 6 cases were opened and 14 were counseled. 9 of these inquiries were based off a physical disability, 6 from a mental disability, 3 from familial status and 2 were general discrimination inquiries. Data regarding fair housing complaints and services is forthcoming. A data request has been submitted, but no information has been received as of the date of this draft. Data regarding compliance with existing fair housing laws as well as any past or current fair housing lawsuits, findings, settlements, judgements, or complaints is forthcoming. A data request has been submitted, but no information has been received as of the date of this draft.

### AFFH OUTREACH

A previously described in the Public Outreach Overview the City held a series of **Technical Advisory Committee (TAC) meetings**. The TAC meetings included a more focused and in-depth conversation around AFFH, current conditions within the City and potential programs to address AFFH issues. The City is committed to continuing to engage the segments of the population that reside in the neighborhoods with relatively concentrated poverty for ongoing input related to housing and community development needs and access to opportunities such as education and transportation. The City intends to complete additional outreach as it works to obtain certification of this Housing Element as well as continuing community engagement during the planning period.

## 2. SITES INVENTORY

Assembly Bill 686 (AB 686) requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in Appendix C), but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. The San Fernando RHNA opportunity sites have been overlaid on selected maps related to integration and segregation, racially/ethnically concentrated areas of poverty/affluence, and access to opportunities to provide context on the demographic groups and neighborhoods they would immediately serve. In San Fernando, after accounting for potential ADU's, Entitled, and Pipeline Projects there are 1,268 realistic units of potential housing spread across 135 parcels divided into 45 RHNA opportunity sites.

### 3. INTEGRATION AND SEGREGATION

#### RACE AND ETHNICITY

Ethnic and racial composition of a City is useful when analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. Table 38 shows that San Fernando is a majority Hispanic/Latin American community that has grown in concentration since 2000. 67 percent of these residents also identify as White. For the purposes of the following analysis the use of the term “White” refers to people who identify as having origins in any place of the original peoples of Europe, the Middle East, or North Africa, the term “Non-Hispanic White” refers to white Americans who are not of Hispanic or Latino ancestry (i.e. have ancestry from Spain or Latin America), and the term “Non-White” refers to people of a minority ethnic group. To better understand Race and Ethnicity in San Fernando, the Tax Credit Allocation Committee (TCAC) and the California Department of Housing and Community Development assembled a team of researchers known as the California Fair Housing Task Force to create an Opportunity Map that identifies state-wide characteristics that support positive economic, educational, and health outcomes for low-income families and in particular, long-term outcomes for children. The Task Force provided research and evidence-based policy recommendations to HCD and other relevant State agencies to facilitate fair housing goals. TCAC adopted the opportunity map in December of 2017 to supplement new policies focused on increasing opportunity areas for families with children in housing financed with nine percent Low Income Housing Tax Credits.

The opportunity map is made up of a combination of scores from different domains: Economic, Environmental, and Education. The resulting scores for each domain are determined by different indicators shown in the table below. The opportunity map identifies census tracts of high poverty and segregation. Poverty is determined by “Tracts with at least 30 percent of the population falling under the federal poverty line.” Racial Segregation is determined by “Tracts with a racial Location Quotient of higher than 1.25 for Black, Hispanic, Asian, or all people of color in comparison to the county.”

**Table 37: Domains and List of Indicators for Opportunity Maps**

| Domain:       | Indicators:  |
|---------------|--|
| Economic      | Poverty<br>Adult education<br>Employment<br>Job proximity<br>Median home value                   |
| Environmental | CalEnviroScreen 4.0 indicators   |
| Education     | Math proficiency<br>Reading proficiency<br>High School graduation rates<br>Student poverty rates |

Source: California Fair Housing Task Force, Methodology for the 2022 TCAC/HCD Opportunity Maps, December 2021

According to the California Fair Housing Task Force’s 2022 opportunity maps, there are no areas designated as High Segregation and Poverty within the City of San Fernando. In the San Fernando Valley Region, the cities of Sylmar, Pacoima, Panorama City, Van Nuys, and North Hills contain areas of high segregation and poverty.

**Table 38: Race and Ethnicity in San Fernando**

| Racial/Ethnic Group           | 2000          |             | 2019          |             |                  |
|-------------------------------|---------------|-------------|---------------|-------------|------------------|
|                               | Persons       | Percent     | Persons       | Percent     | L.A. Co. Percent |
| Hispanic/Latino               | 21,859        | 89%         | 22,859        | 93%         | 48%              |
| White                         | 10,893        | 44%         | 16,306        | 65%         | 52%              |
| Asian/Pacific Islander        | 382           | 2%          | 558           | 2%          | 17%              |
| African American              | 305           | 1%          | 238           | 1%          | 8%               |
| American Indian/Alaska Native | 570           | 2%          | 412           | 2%          | 1%               |
| Mixed/Other Race              | 12,391        | 50%         | 7,437         | 30%         | 22%              |
| <b>Total Population</b>       | <b>24,541</b> | <b>100%</b> | <b>24,535</b> | <b>100%</b> | <b>100%</b>      |

Source: 2000 US Census, 2019 ACS 5-Year Estimates

According to the Los Angeles County Analysis of Impediments, the County’s Service Areas are made up by the following racial and ethnic groups:

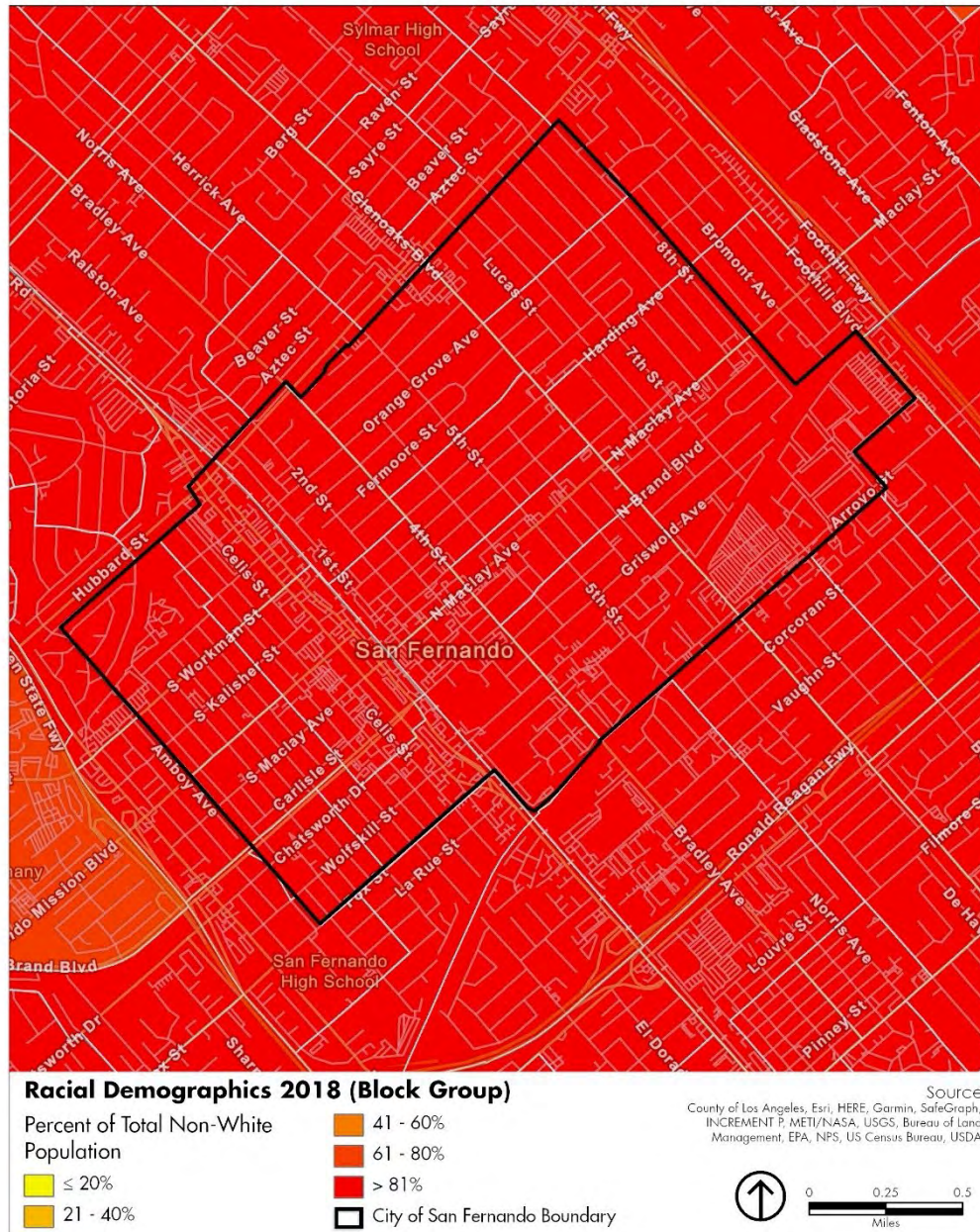
- East Los Angeles, Bell Gardens, Maywood, Florence-Firestone, the area south of Downtown Los Angeles, San Fernando, and Palmdale are comprised of mostly Hispanic residents, of any racial group.
- The Cities of Cerritos, Diamond Bar, and San Gabriel, Alhambra, Rosemead, and the Koreatown neighborhood west of Downtown Los Angeles are comprised of the highest concentrations of Asian (non-Hispanic) residents.
- The Cities of Athens-Westmont View Park/Windsor Hills, Carson, and unincorporated areas to the south and southeast of Downtown Los Angeles contain the largest populations of Black (non-Hispanic) residents.
- The Cities of Claremont, West Hollywood, and Calabasas contain the highest concentrations of White (non-Hispanic) residents.
- The unincorporated areas of East Los Angeles and the Cities of Bell, Bell Gardens, and Maywood; unincorporated Florence-Firestone; San Fernando; and in La Puente and the surrounding unincorporated areas contain the largest populations of foreign-born residents, with Mexico being the most common nation of origin for residents born outside of the United States.
- China is the next most common nation of origin for residents born outside of the United States with the largest populations located in San Gabriel, unincorporated Northeast San Gabriel, and Arcadia with some smaller concentrations near Diamond Bar in unincorporated Rowland Heights.

Figure 1 illustrates the all-census block groups in the City and immediately adjacent areas have non-White populations of at least 81 percent. (Note: census block groups are the smallest geographical areas that the U.S. Census collects and tabulates decennial census data from.)

Referring to Table 38, the City of San Fernando is quite different than the County of Los Angeles in Diversity. According to Table 38, 93 percent of San Fernando’s 2019 population was Hispanic/Latino whereas 48 percent of the 2019 population in Los Angeles County was Hispanic/Latino. Census tracts 3203 and 3201.02 contain the highest concentration of Hispanic/Latino populations, 93 percent of their population, while census tract 3202.02 contains the highest population of White residents, 21.8 percent of the tract’s population.

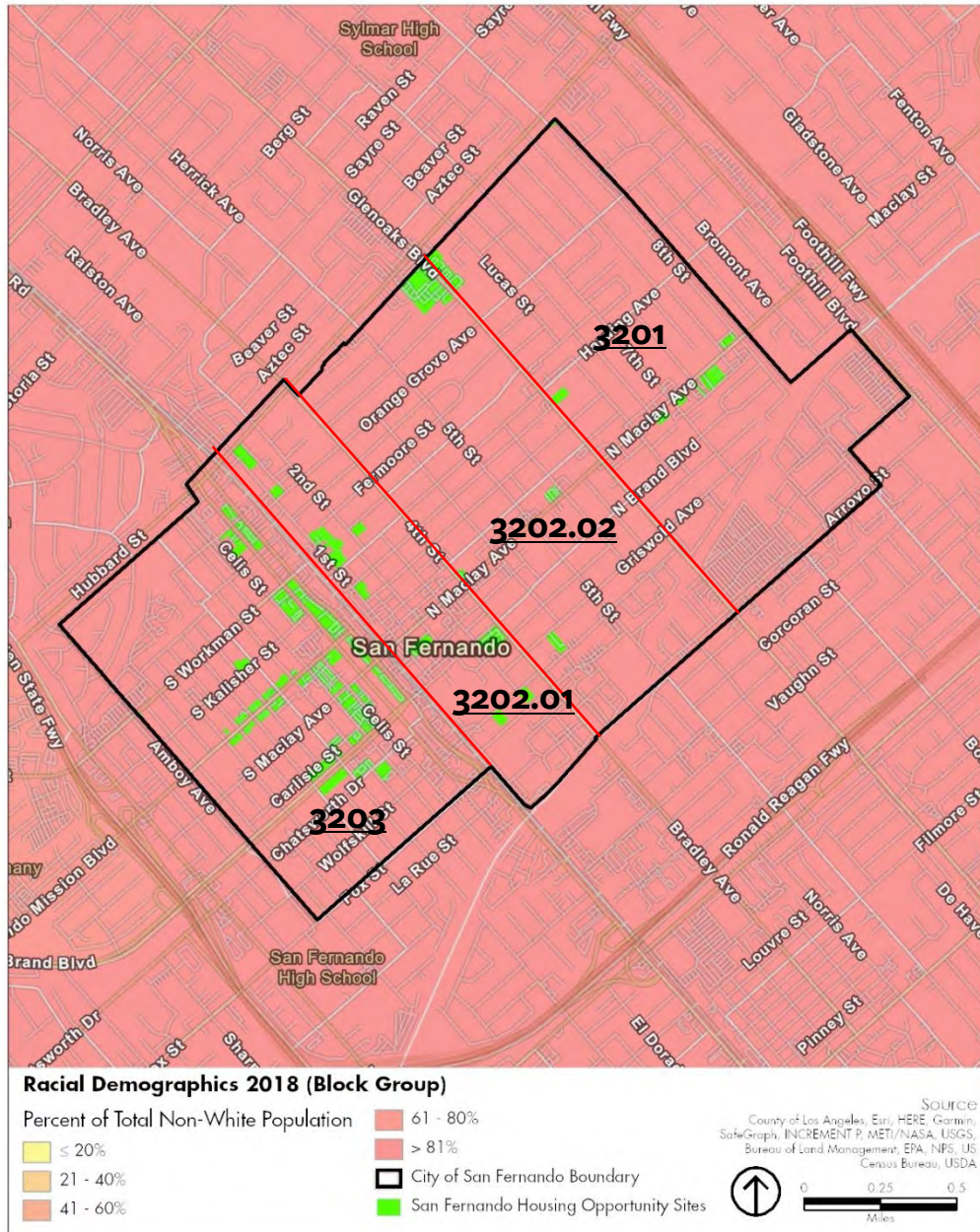
**Figure 1: Racial Demographics**

As shown in Figure 1, the entire City has a non-White population of greater than 81 percent, distributed evenly throughout the community.



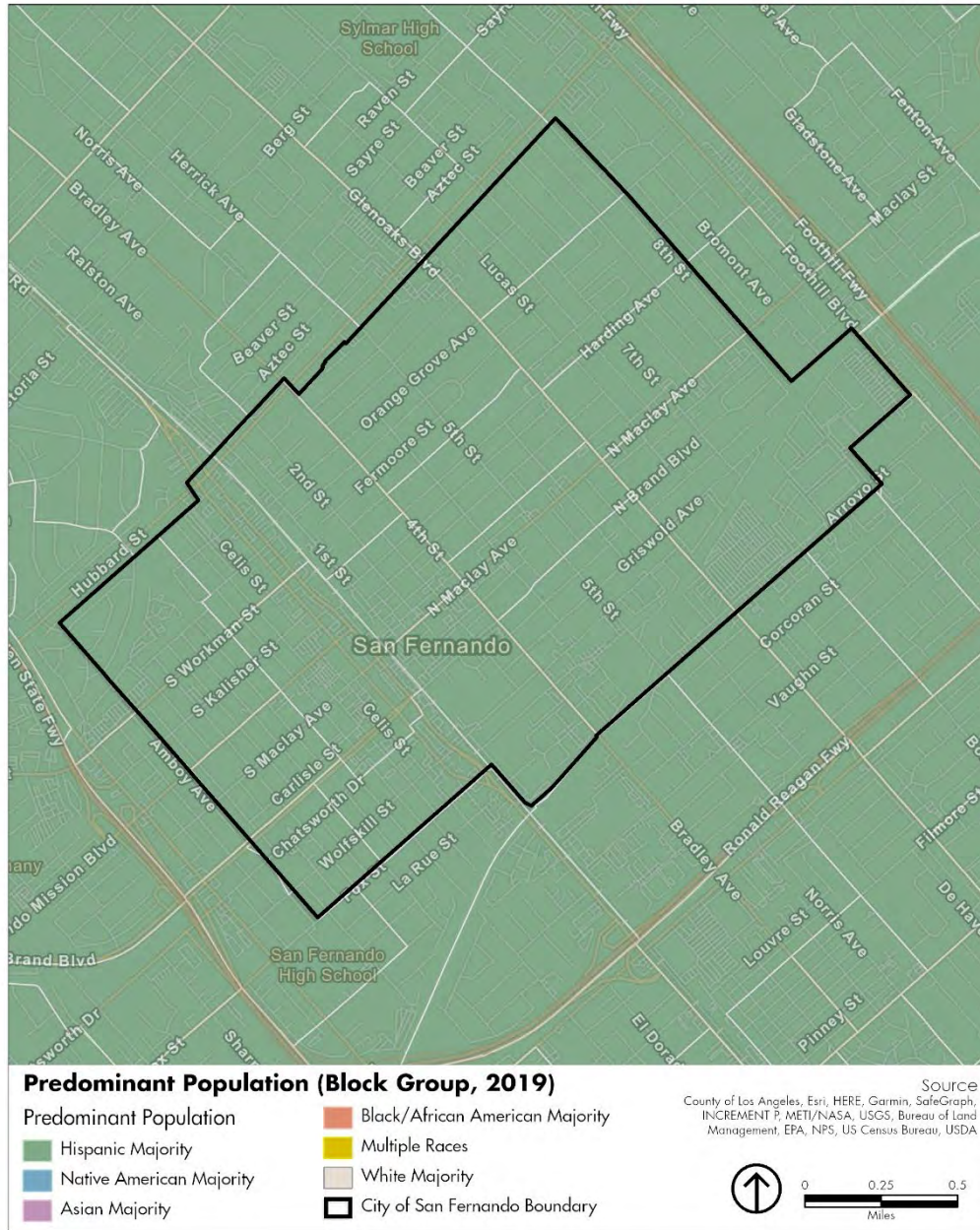
**Figure 2: Percentage of Population Non-White**

As Figure 2 shows, all RHNA opportunity sites are located in areas with greater than 81 percent of non-White population.



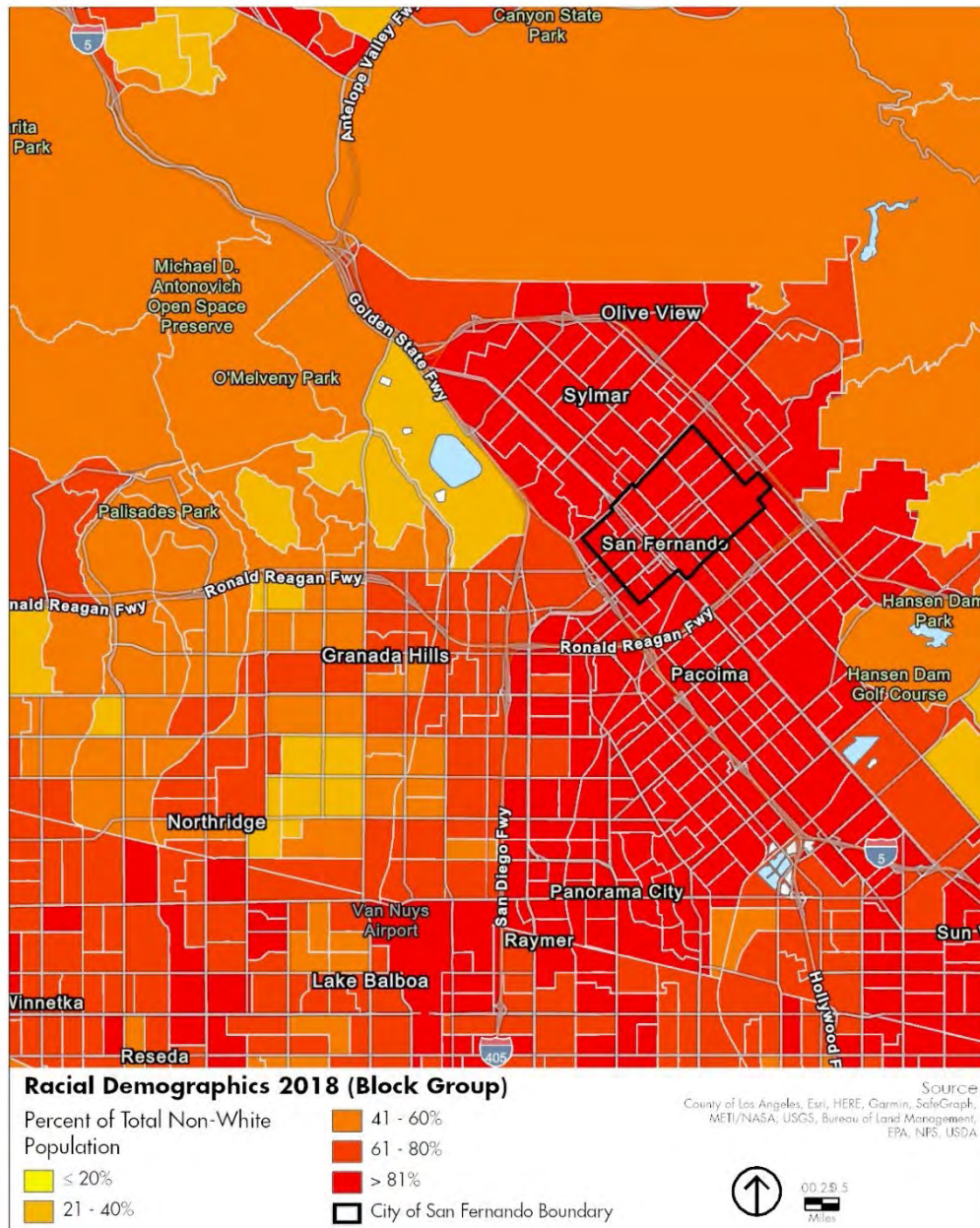
**Figure 3: Majority Hispanic Census Block groups in San Fernando**

Figure 3 demonstrates that the entire City (all census block groups in San Fernando) and immediately adjacent areas are predominately Hispanic majority populations.



**Figure 4: Areas of Non-White Populations in the Greater San Fernando Area**

Figure 4 shows the regional context of non-White populations in the San Fernando area, which demonstrates that the entire City of San Fernando and the immediately adjacent communities have at least 81 percent non-White populations. However, communities such as Northridge, Granada Hills, and Santa Clarita have higher proportions of White residents. The dividing line between communities that have at least 81 percent non-White populations and those with a higher proportion of White residents is the Golden State and San Diego Freeways.



## **DISABILITY**

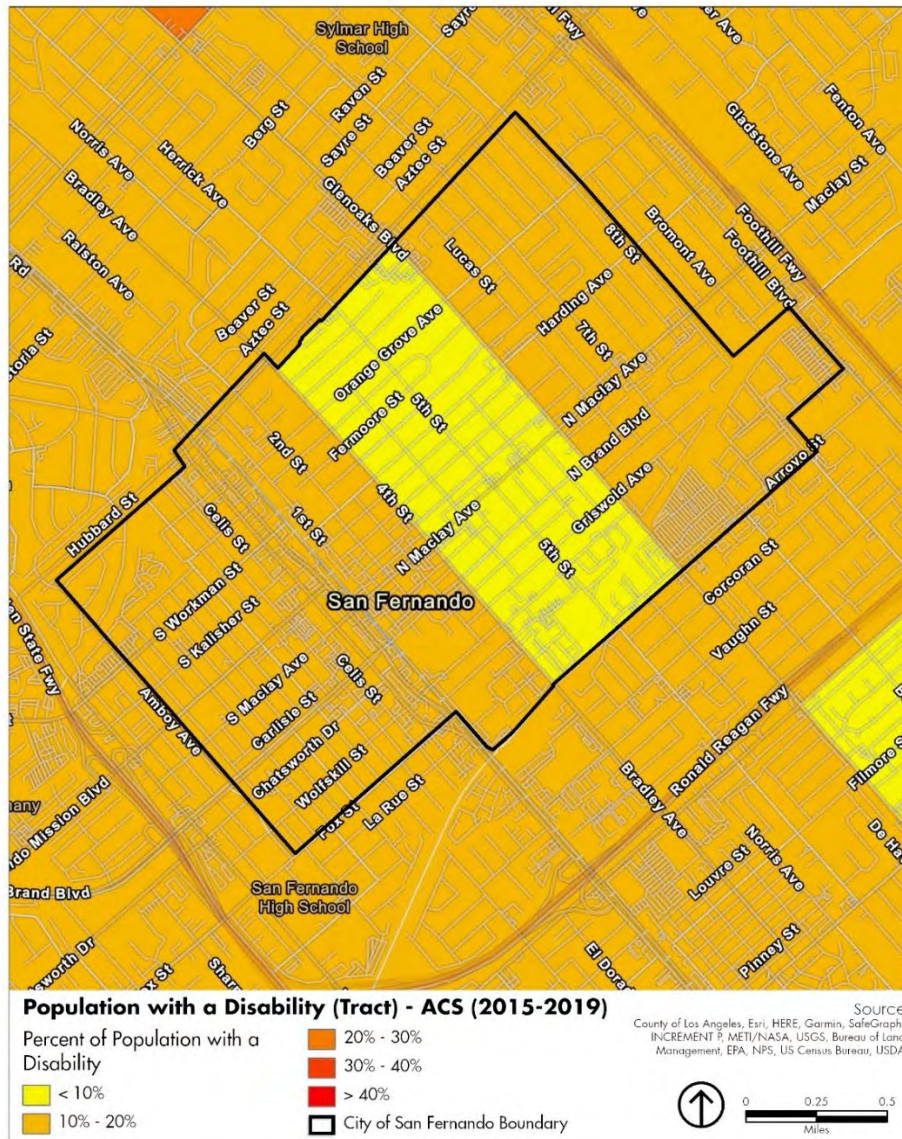
Disabilities are a factor in fair housing choice due to accessibility issues and medical expenses that reduce the number of available housing options and ability to afford rising housing costs. According to the 2019 American Community Survey, 11.4 percent of San Fernando residents have one or more disabilities.

According to HUD AFFH data and the related mapping tool, San Fernando does not have a high concentration of residents with disabilities in Racially/Ethnically Concentrated Areas of Poverty (R/ECAP). The Cities of Glendale, El Monte, northwestern Los Angeles, and Rolling Hills/Rolling Hills Estates contain moderate concentrations of residents with disabilities aged 65 and older. Central Los Angeles County, northern Los Angeles County near Palmdale, and Santa Ana have moderate concentrations of residents with disabilities aged 18-64.



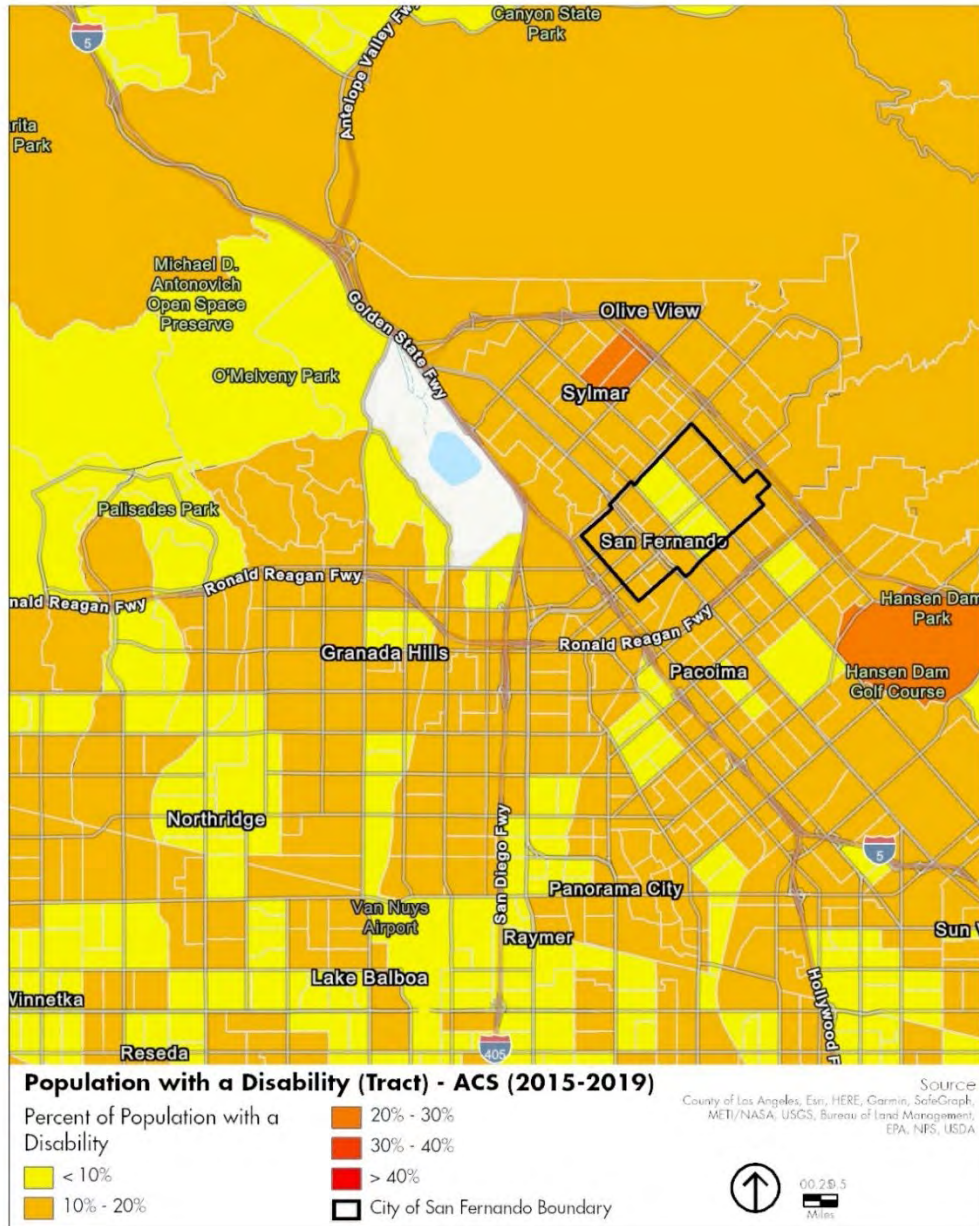
**Figure 5: Percent of Population with Disabilities in San Fernando**

Figure 5 demonstrates that the majority of San Fernando, with exception of the center portion of the City, and immediately surrounding areas have populations where 10 to 20 percent of residents have a disability. The center portion of the City between Glenoaks Boulevard and 4th Street (shown in yellow in Figure 5) has less than 10 percent of its population with disabilities.



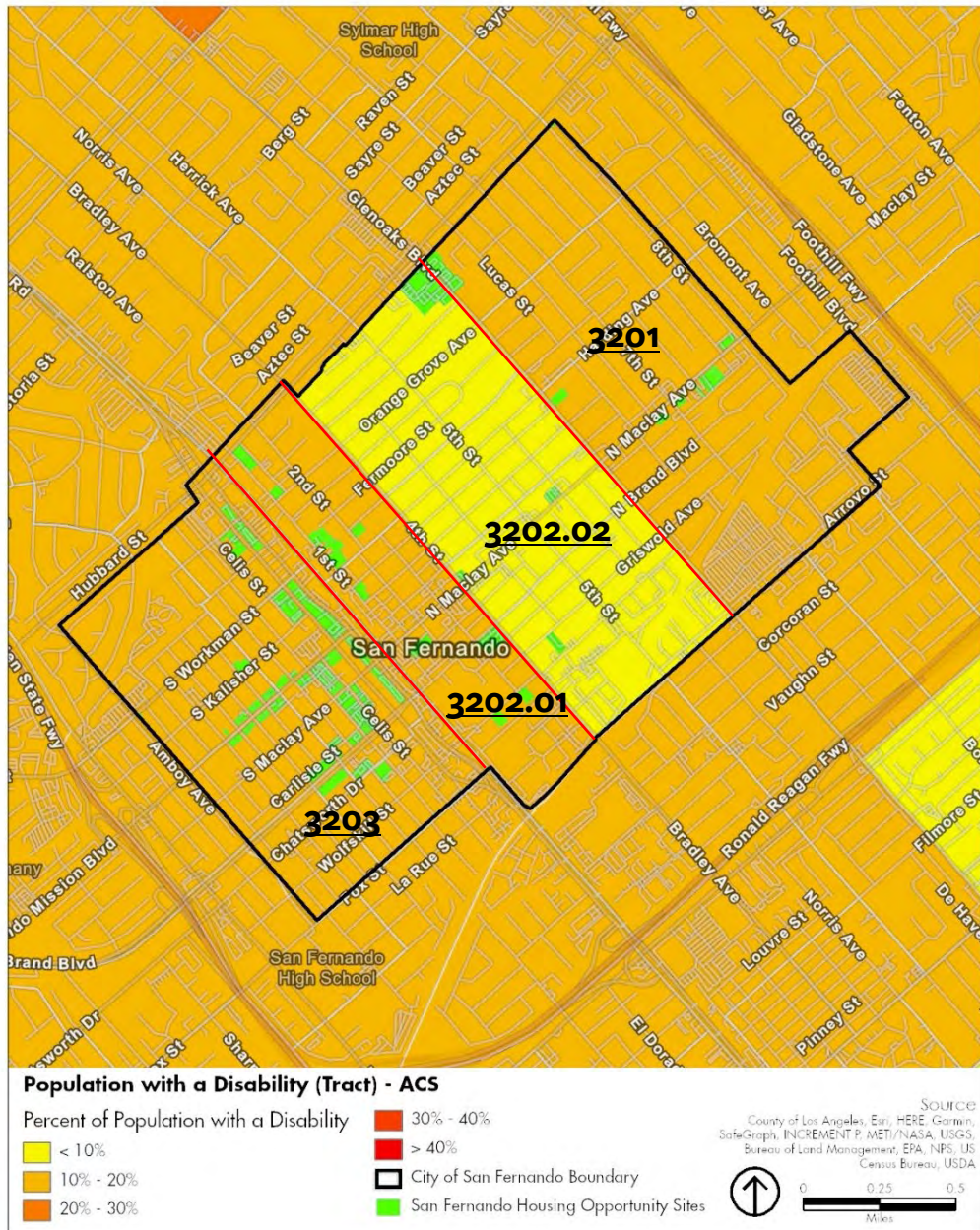
**Figure 6: Percent of Population with Disabilities in the Greater San Fernando Area**

Figure 6 shows the regional context of populations with disabilities. Nearly the entire region has populations with disability rates of 20 percent or less. The only areas with higher proportions exist in northern Sylmar and near the Hansen Dam area which both have residential and care facilities for senior citizens. This may explain the increase in population with disabilities as people who reside in this type of housing typically experience disabilities at higher rates.



**Figure 7: Percentage of Population with Disabilities**

Figure 7 depicts the RHNA Opportunity Sites juxtaposed with disability data. Most sites are located in tracts where between 10 and 20 percent of the population have disabilities. A large cluster of sites are located in census tract 3202.02 at the intersection of Glenoaks Boulevard and Hubbard Street, primarily in the less than 10 percent category.



## FAMILIAL STATUS

Familial status refers to the presence of children under the age of 18, the child’s biological relationship with the head of household, and the marital status of the head of the household.

Using the HCD AFFH data and Mapping Resources Tool, data on married/unmarried couples (with or without children), persons over the age of 18 living alone and female-headed households are identified, helping to expose segregation issues within a community. According to the AFFH data and mapping tool, all four census tracts in the City of San Fernando have less than 20 percent of the population living alone. Census tracts 3202.02 and 3202.01 contain the largest population of people 18 and over living in households with spouses (40 to 60 percent), while the remaining census tracts are made up of this population by 20 to 40 percent. This data is consistent with the surrounding San Fernando Valley Region. Census tract 3202.02, located in the middle of the City, has the highest population with more than 80 percent of children living in married/coupled households. The remaining tracts have 40 to 60 percent of children living in married/coupled households which is most common in the San Fernando Valley. All census tracts in San Fernando have less than 20 percent of children living in female headed households with no spouse/partner present.

**Table 39: Household Characteristics in San Fernando**

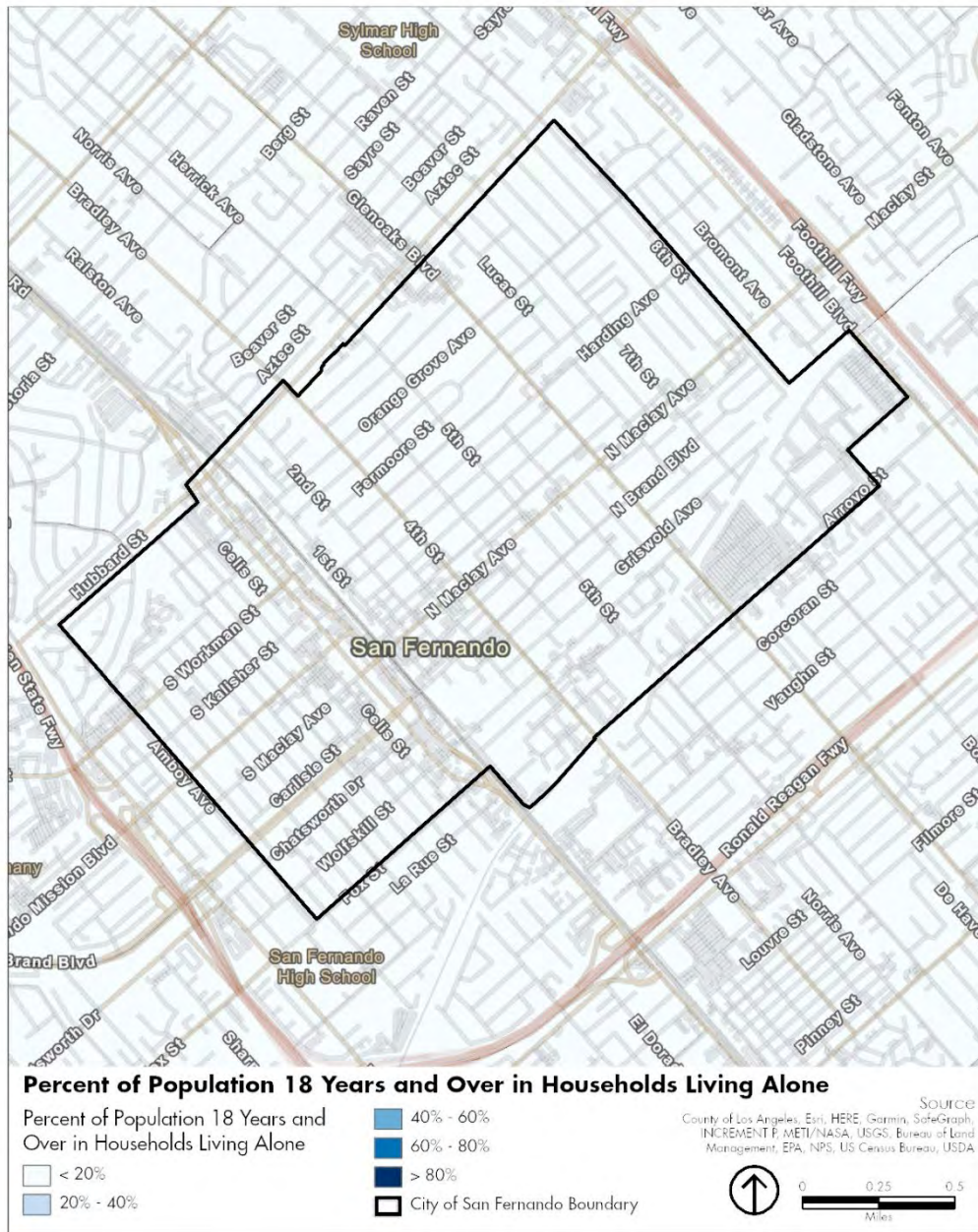
| Household Type                               | 2000  | 2019  | Percent Change |
|--|-------|-------|----------------|
| Total Households                             | 5,795 | 6,569 | 13%            |
| Average Household Size                       | 4.05  | 3.72  | -8%            |
| Families                                     | 84%   | 81%   | -4%            |
| Average Family Size                          | 4.23  | 4.13  | -2%            |
| Married/Couple with Children                 | 41%   | 31%   | -24%           |
| Married/Couple with no Children              | 18%   | 32%   | 78%            |
| Single Guardian/Parent Households            | 13%   | 5%    | -62%           |
| Single Resident Households                   | 12%   | 16%   | 33%            |
| Other Households*                            | 12%   | 16%   | 33%            |
| Households with a Resident Under 18 Years    | 62%   | 45%   | -27%           |
| Households with a Resident 65 Years and Over | 6%    | 27%   | 350%           |

Source: U.S. Census 2000 and 2019 ACS 5-Year Estimates

\*Other households defined as residents not living alone and with no children or spouse

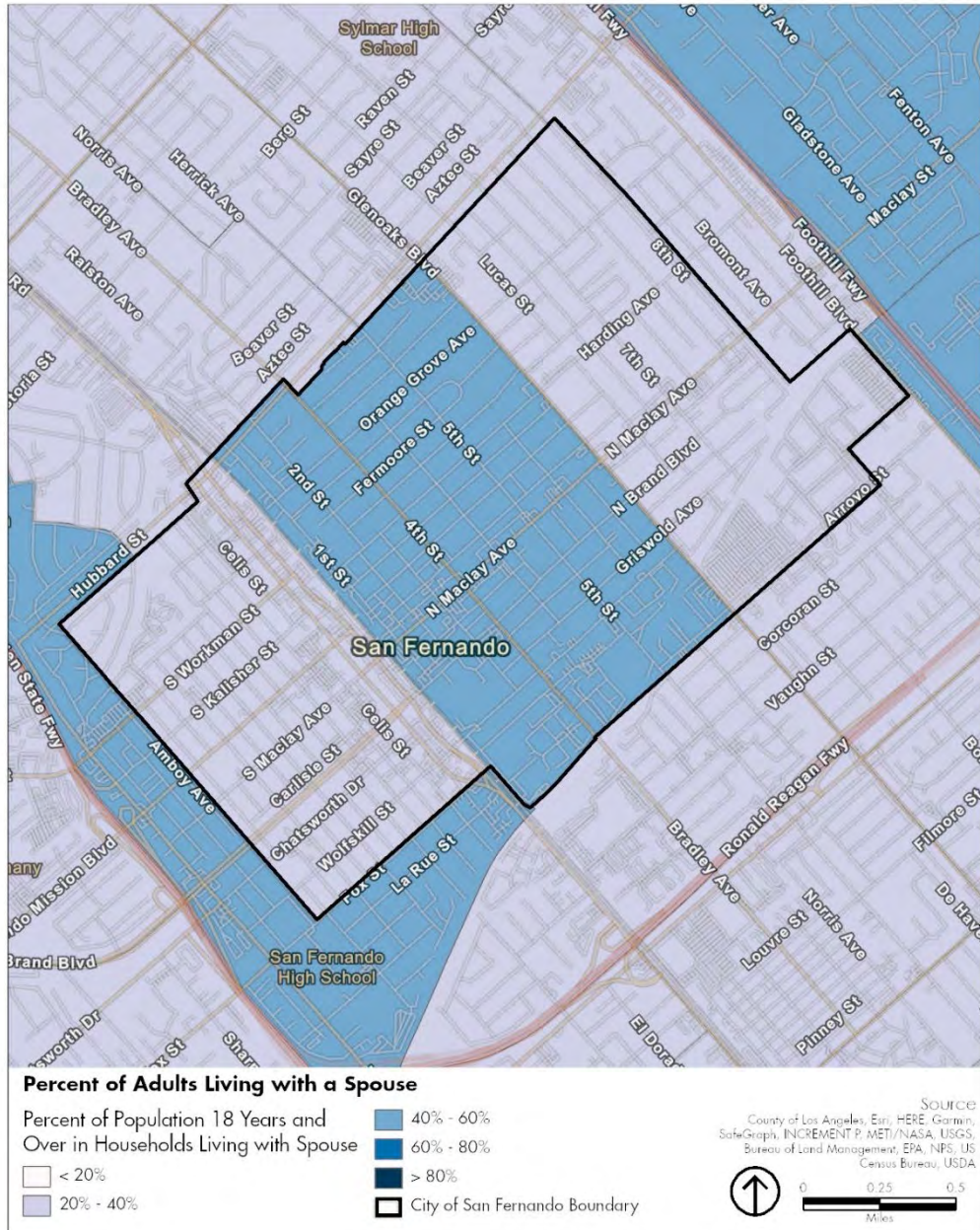
**Figure 8: Percent of Adults Living Alone in San Fernando**

Figure 8 demonstrates that no areas of San Fernando or the immediately surrounding areas have populations where 20 percent or more of households are comprised of adults living alone—without a spouse, family member, or roommate.



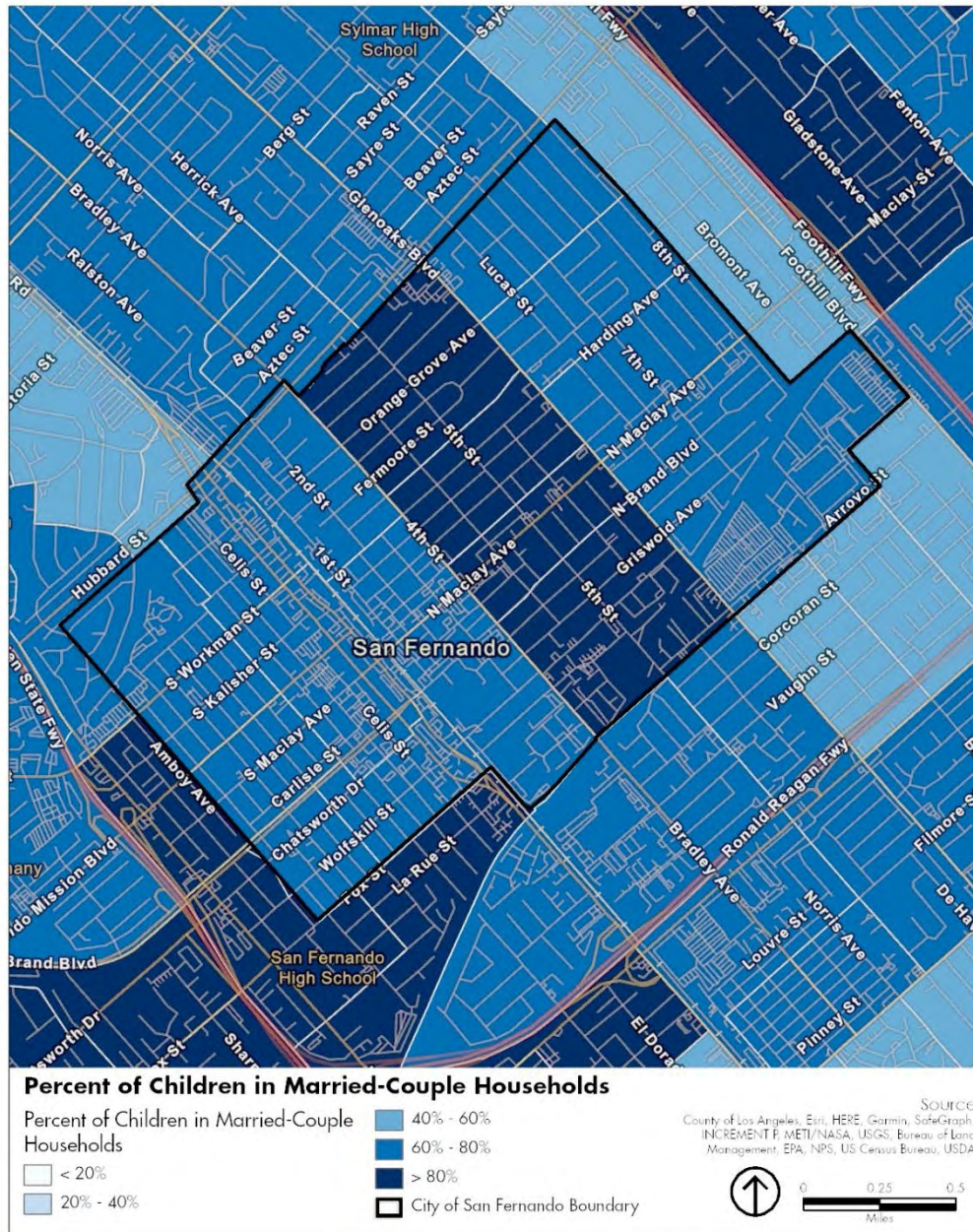
**Figure 9: Percent of Adults Living with a Spouse/Partner in San Fernando**

Figure 9 depicts the prevalence of households of adults living with a spouse/partner in San Fernando. In the area located between Glenoaks Boulevard and 1<sup>st</sup> Street, between 40 and 60 percent of households fall into this category. The remaining area has between 20 and 40 percent of households comprised of adults living with a spouse/partner.



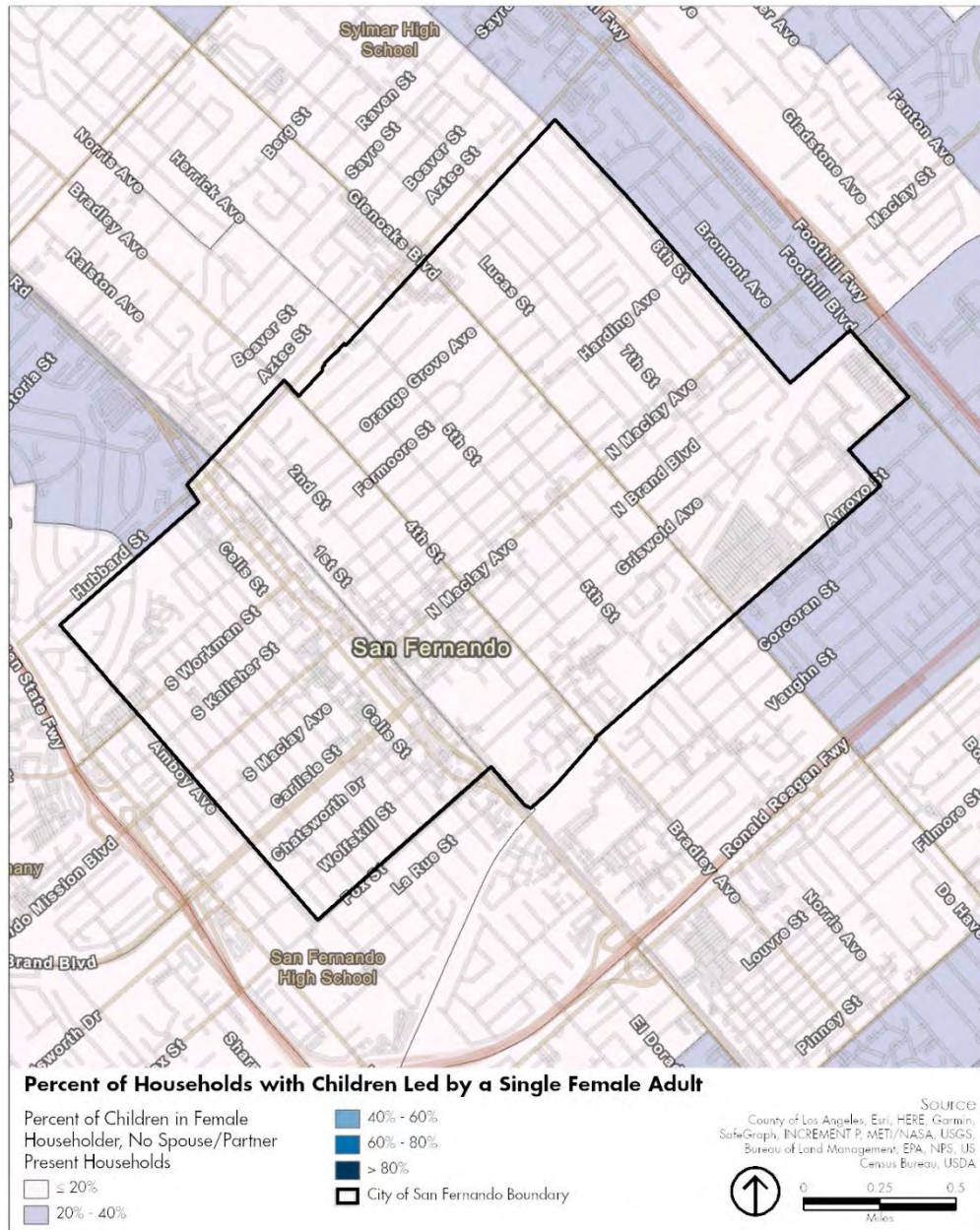
**Figure 10: Percent of Children in Married/Coupled Households with Children in San Fernando**

Figure 10 depicts the proportions of households comprised of married and unmarried couples with children. The majority of the City has between 60 and 80 percent of such households while between 4<sup>th</sup> Street and Glenoaks Boulevard the rate is greater than 80 percent.



**Figure 11: Percent of Children in Single Female-Headed Households**

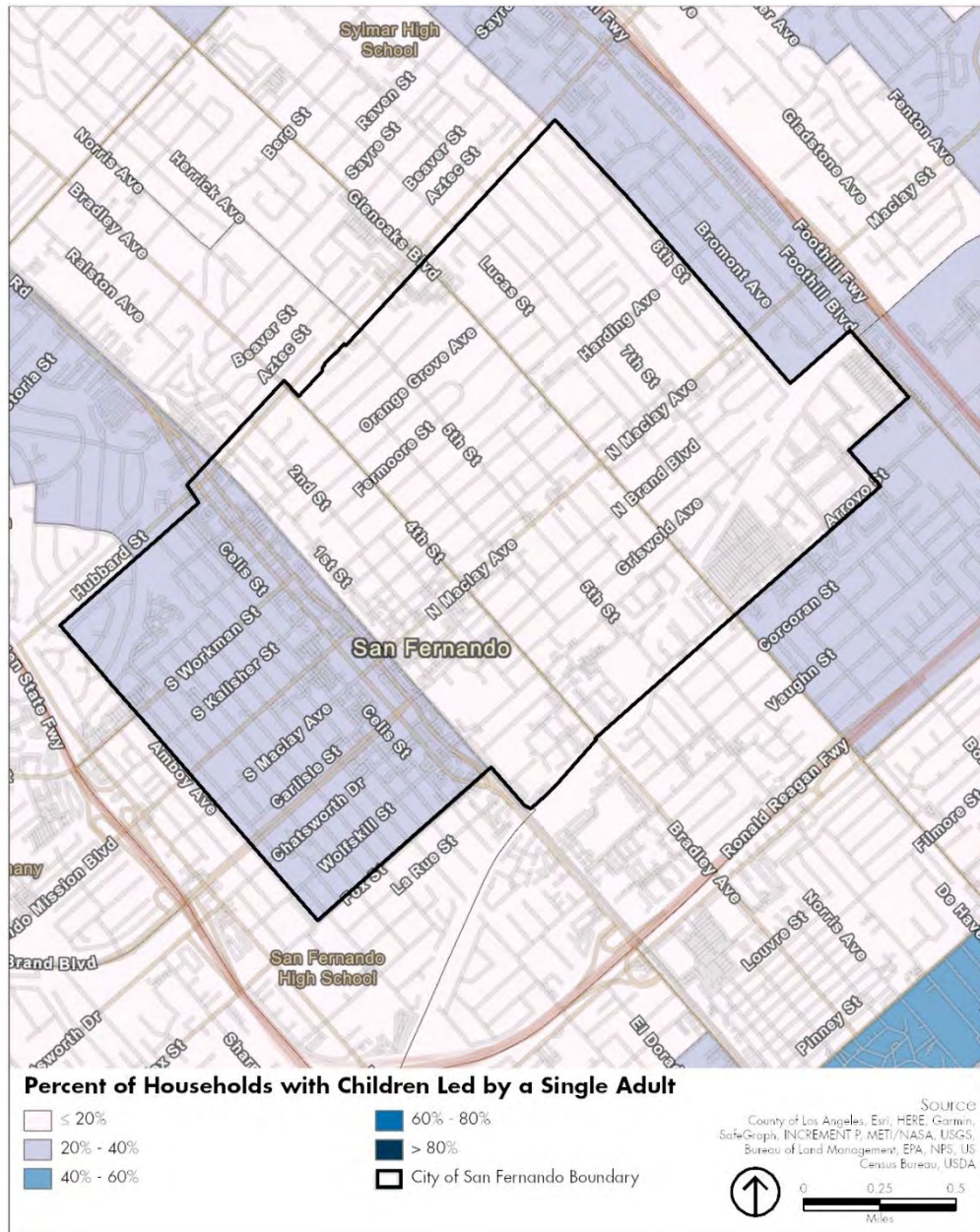
Figure 11 depicts the prevalence of households comprised of single female adults with a child. This household type is featured due the compounding burdens of raising a child with a single source of income and the typical wage gaps that exist between female and male workers. The entirety of San Fernando features less than 20 percent of these households, but some adjacent areas in Sylmar and Pacoima have between 20 and 40 percent.





**Figure 12: Percent of Households with Children Led by a Single Adult**

Figure 12 is similar to Figure 11 but includes households with children led by either single male or female adults. While most of San Fernando has less than 20 percent of these households, the area southwest of 1<sup>st</sup> Street has between 20 and 40 percent.



## INCOME

Because the attainability of housing is a direct result of a household’s income, it is important to analyze this in the context of different geographies. Table 40 demonstrates how more households in San Fernando have lower incomes when compared to greater Los Angeles County. In San Fernando, 61 percent of households earn 80 percent or less of the area median income, as compared to Los Angeles County which is at 52 percent. As of 2019, San Fernando’s median household income is \$58,425, which is more than \$10,000 less than Los Angeles County at \$68,044.

**Table 40: Area Median Income Groups**

| Income Category                   | San Fernando |               | Los Angeles County |               |
|-----------------------------------|--------------|---------------|--------------------|---------------|
|                                   | Households   | Percent       | Households         | Percent       |
| Extremely Low-Income (<30% AMI)   | 1,415        | 22.6%         | 641,055            | 19.5%         |
| Very Low-Income (31-50% AMI)      | 1,184        | 18.9%         | 482,070            | 14.6%         |
| Low-Income (51-80% AMI)           | 1,195        | 19.1%         | 578,285            | 17.5%         |
| Moderate-Income (81-100% AMI)     | 695          | 11.1%         | 312,595            | 9.5%          |
| Above Moderate-Income (>100% AMI) | 1,770        | 28.3%         | 1,281,195          | 38.9%         |
| <b>Total</b>                      | <b>6,250</b> | <b>100.0%</b> | <b>3,295,200</b>   | <b>100.0%</b> |

Source: HUD CHAS 2013-2017

Identifying low- or moderate-income (LMI) geographies and individuals is important to understanding patterns of segregation. Table 41 shows that all RHNA sites provide low- and moderate-income units. This corresponds with the City’s census block groups, which all have LMI populations of between 50 and 100 percent.

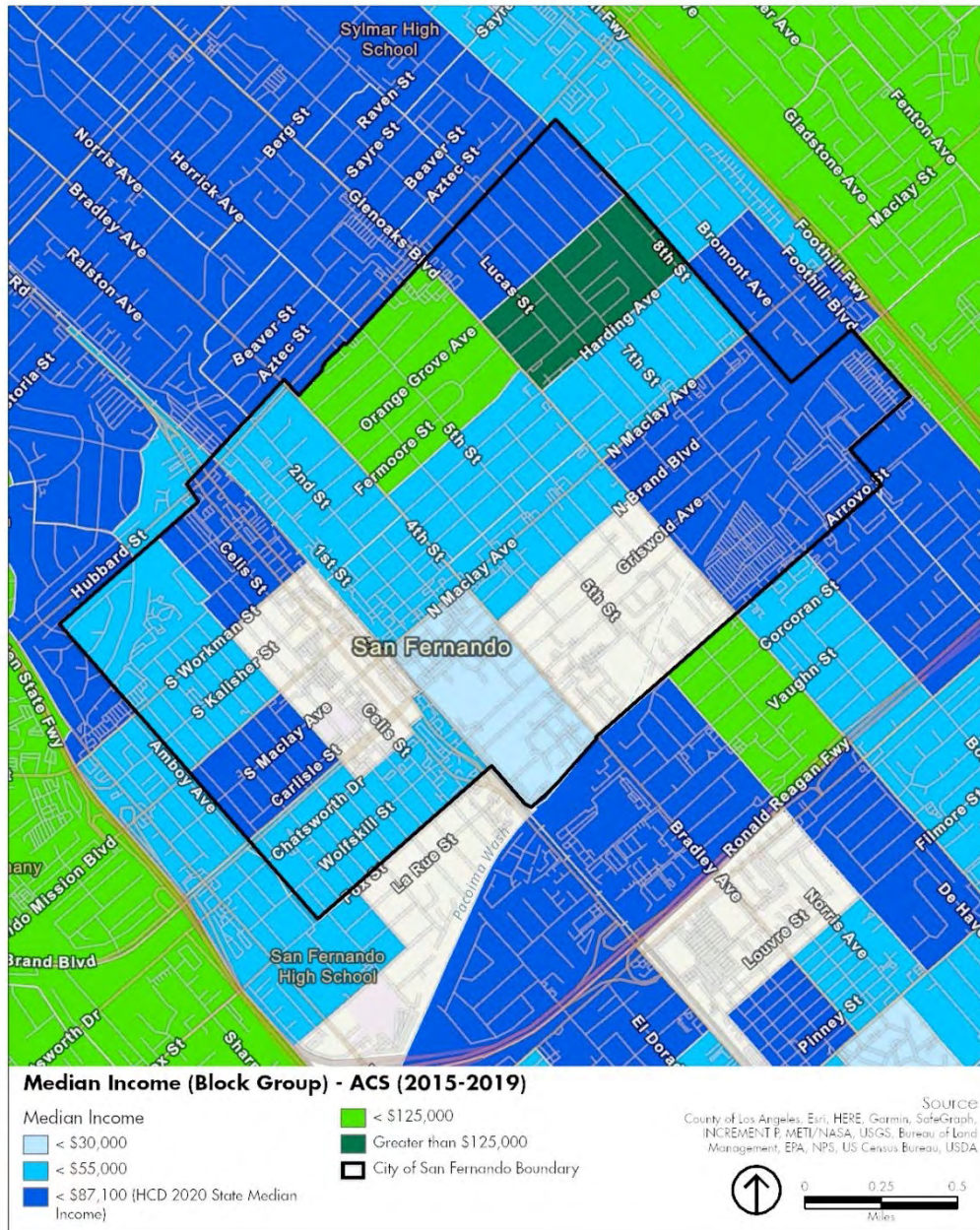
**Table 41: RHNA Units by Low and Moderate Population**

| LMI Population (Block Group) | Very Low-Income Units | Low Income Units | Moderate Income Units | Above Moderate-Income Units | All RHNA Units |
|------------------------------|-----------------------|------------------|-----------------------|-----------------------------|----------------|
| <50%                         | 0.0%                  | 0.0%             | 0.0%                  | 0.0%                        | 0.0%           |
| <b>50-75%</b>                | 0.0%                  | 41.5%            | 43.0%                 | 0.0%                        | 84.5%          |
| <b>75-100%</b>               | 0.0%                  | 11.4%            | 4.1%                  | 0.0%                        | 15.5%          |
| <b>Total</b>                 | <b>0</b>              | <b>679</b>       | <b>589</b>            | <b>0</b>                    | <b>1,268</b>   |

Source: 2021 HUD AFFH Data

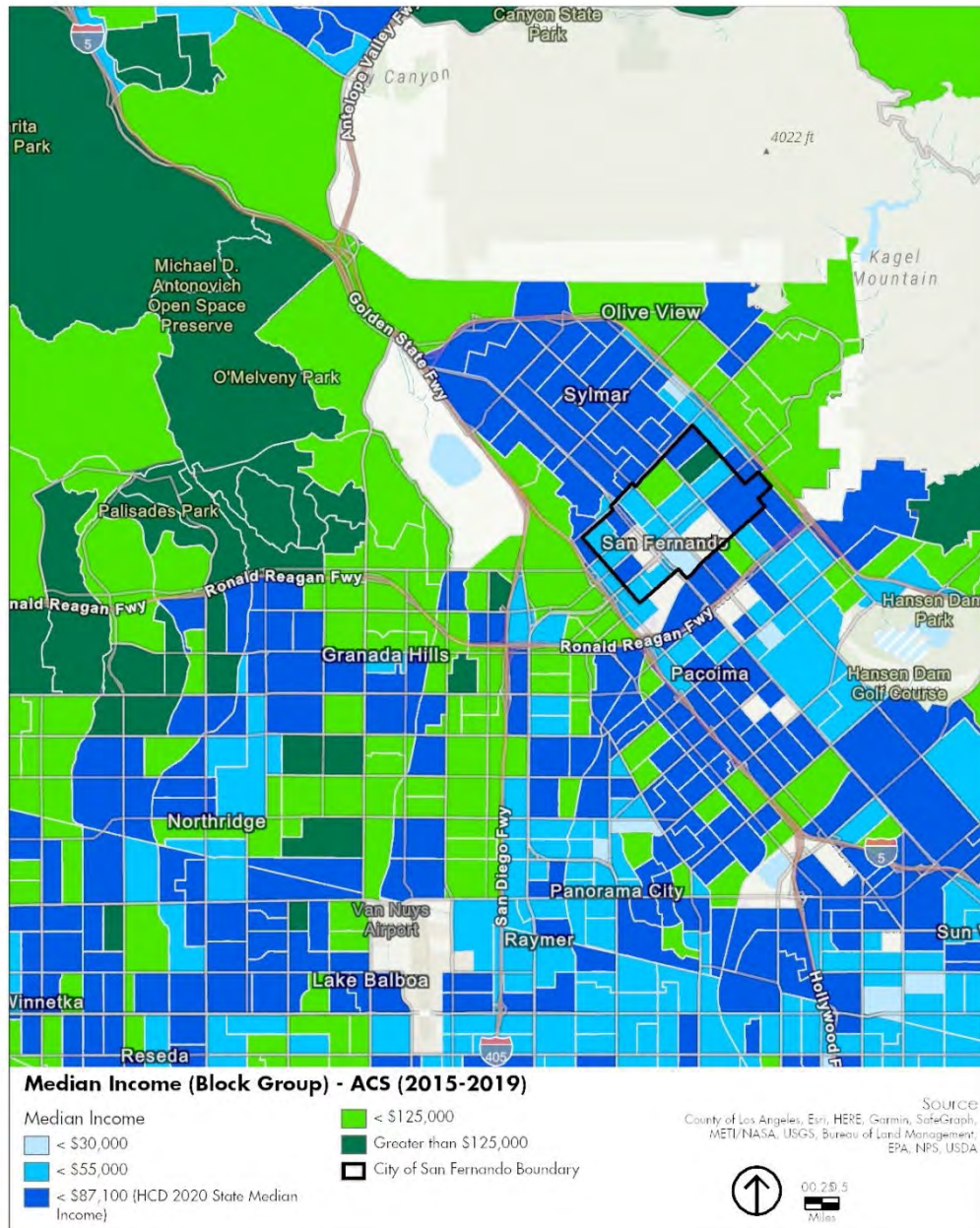
**Figure 13: Median Income in San Fernando**

Figure 13 depicts San Fernando’s block groups by median household income. The City experiences the full range of annual incomes, from less than \$30,000 to greater than \$125,000. The two highest income areas are northeast of 4<sup>th</sup> Street, but there are also adjacent block groups with much lower household incomes. Areas southwest of 4<sup>th</sup> Street are generally lower-income and more uniform. Block groups that are not shown in color do not have median income data available. Census block 3202.01 contains and is adjacent to part of the SP 5 Corridor Specific Plan project boundary, which also runs through areas of the City experiencing lower incomes of less than \$55,000 per year, along N Maclay Avenue and 1<sup>st</sup> Street.



**Figure 14: Median Income in the Greater San Fernando Area**

Figure D-14 shows the regional context of median household incomes. Nearby Sylmar and Pacoima have far more homogenous sets of block groups than San Fernando. Lower income areas are more prevalent in the south of this map, just east of the San Diego Freeway. Concentrations of high-income households exist in the west, and the highest income households (greater than \$125,000) are clustered in the foothills of park preserves—especially near the Ronald Reagan Freeway.



## **RACIALLY/ETHNICALLY CONCENTRATED AREAS OF POVERTY**

The Tax Credit Allocation Committee and California Department of Housing and Community Development’s approach to calculating racially/ethnically concentrated areas of poverty (R/ECAPs), uses a location quotient for segregation and a poverty threshold of 30 percent of the population living below the poverty line. This approach helps to measure the concentration of race in a small area for a more precise result. Figure D-15 demonstrates that there are no R/ECAPS in San Fernando or the immediately adjacent areas. Figure D-16 provides the regional context and D-17 shows where opportunity sites are located. R/ECAP areas in Los Angeles County are clustered in and around Downtown Los Angeles, Long Beach, and a few areas in the San Fernando Valley and areas near Palmdale and Lancaster.

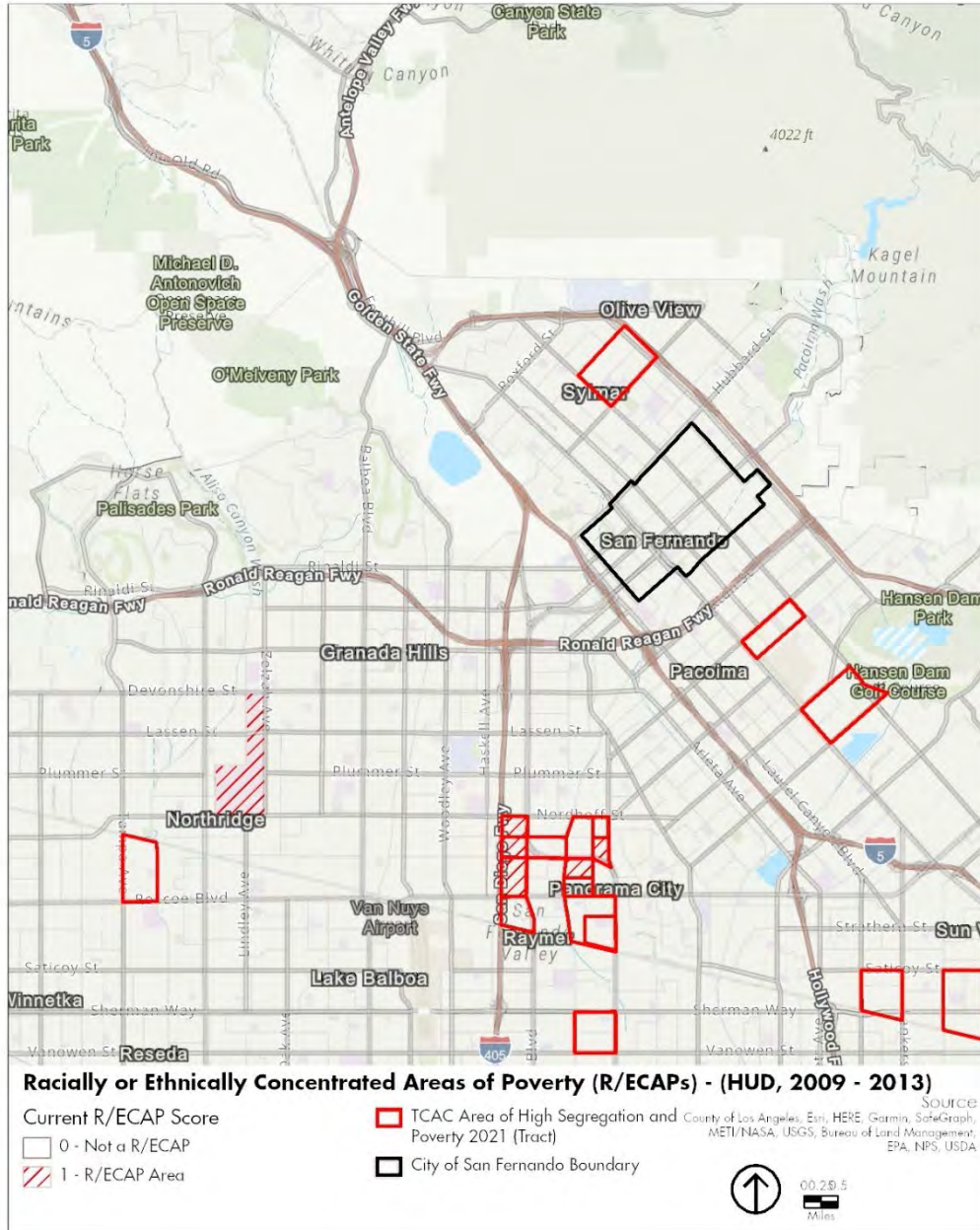
**Figure 15: R/ECAPs in San Fernando**

Figure 15 shows that no R/ECAPs are located in San Fernando or immediately adjacent areas.



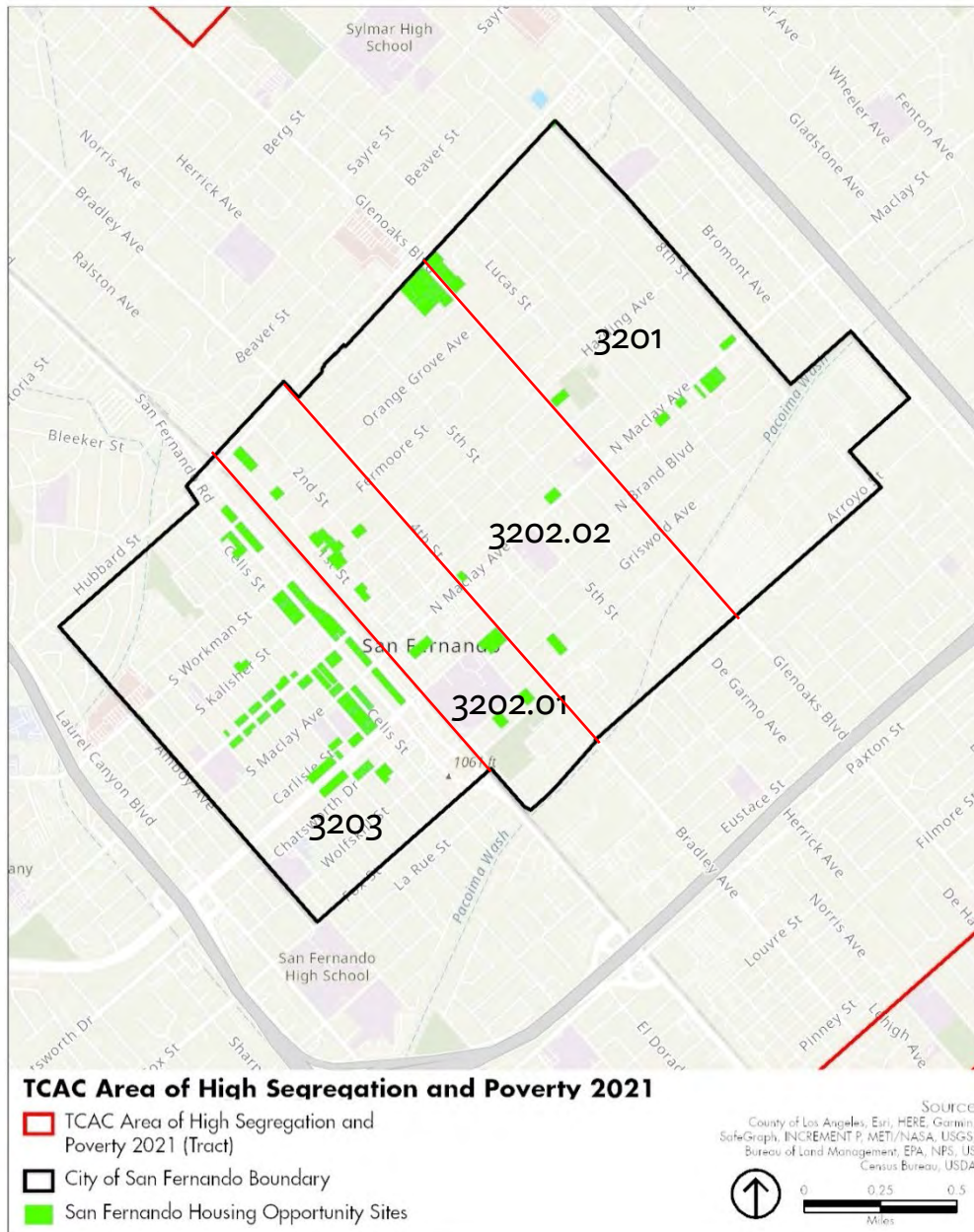
**Figure 16: R/ECAPs in the Greater San Fernando Area**

Figure 16 shows the regional context of R/ECAPs and areas of high segregation and poverty. These areas are found in Sylmar, Pacoima, Van Nuys, and Sun Valley. The most significant concentrations are found in Northridge and Panorama City.



**Figure 17: TCAC Areas of High Segregation and Poverty**

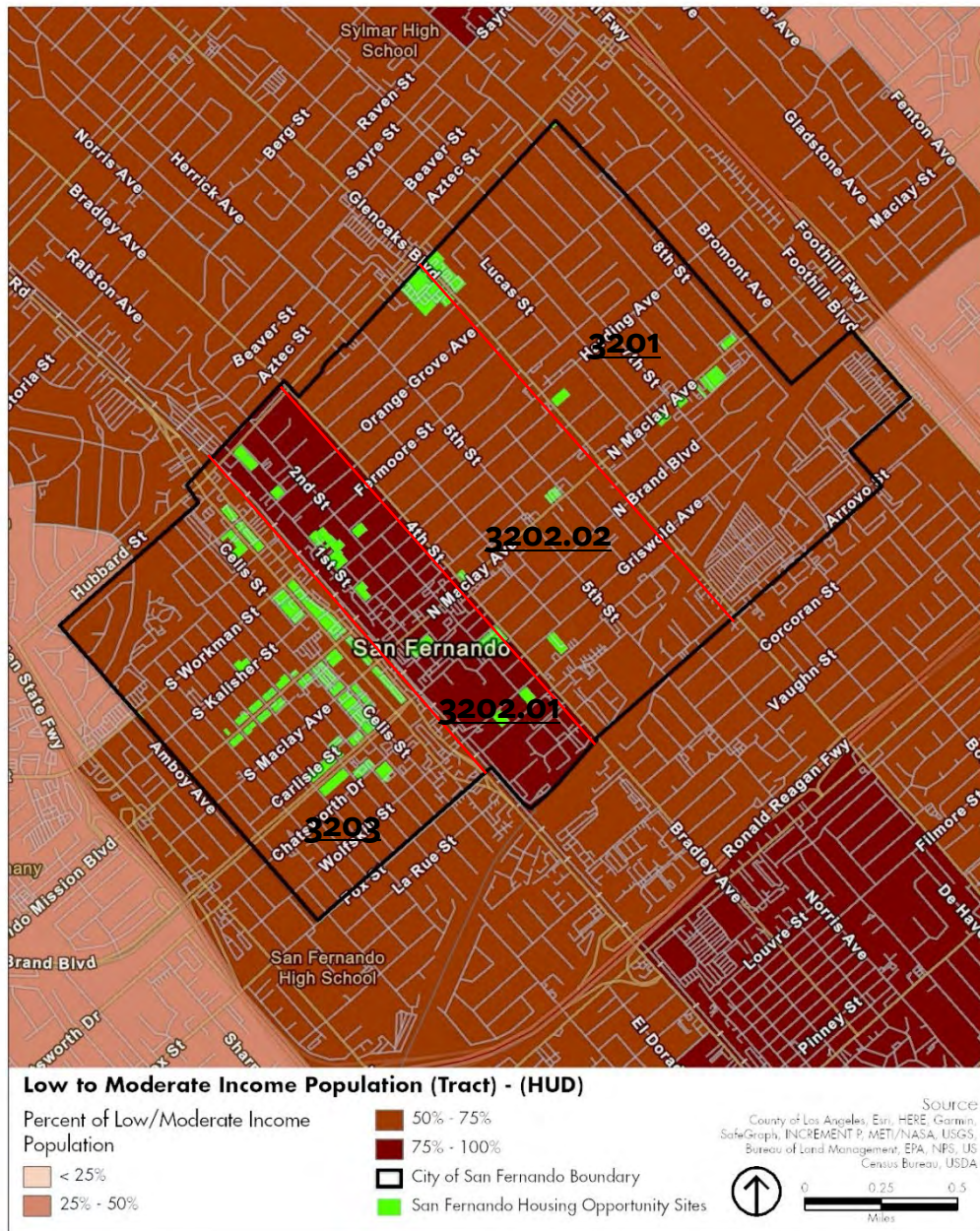
Figure D-17 demonstrates that no RHNA Opportunity Sites are located in TCAC areas.





**Figure 18: Low- and Moderate-Income Areas**

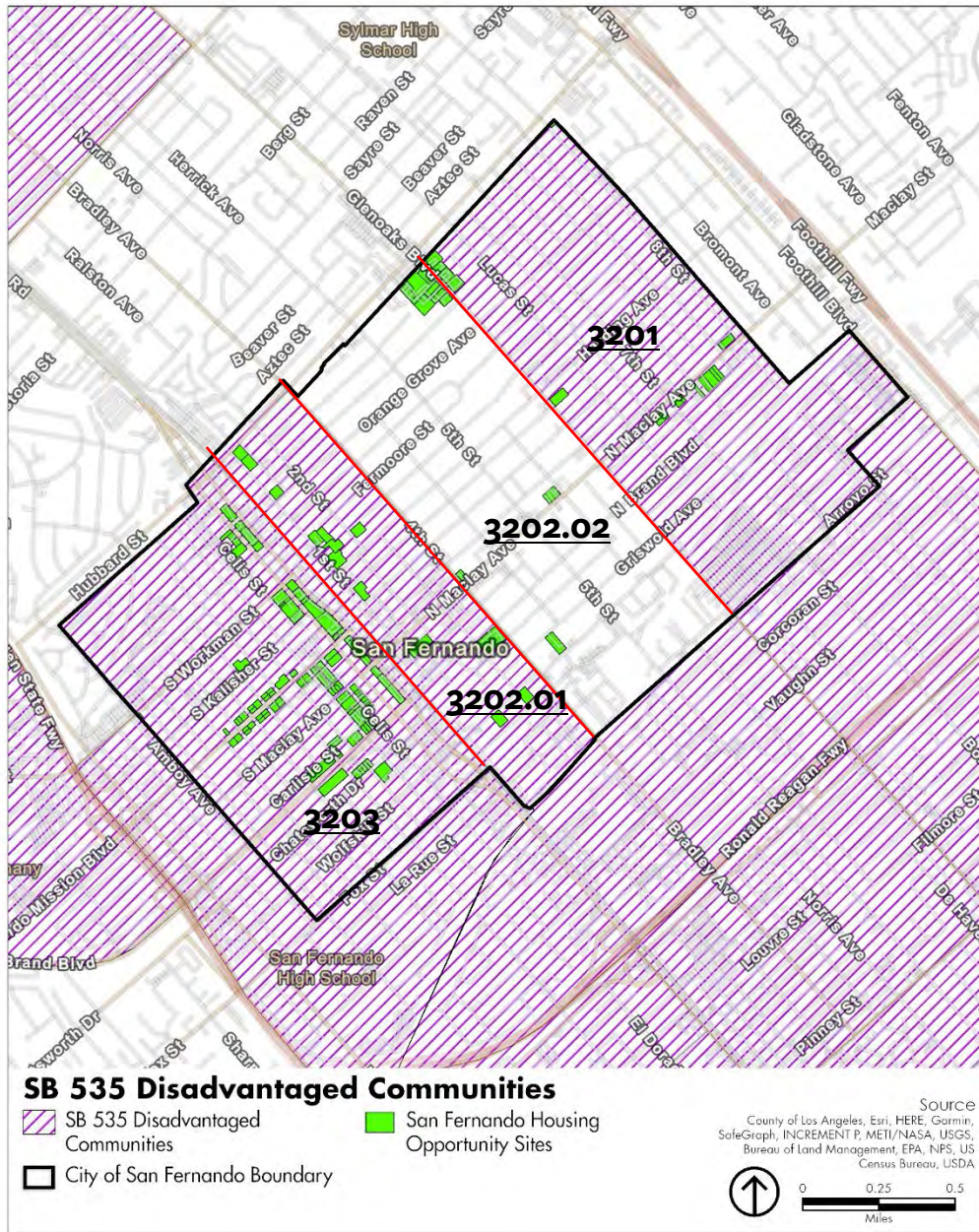
Figure D-18 shows the RHNA Opportunity Sites in the context of low to moderate-income populations. Much of the City and most RHNA sites are located in areas where between 50 and 75 percent of the population are low to moderately resourced. A cluster of RHNA Sites are also located between 1<sup>st</sup> and 4<sup>th</sup> Streets in the 75 to 100 percent category.



## DISADVANTAGED COMMUNITIES

According to Senate Bill 535, disadvantaged communities are “identified based on geographic, socioeconomic, public health, and environmental hazard criteria, and may include, but are not limited to, either of the following: (a) Areas disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects exposure, or environmental degradation, and (b) Areas with concentrations of people that are of low income, high unemployment, low levels of homeownership, high rent burden, sensitive populations, or low levels of educational attainment. While Figure 19 shows that much of San Fernando is categorized as a disadvantaged community, census tract 3202.02 is not categorized as disadvantaged. SB 535 measures disadvantaged communities as the top 25% scoring areas from CalEnviroScreen. According to the February 2021 update of CalEnviroScreen 4.0, Census Tract 3202.02 has a CalEnviroScreen percentile below 75 and is not considered disadvantaged.

**Figure 19: Disadvantaged Communities**

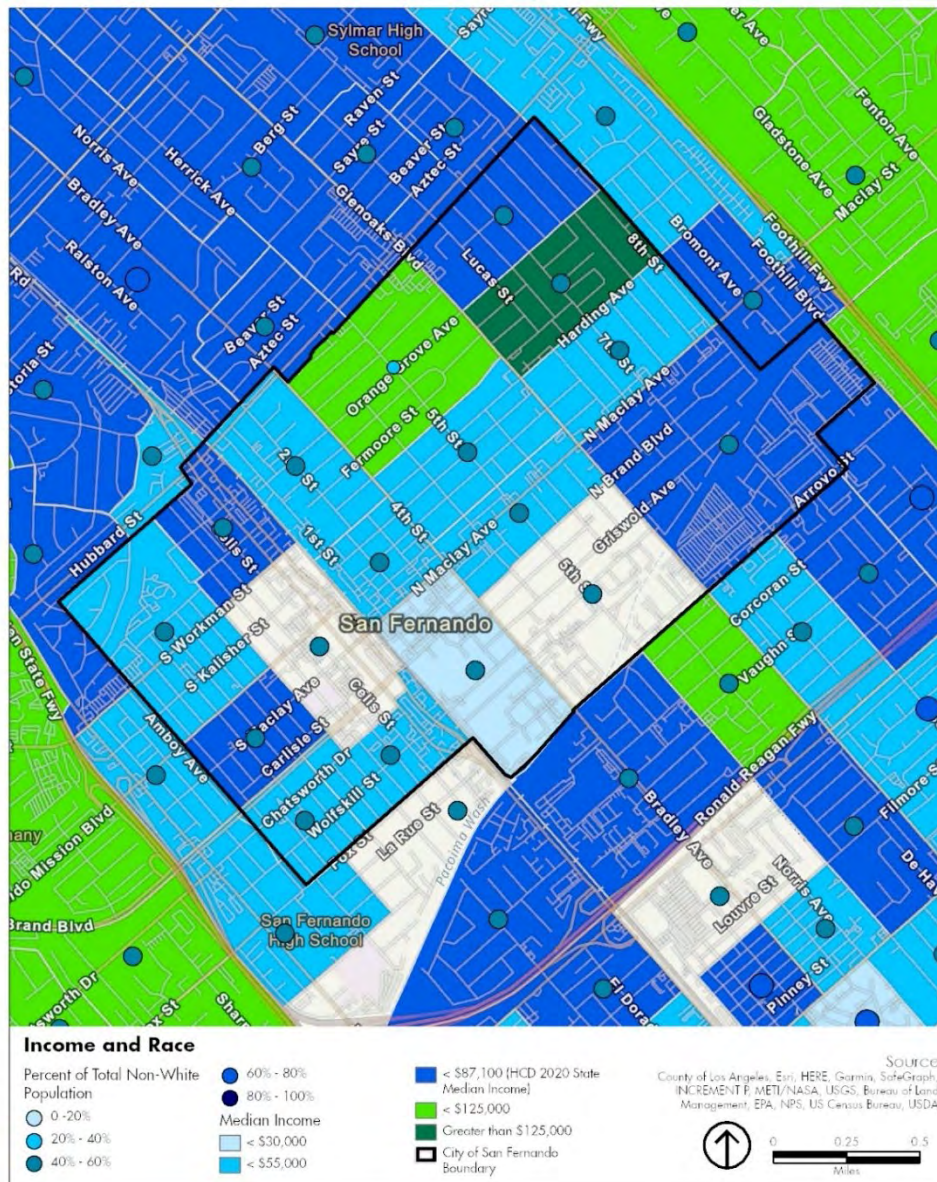


## RACIALLY CONCENTRATED AREAS OF AFFLUENCE

While racially concentrated areas of poverty and segregation have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAs) must also be analyzed to ensure housing is integrated, a key component to fair housing choice. RCAs are defined as census tracts where 80 percent or more of the population is non-Hispanic White and the median household income is \$125,000 or greater.

**Figure 20: Income and Race in San Fernando**

Figure 20 demonstrates that there are no RCA's in San Fernando—the sole area with a median household income above \$125,000 has a non-White population of 40 to 60 percent, greater than the 20 percent or under required per the definition of an RCA.



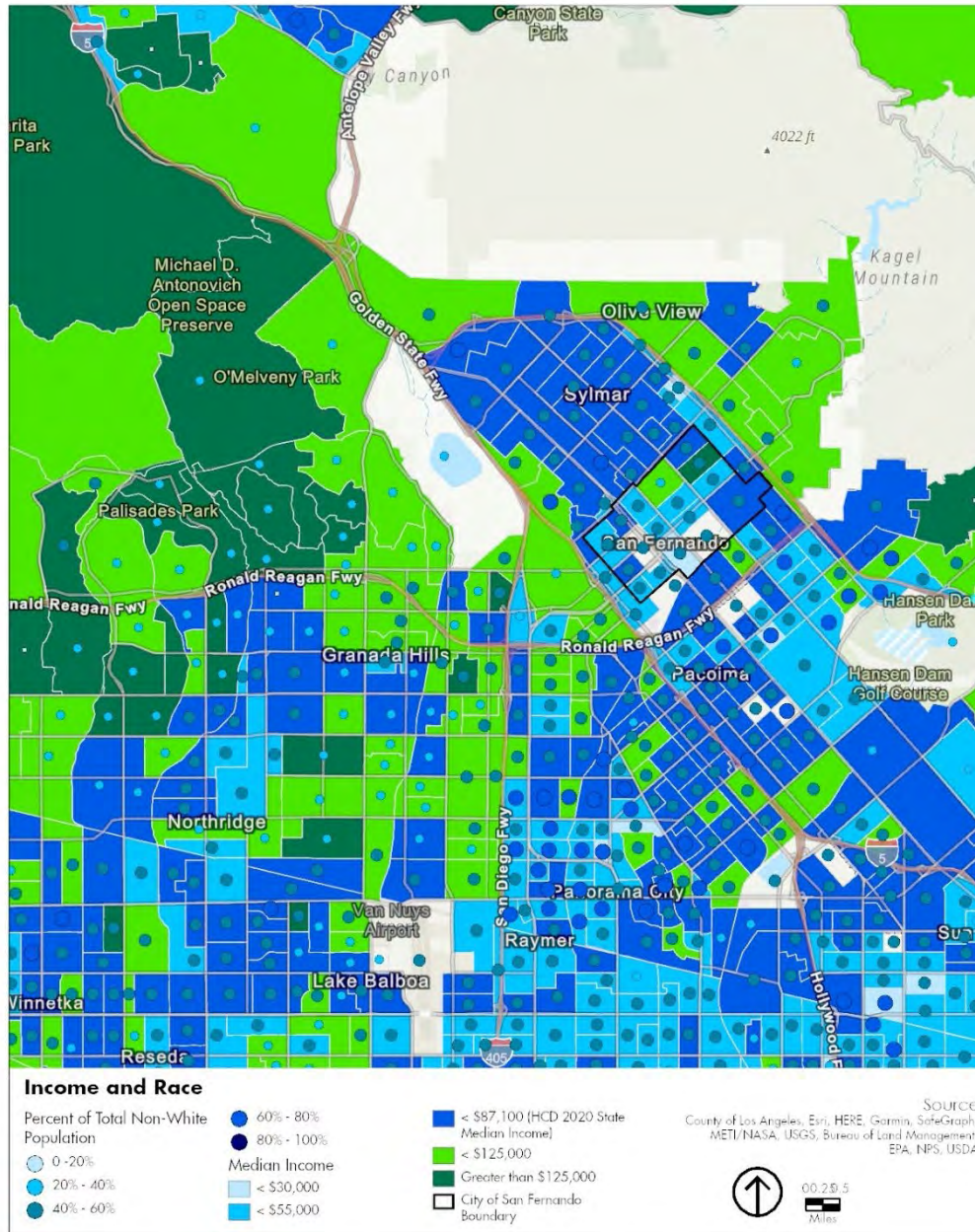
**Table 42: Income and Race in San Fernando**

Table 42 below illustrates the median income of White residents compared with the median income of all households in both San Fernando and Los Angeles County as a whole.

|                                | San Fernando | Los Angeles County |
|--------------------------------|--------------|--------------------|
| <b>Median Household Income</b> |              |                    |
| White Alone                    | 51,368       | 79,027             |
| All Households                 | 58,425       | 72,797             |
| % White Population             | 61%          | 52%                |

**Figure 21: Income and Race in the Greater San Fernando Area**

Figure 21 depicts income and race in the San Fernando Valley region. Racially Concentrated Areas of Affluence are limited to the northwest corner of the map in Santa Clarita, to the east in an area north of the Hansen Dam, and to the west near the Ronald Reagan Freeway.



## 4. ACCESS TO OPPORTUNITIES

For the 2021 California Tax Credit Allocation Committee and the California Department of Housing and Community Development opportunity maps, the California Fair Housing Task Force created indicators based on evidence from peer-review research that linked each indicator to improved life outcomes for low-income families, especially children. The Task Force used only reliable, publicly available data such as the American Community Survey (ACS) and the Longitudinal Employer-Household Dynamics LODES, both products of the United States Census Bureau.

The Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The purpose of these opportunity maps is to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with nine percent Low Income Housing Tax Credits (LIHTCs).” These opportunity maps are made from composite scores of three different domains: economic, educational, and environmental factors. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table 43 shows the full list of indicators.

**Table 43: Domains and List of Indicators for Opportunity Maps**

| Domain        | Indicator  |
|---------------|--|
| Economic      | Poverty<br>Adult education<br>Employment<br>Job proximity<br>Median home value                   |
| Environmental | CalEnviroScreen 4.0 pollution indicators and values  |
| Education     | Math proficiency<br>Reading proficiency<br>High School graduation rates<br>Student poverty rates |

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020

Opportunity map scores for San Fernando are presented in Table 44. Out of the four census tracts, three are low-resourced and one is moderately resourced that support positive economic, educational, and health outcomes for low-income families. Economic scores are the most limiting factor, while environmental scores are the highest-scoring category. Economic and environmental opportunities are highest resources in tract 3202.02, which has the highest percentage of White population in the City (7.45 percent). The highest resourced education opportunities exist in census tract 3201, which has the second highest percentage of White population in the City (7.22 percent).

**Table 44: TCAC Opportunity Map Scores by Census Tract**

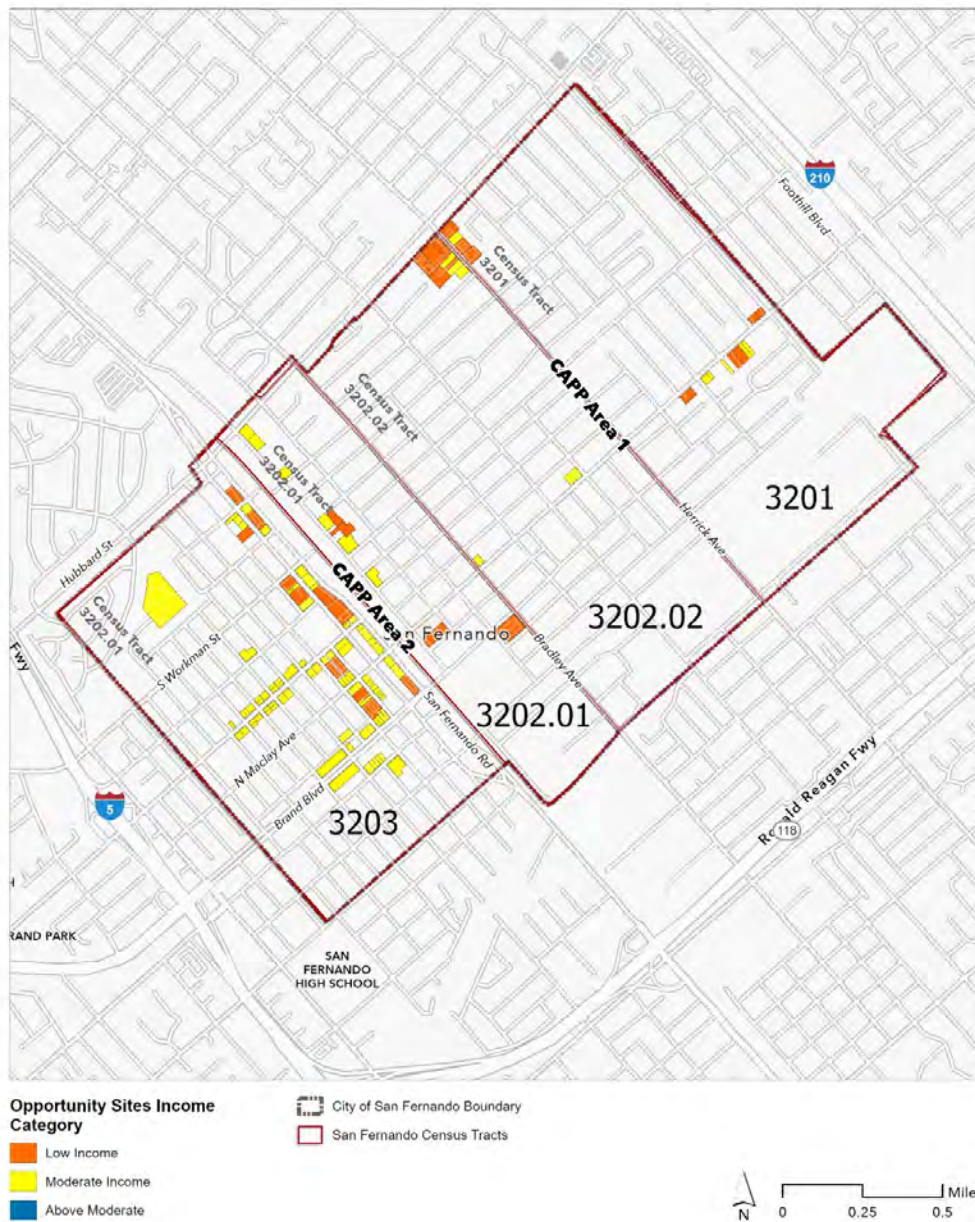
| Census Tract | Economic Domain Score (by region) | Environmental Domain Score (by region) | Education Domain Score (by region) | Composite Index Score | Final Category    |
|--------------|-----------------------------------|--|------------------------------------|-----------------------|-------------------|
| 3201         | 0.19                              | 0.67                                   | 0.40                               | -0.25                 | Moderate Resource |
| 3202.02      | 0.29                              | 0.63                                   | 0.22                               | -0.33                 | Low Resource      |
| 3202.01      | 0.06                              | 0.71                                   | 0.25                               | -0.44                 | Low Resource      |
| 3203         | 0.04                              | 0.64                                   | 0.23                               | -0.50                 | Low Resource      |

Source: 2021 HUD AFFH Data



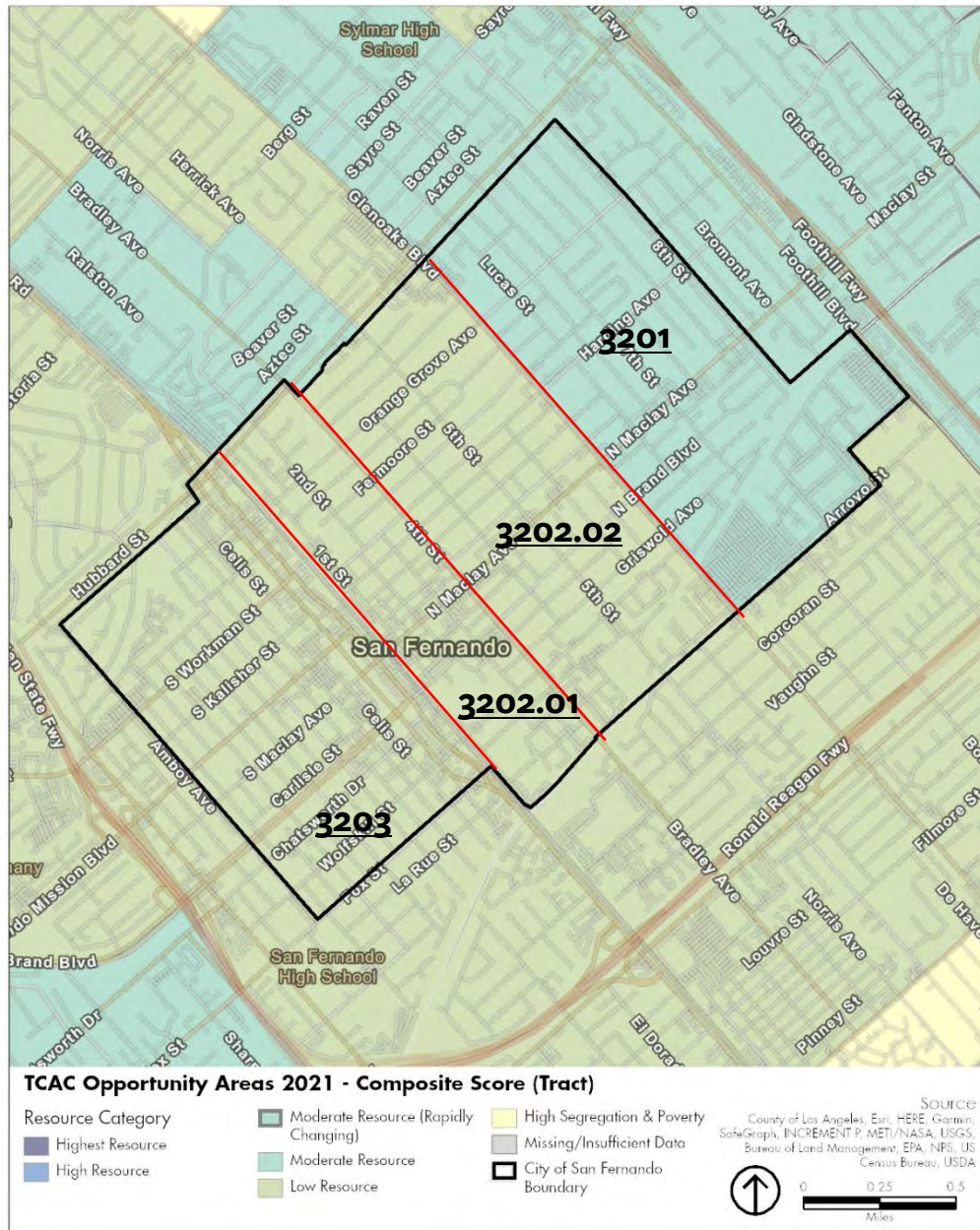
**Figure 22: Census Tract Map**

Figure 22 illustrates the four census tracts, identified in table D-6 above, located in San Fernando. The selection of opportunity sites heavily considered feedback from the community, where residents wanted to see more housing near commercial areas and transit. Many opportunity sites have been located in the SP-5 area in Census tract 3203 due to an objective of the SP-5 area, which is to promote compact, pedestrian friendly Transit Oriented Development near the Sylmar/San Fernando Metrolink station (located right outside Census Tract 3203) and other future public transit stops. This will help promote a walkable and pedestrian friendly neighborhood while increasing economic development through a hub that combines transit, commercial and an increase in housing opportunities for different income groups.



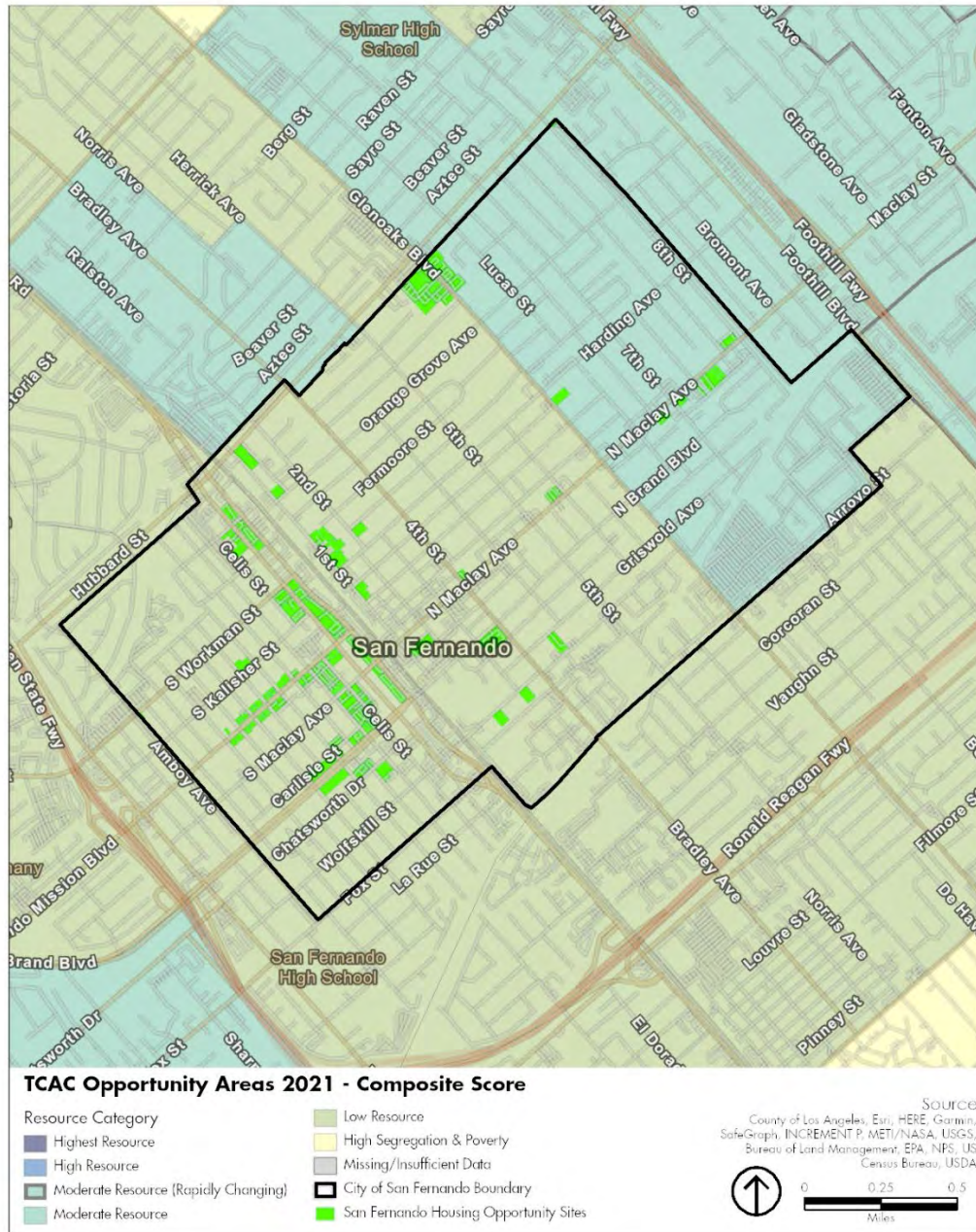
**Figure 23: TCAC Opportunity Areas Composite Score (Tract)**

Figure 23 depicts San Fernando census tracts by composite opportunity score. Most of the City is classified as low resource, meaning low-income residents in these census tracts have a lower opportunity for economic and educational opportunities, and have an increased exposure to environmental health effects, while the area northeast of Glenoaks Boulevard is moderately resourced.



**Figure 24: TCAC Opportunity Areas – Composite Score**

Figure 24 shows the RHNA Opportunity sites in the context of HCD composite opportunity scores. Nearly all sites are located in low resource areas, while a few are located in the moderately resourced areas northeast of Glenoaks Boulevard.

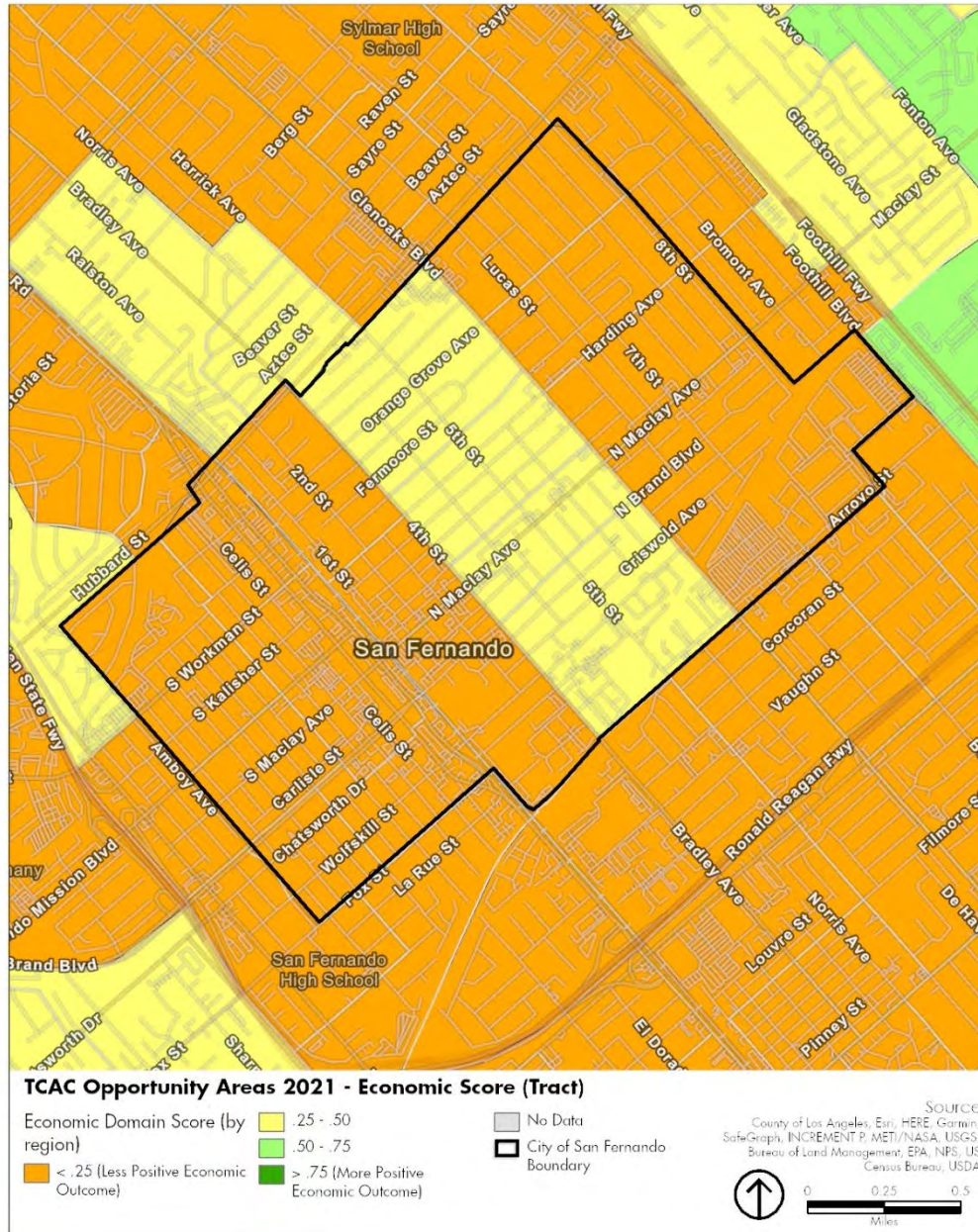


## ECONOMIC OPPORTUNITIES

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. The economic opportunity score is measured by two factors, job proximity and labor market engagement. According to the County Analysis of Impediments (AI), job proximity scores for non-Hispanic White, Black and Pacific Islander residents were similar, while scores for Hispanic residents were slightly lower. In contrast, the labor market engagement index scores were consistently much higher for non-Hispanic White and Pacific Islander residents and lower for Black and Hispanic residents.

**Figure 25: TCAC Economic Opportunities**

Figure 25 depicts the economic opportunity scores in San Fernando. The majority of the City receives the lowest score of less than 0.25, while the remaining area between 4<sup>th</sup> Street and Glenoaks Boulevard receives the second to lowest score of 0.25 to 0.50.

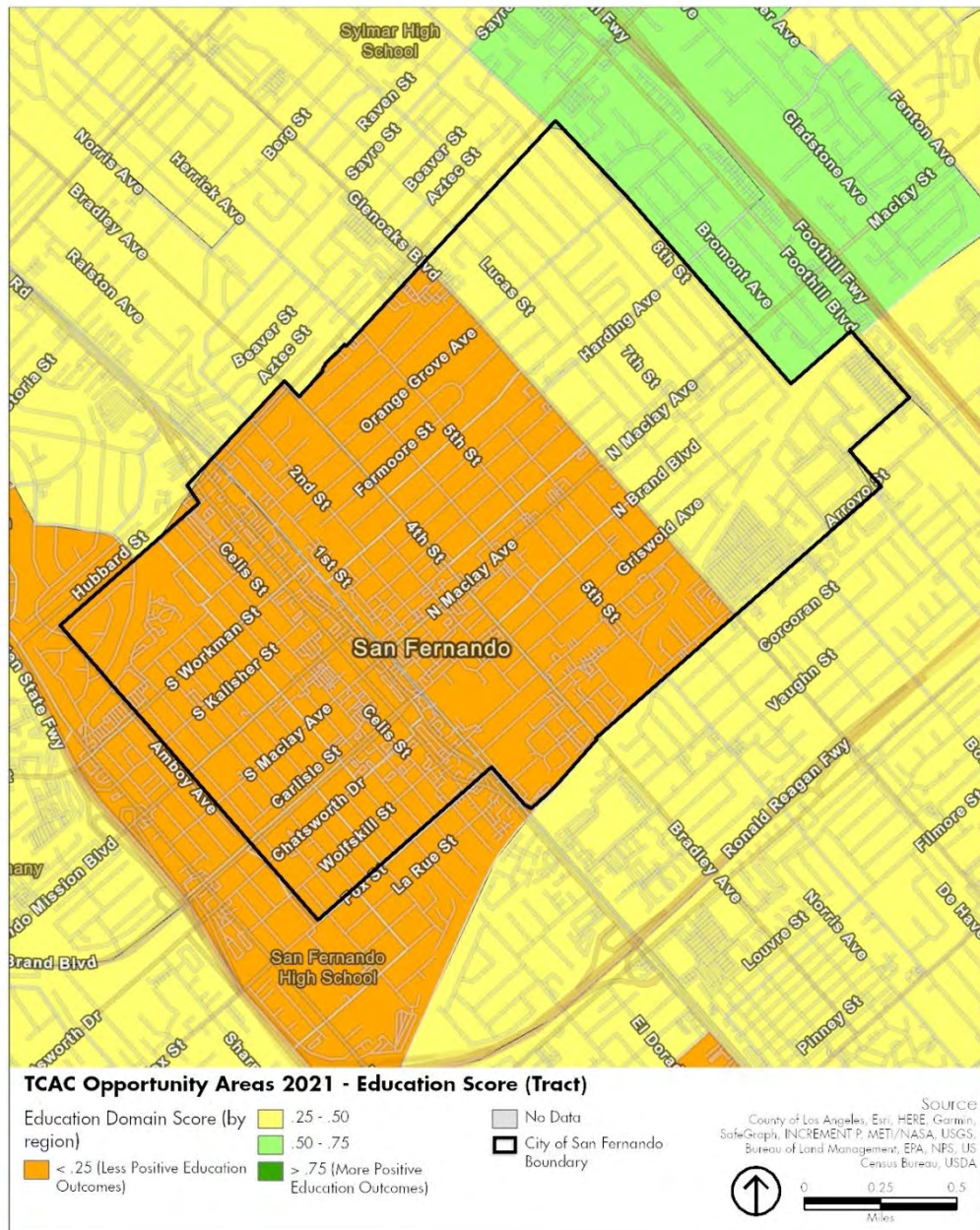


## EDUCATION OPPORTUNITIES

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. According to the County AI, in the Urban County Area, Non-Hispanic White and Asian residents generally have greater access to schools with high levels of proficiency, while Black and Hispanic residents generally lived within proximity to schools with low levels of proficiency.

**Figure 26: TCAC Education Opportunities**

Figure 26 shows census tracts in San Fernando by TCAC education score. The majority of San Fernando receives a score less than 0.25, the lowest score category. The rest of the City, northeast of Glenoaks Boulevard receives the second lowest category of score, between 0.25 and 0.50.



San Fernando is served by the Los Angeles County School District, Division 6 TA. The LA County School District serves 574,570 students with 73.4 percent Latino, 10.5 percent White, 7.5 percent African American, 3.9 percent Asian, less than one percent American Indian or Alaskan Native, Native Hawaiian or Pacific Islander, and two percent Filipino. According to the California School Dashboard, in 2019, the Los Angeles County Unified School

District was 23.7 points below standard in English Language Arts and 54.1 points below standard in Mathematics. Additionally, the Los Angeles County School District had a high school graduation rate of 81.2% with 21.8% of students being English learners and 84% of students were socially disadvantaged.

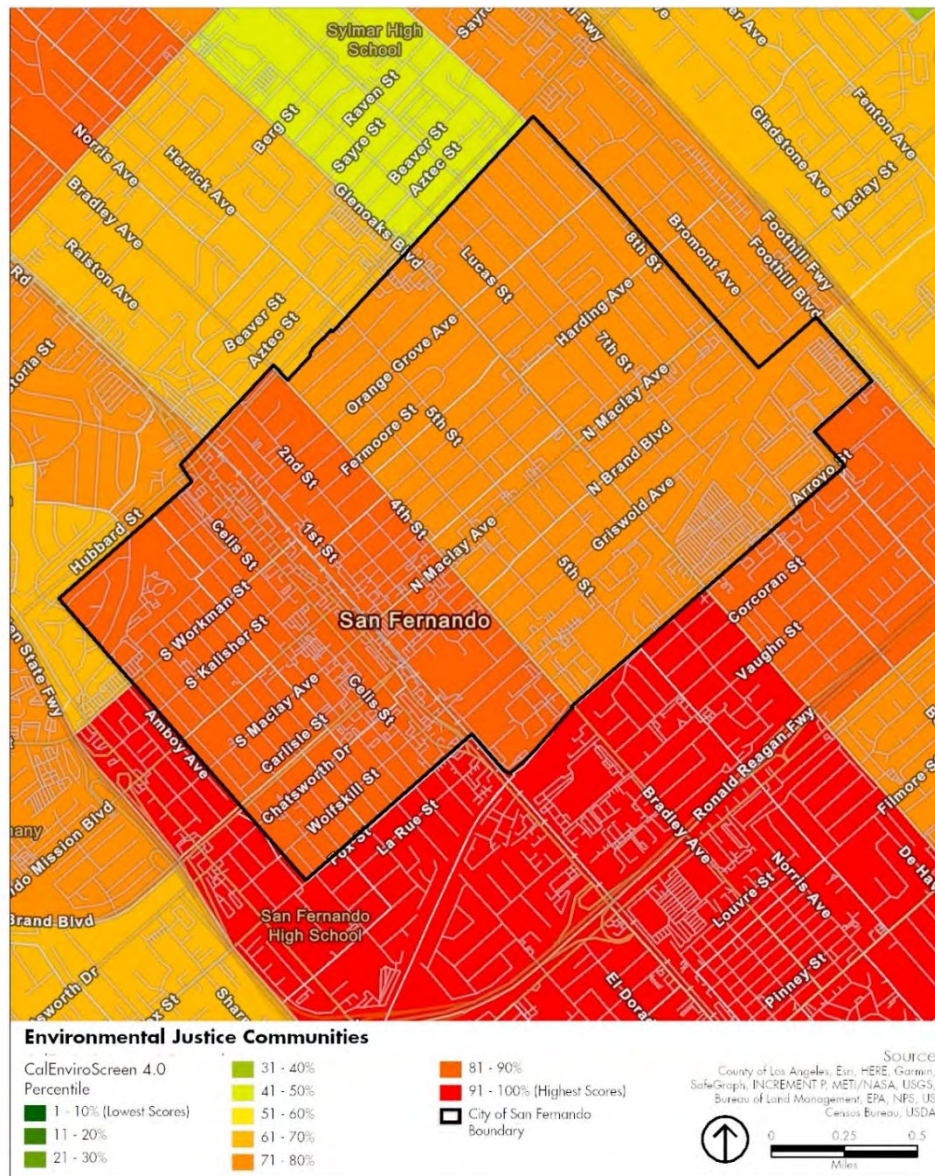
## ENVIRONMENTAL IMPACTS

The County AI uses the Environmental Health Index to measure exposure to harmful toxins in a neighborhood. According to the AFFH Data Viewer, all census tracts in San Fernando have an environmental score of 0.5-0.75. Areas in the San Fernando Valley that have a lower score of less than 0.25 are in Pacoima, Van Nuys, Sun Valley, and Panorama City. The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviroScreen). High-scoring census tracts tend to be more burdened by pollution from multiple sources and are most vulnerable to its effects, considering their socioeconomic characteristics and underlying health status. Lower scores equate to less pollution combined with more advantaged socioeconomic characteristics.



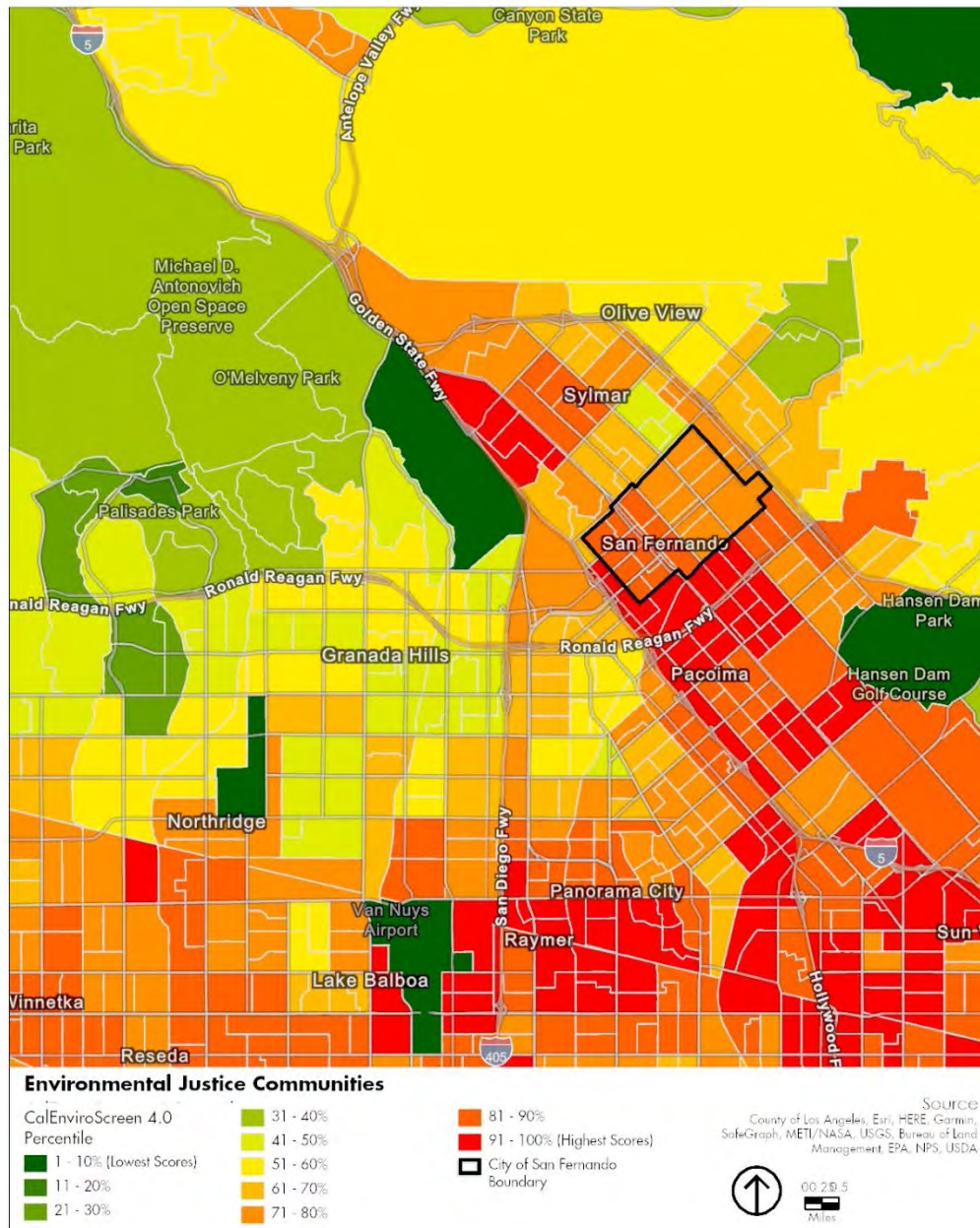
**Figure 27: CalEnviroScreen in San Fernando**

Figure 27 depicts San Fernando by CalEnviroScreen score. The southwestern portion of the City below 4<sup>th</sup> Street scores in the 81-90 percentile, while the remainder scores in the 71-80 percentile group. Immediately adjacent areas in Pacoima score higher and bordering Sylmar areas generally score lower. The higher the score, the more burdened an area is by pollution. The lower the score, the less burdened an area is with pollution.



**Figure 28: CalEnviroScreen in the Greater San Fernando Area**

Figure 28 shows the regional context of the CalEnviroScreen scores. Of the developed areas, scores are generally lower (less environmental concern) in the northwest area of the map, west of the Golden State Freeway. San Fernando is among the higher scoring areas along with Pacoima, Panorama City, and other Los Angeles communities, reflecting greater environmental health impacts exposure to low-income residents.



## TRANSPORTATION OPPORTUNITIES

While transportation is not a component of the HCD composite method, commute times and travel options are critical components to accessing jobs, education, and opportunities. AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service.

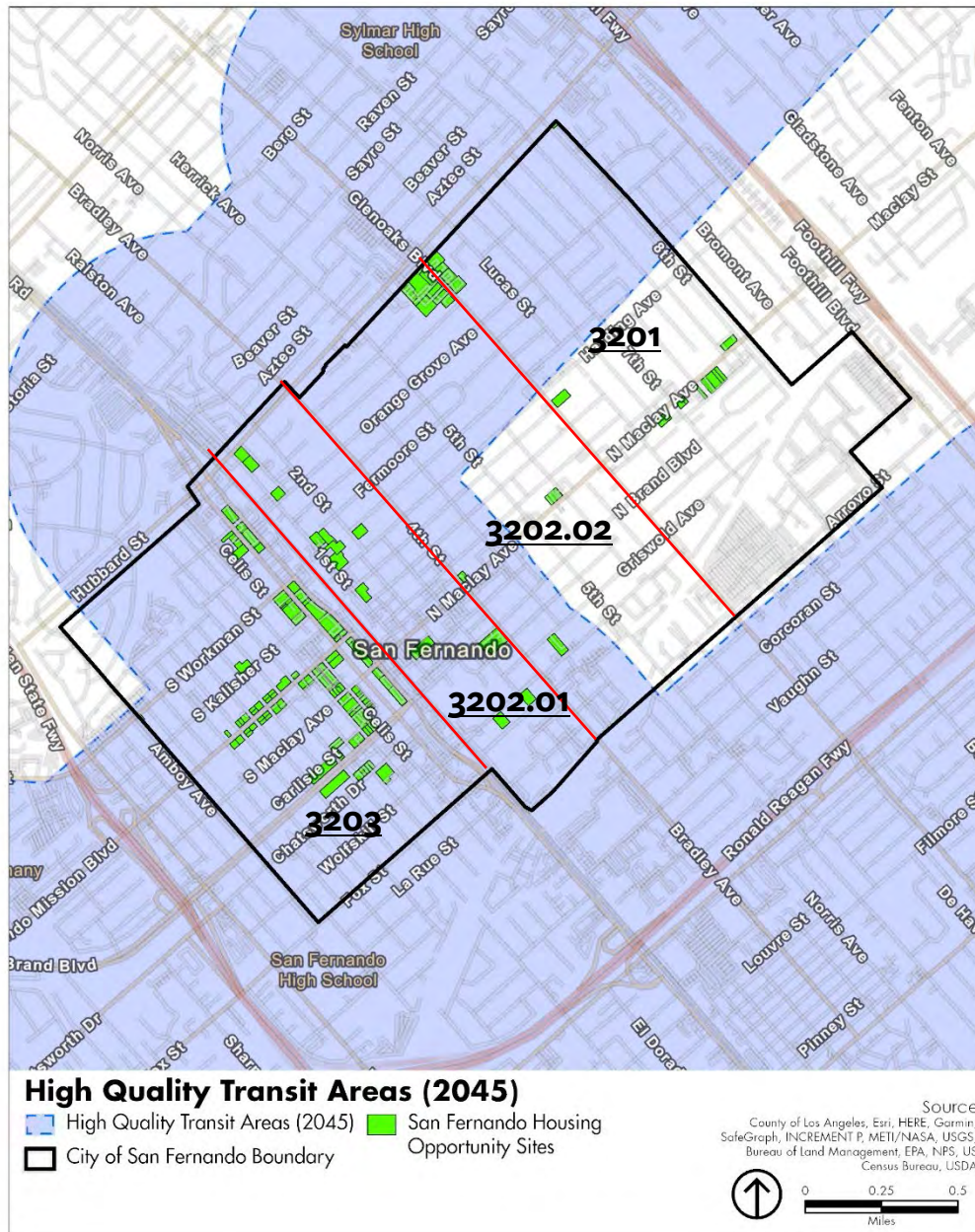
**Figure 29: Transportation Opportunities**

Additionally, according to the County AI, the transit trip index did not reveal much disparity by race. According to AllTransit, San Fernando receives a score of 7.8, which is described as a “Very good combination of trips per week and number of jobs accessible enabling many people to take transit to work.” Because households in San Fernando are well served by transit, having an average of 7 transit routes within ½ mile, 192,862 jobs are accessible within a 30-minutes. This includes the Sylmar/San Fernando train station on the Antelope Valley Line and several bus routes in San Fernando and adjacent areas.



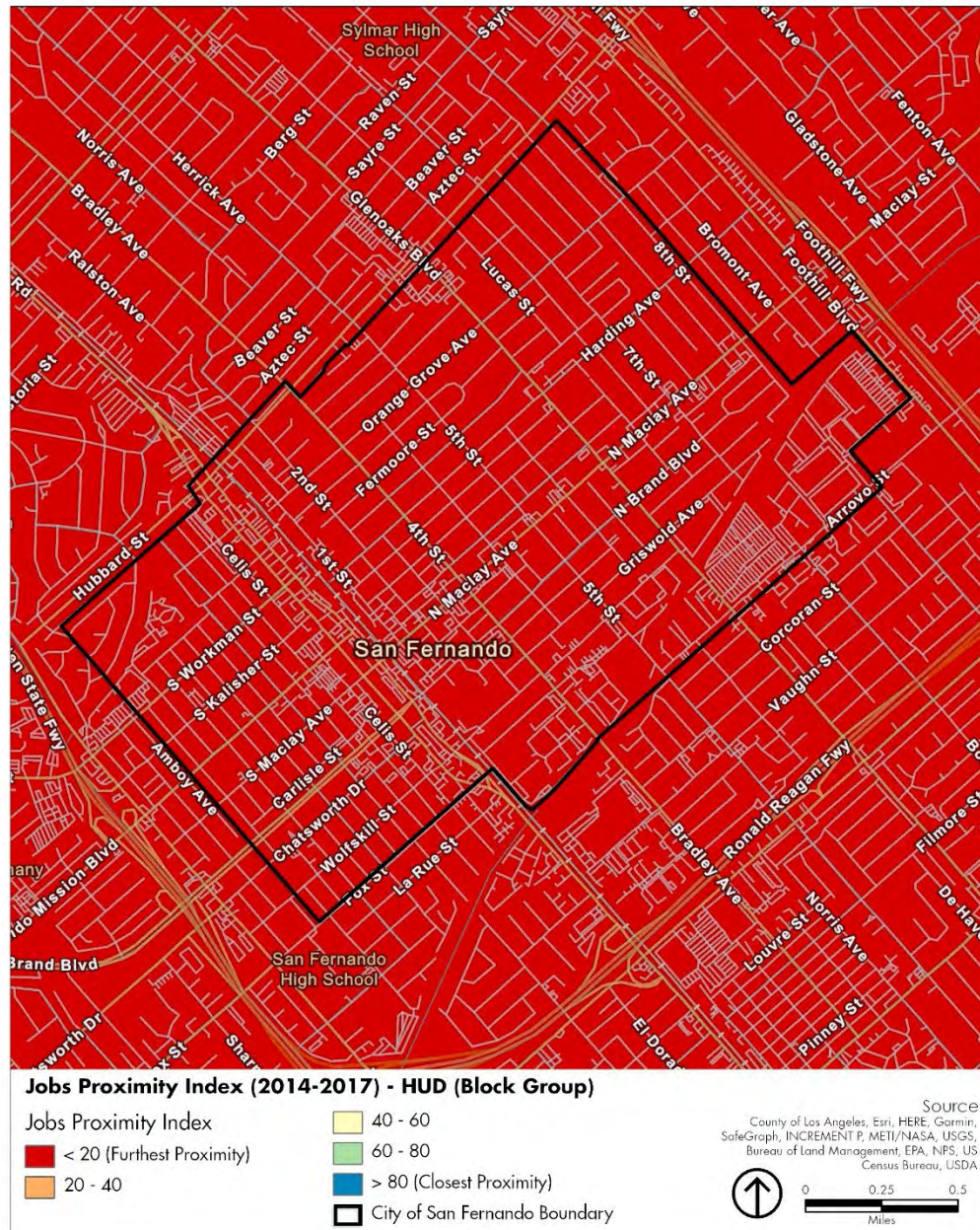
**Figure 30: High-Quality Transit Areas**

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. SCAG developed a mapping tool for High Quality Transit Areas (HQTA) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. Figure 30 demonstrates that most of San Fernando, and the majority of the RHNA opportunity sites, are in a high-quality transit area. The northeast quadrant of the City is the only portion that is not in a HQTA but the area is served by several major bus stops along Maclay Avenue.



**Figure 31: Jobs Proximity Index**

U.S. Department of Housing and Urban Development’s (HUD) Job Proximity Index can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. Figure 31 demonstrates that all of San Fernando and its immediately surrounding areas score <20, which is the lowest category, which corresponds with furthest proximity to employment opportunities. While Figures 29 and 30 demonstrated that San Fernando has quality transit connections to job centers, the actual distances may be greater than average, resulting in the low Jobs Proximity score.



## 5. DISPROPORTIONATE HOUSING NEEDS

The AFFH Rule Guidebook defines “disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area. 24 C.F.R. § 5.152.” The analysis is completed by assessing:

- Cost Burden: housing costs greater than 30 percent of gross income
- Overcrowding: more than one per person per room
- Substandard Housing: incomplete plumbing or kitchen facilities

Table 45 displays the rates of housing problems by race, ethnicity, and housing tenure in San Fernando and Los Angeles County, and the data shows that on average, San Fernando residents experience housing issues at a higher rate than residents in wider Los Angeles County. As is often common, renters in both jurisdictions experience housing problems at higher rates than owners. In this data set, there were no records of residents in San Fernando identifying as Pacific Islanders or Other, so these fields have been left blank.

**Table 45: Housing Problems by Race/Ethnicity**

| With Housing Problem      | White | Black | Asian | American Indian / Alaska Native | Pacific Islander | Hispanic | Other | All   |
|---------------------------|-------|-------|-------|---------------------------------|------------------|----------|-------|-------|
| <b>San Fernando</b>       |       |       |       |                                 |                  |          |       |       |
| Owner                     | 27.8% | 0.0%  | 30.0% | -                               | -                | 30.7%    | -     | 29.5% |
| Renter                    | 40.9% | 0.0%  | 0.0%  | 100.0%                          | -                | 53.0%    | -     | 51.8% |
| All                       | 30.9% | 0.0%  | 17.6% | 100.0%                          | -                | 41.4%    | -     | 39.8% |
| <b>Los Angeles County</b> |       |       |       |                                 |                  |          |       |       |
| Owner                     | 16.1% | 21.5% | 20.6% | 20.8%                           | 22.4%            | 29.7%    | 19.6% | 21.5% |
| Renter                    | 32.2% | 41.2% | 38.1% | 37.7%                           | 39.1%            | 52.3%    | 34.7% | 42.6% |
| All                       | 23.4% | 34.6% | 28.8% | 30.7%                           | 33.6%            | 43.7%    | 28.9% | 33.0% |

Source: HUD CHAS 2013-2017

Elderly and large households may also be subject to disproportionate housing problems. Table 46 displays housing problems among elderly and large households by housing tenure in San Fernando and Los Angeles County. While rates of housing problems among large households are similar between the two jurisdictions, San Fernando’s high rates of housing problems in elderly households, especially renters (86.7 percent), drives the City’s overall rate to be more than double the rate of Los Angeles County.

**Table 46: Housing Problems in Elderly and Large Households by Tenure**

| With Housing Problem | Elderly |        |     | Large Household (HH) |        |     | All Elderly and Large HH |
|----------------------|---------|--------|-----|----------------------|--------|-----|--------------------------|
|                      | Owner   | Renter | All | Owner                | Renter | All |                          |
| San Fernando         | 54%     | 87%    | 67% | 51%                  | 79%    | 64% | 65%                      |
| Los Angeles County   | 37%     | 17%    | 23% | 55%                  | 85%    | 70% | 33%                      |

Source: HUD CHAS 2013-2017

## COST BURDEN

A household is considered cost-burdened if it spends more than 30 percent of its income in housing costs, including utilities. If a household spends more than 50 percent of its income on housing costs, it is considered severely cost burdened.

Table 47 shows cost burdened households in San Fernando and Los Angeles County by housing tenure and race. The overall rates of cost burdened households and severely cost burdened households are comparable between the two jurisdictions. In San Fernando, White and Black households face the highest rates of cost burden followed closely by Hispanic households. Hispanic households, the majority ethnic group, have the highest severe cost burden rate. Los Angeles County’s low rates of cost burdened households in its relatively large White and Asian populations keep its overall numbers close to those in San Fernando. According to the 2019 ACS, 59 percent of renters in San Fernando are cost burdened, paying 30 percent or more of their income on rent, while 33 percent of renters are extremely cost burdened, paying more than 50 percent of their income on rent. This has decreased since 2010, where about 66 percent of renters were cost burdened and about 31 percent were extremely cost burdened. San Fernando renters experienced a higher cost burden in both 2019 and in 2010 than renters in Los Angeles County. In 2019, 54 percent of renters in Los Angeles County were cost burdened and 29 percent of renters were extremely cost burdened. In 2010, 54 percent of renters were cost burdened and 28 percent of renters were extremely cost burdened.

**Table 47: San Fernando Cost Burden by Tenure and Race**

|                               | White | Black | Asian | American Indian / Alaska Native | Pacific Islander | Hispanic | Other | All |
|-------------------------------|-------|-------|-------|---------------------------------|------------------|----------|-------|-----|
| <b>San Fernando</b>           |       |       |       |                                 |                  |          |       |     |
| Owner: Cost Burden            | 41%   | 61%   | 60%   | -                               | -                | 34%      | -     | 35% |
| Owner: Severe Burden          | 18%   | 0%    | 30%   | -                               | -                | 19%      | -     | 19% |
| Renter: Burden                | 86%   | 0%    | 0%    | 100.0%                          | -                | 58%      | --    | 58% |
| Renter: Severe Burden         | 41%   | 0%    | 0%    | 0%                              | -                | 33%      | -     | 33% |
| All Households: Cost Burden   | 52%   | 48%   | 35%   | 100%                            | -                | 45%      | -     | 46% |
| All Households: Severe Burden | 24%   | 0%    | 18%   | 0.0%                            | -                | 26%      | -     | 25% |
| <b>Los Angeles County</b>     |       |       |       |                                 |                  |          |       |     |
| Owner: Cost Burden            | 31%   | 40%   | 34%   | 37%                             | 33%              | 40%      | 35%   | 35% |
| Owner: Severe Burden          | 15%   | 20%   | 16%   | 16%                             | 15%              | 18%      | 17%   | 16% |
| Renter: Cost Burden           | 49%   | 60%   | 48%   | 49%                             | 48%              | 58%      | 51%   | 54% |
| Renter: Severe Burden         | 27%   | 35%   | 26%   | 27%                             | 23%              | 31%      | 28%   | 29% |
| All Households: Cost Burden   | 39%   | 53%   | 41%   | 44%                             | 43%              | 51%      | 45%   | 45% |
| All Households: Severe Burden | 21%   | 30%   | 20%   | 22%                             | 20%              | 26%      | 24%   | 23% |

Source: HUD CHAS 2013-2017



Table 48 shows cost burdened elderly and large households by tenure in San Fernando and Los Angeles County, which have comparable total results. Large families in San Fernando experience lower rates, while elderly households have higher rates, when compared to the County. This is especially true of elderly renters, as 85 percent in San Fernando are cost-burdened, including 69 percent who are severely burdened.

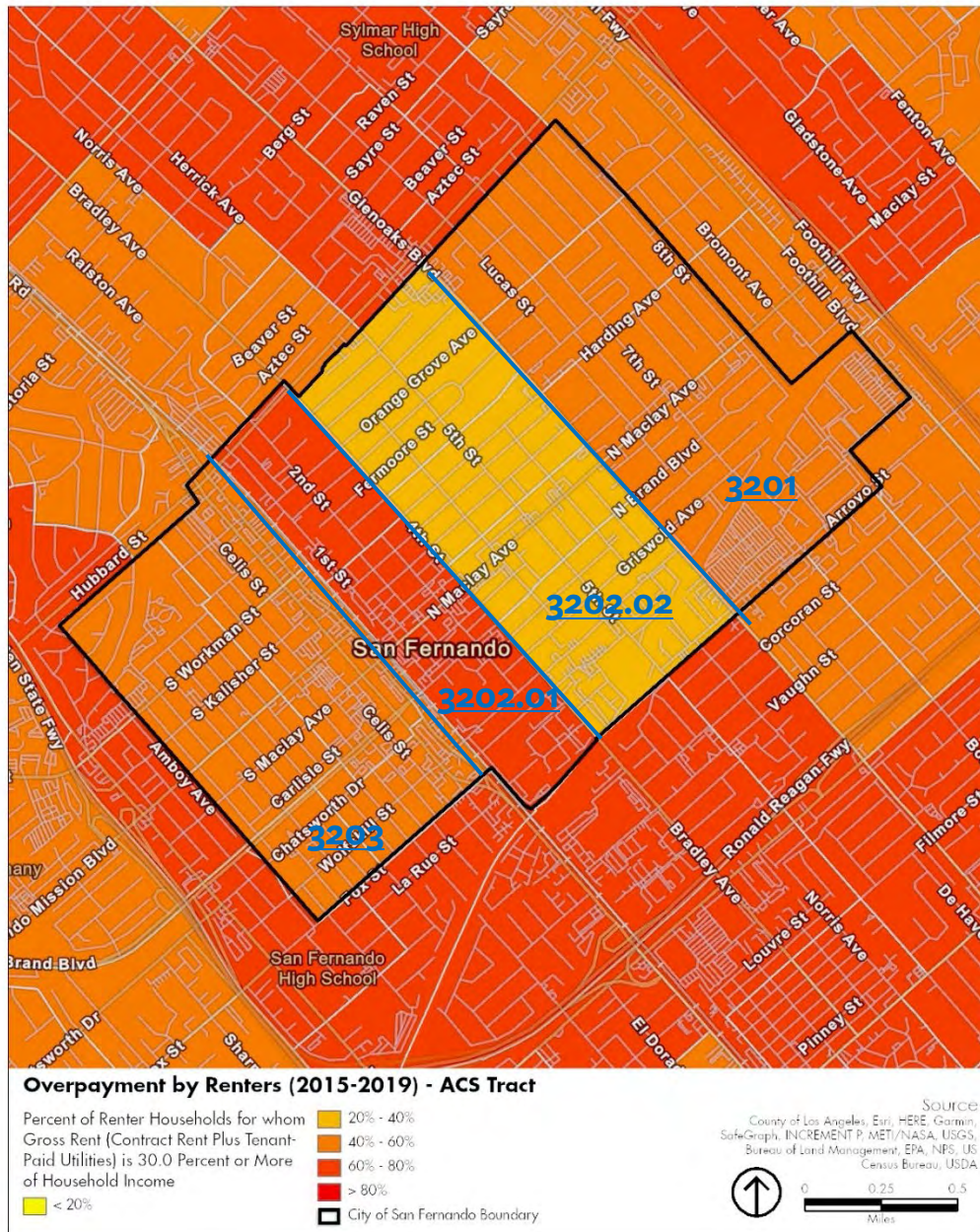
**Table 48: Cost Burden for Elderly and Large Households by Tenure**

| San Fernando              | Elderly | Small Family | Large Family | Other   | Total     |
|---------------------------|---------|--------------|--------------|---------|-----------|
| <b>Renter-Households</b>  |         |              |              |         |           |
| Total # by Household Type | 370     | 1395         | 785          | 265     | 2815      |
| % with Cost Burden        | 85%     | 57%          | 48%          | 66%     | 59%       |
| % with Severe Cost Burden | 69%     | 27%          | 24%          | 43%     | 33%       |
| <b>Owner-Households</b>   |         |              |              |         |           |
| Total # by Household Type | 600     | 1,575        | 885          | 320     | 3380      |
| % with Cost Burden        | 52%     | 36%          | 23%          | 42%     | 36%       |
| % with Severe Cost Burden | 30%     | 18%          | 11%          | 23%     | 19%       |
| Los Angeles County        | Elderly | Small Family | Large Family | Other   | Total     |
| <b>Renter-Households</b>  |         |              |              |         |           |
| Total # by Household Type | 283,795 | 735,155      | 209,035      | 370,765 | 1,598,750 |
| % with Cost Burden        | 63%     | 53%          | 56%          | 77%     | 60%       |
| % with Severe Cost Burden | 38%     | 27%          | 28%          | 42%     | 33%       |
| <b>Owner-Households</b>   |         |              |              |         |           |
| Total # by Household Type | 443,610 | 683,885      | 217,545      | 167,325 | 1,512,365 |
| % with Cost Burden        | 36%     | 33%          | 33%          | 43%     | 35%       |
| % with Severe Cost Burden | 20%     | 13%          | 13%          | 22%     | 16%       |

Source: HUD CHAS 2013-2017

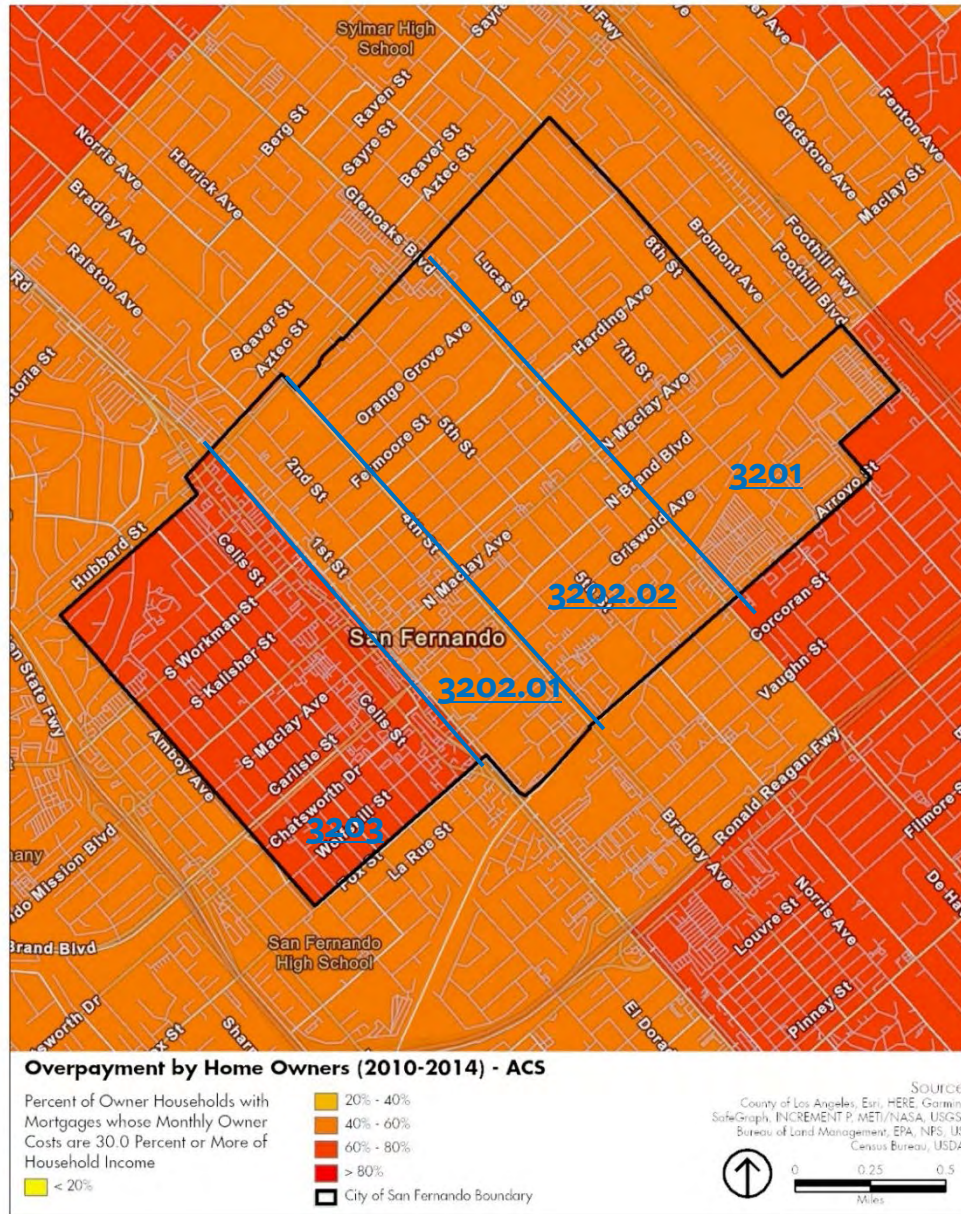
**Figure 32: Cost Burden by Renters**

Figure 32 shows the extent of cost-burdened renters throughout San Fernando. Rates in the City range from below 20 percent in the area between Glenoaks Boulevard and 4<sup>th</sup> Street, to 60 to 80 percent immediately southwest between 4<sup>th</sup> and 1<sup>st</sup> Streets.



**Figure 33: Cost Burden by Owners**

Figure 33 depicts owner-occupied households experiencing cost burden. This map is more uniform across San Fernando than Figure 32 showing cost burden by renters. Most of San Fernando and nearby areas have 40 to 60 percent of owner-occupied households experiencing cost burden. The remaining part of the City, southwest of 1<sup>st</sup> Street, is in the 60 to 80 percent category.

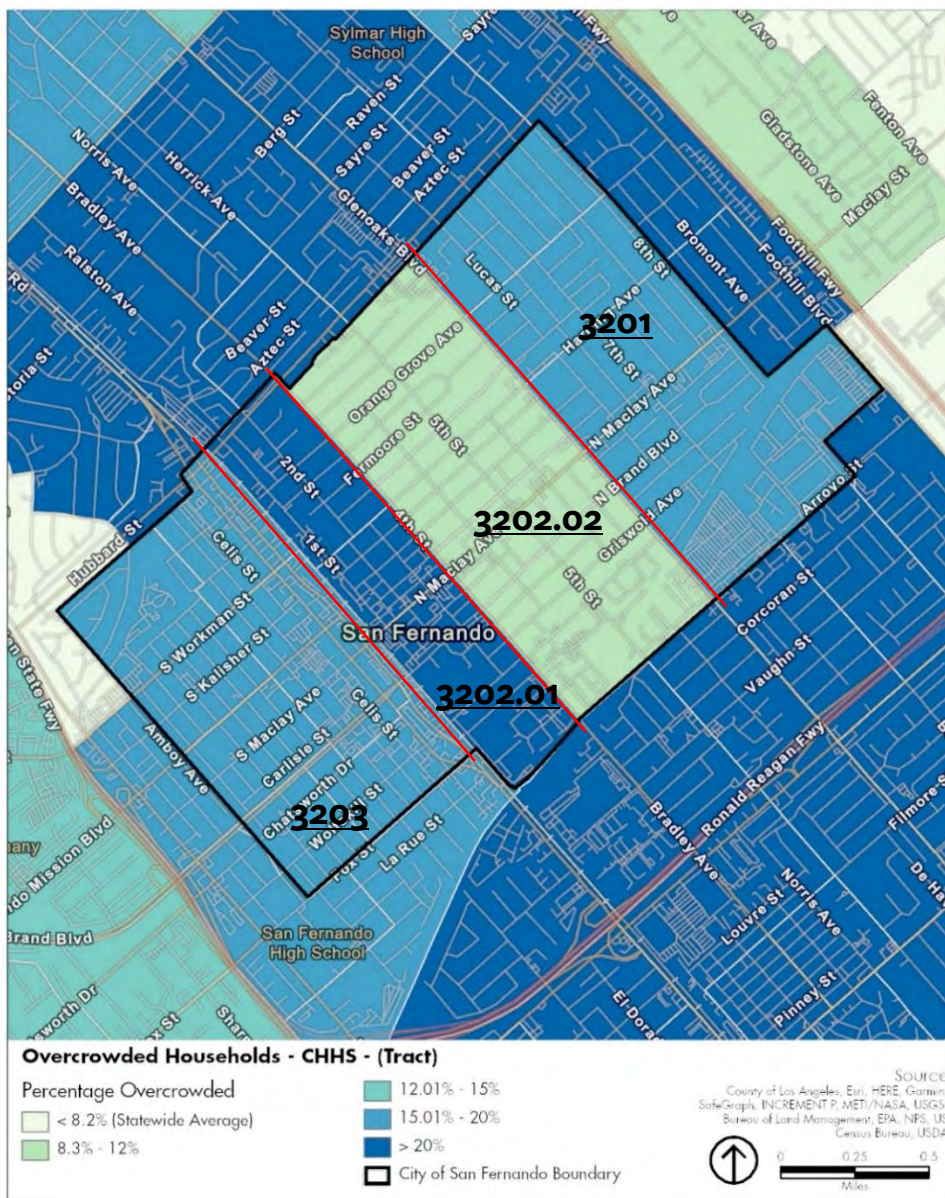


## OVERCROWDING

A household is considered overcrowded if there is more than one person per room (including dining and living rooms but excluding bathrooms and kitchens). If there are more than one and a half persons per room, a household is considered severely overcrowded.

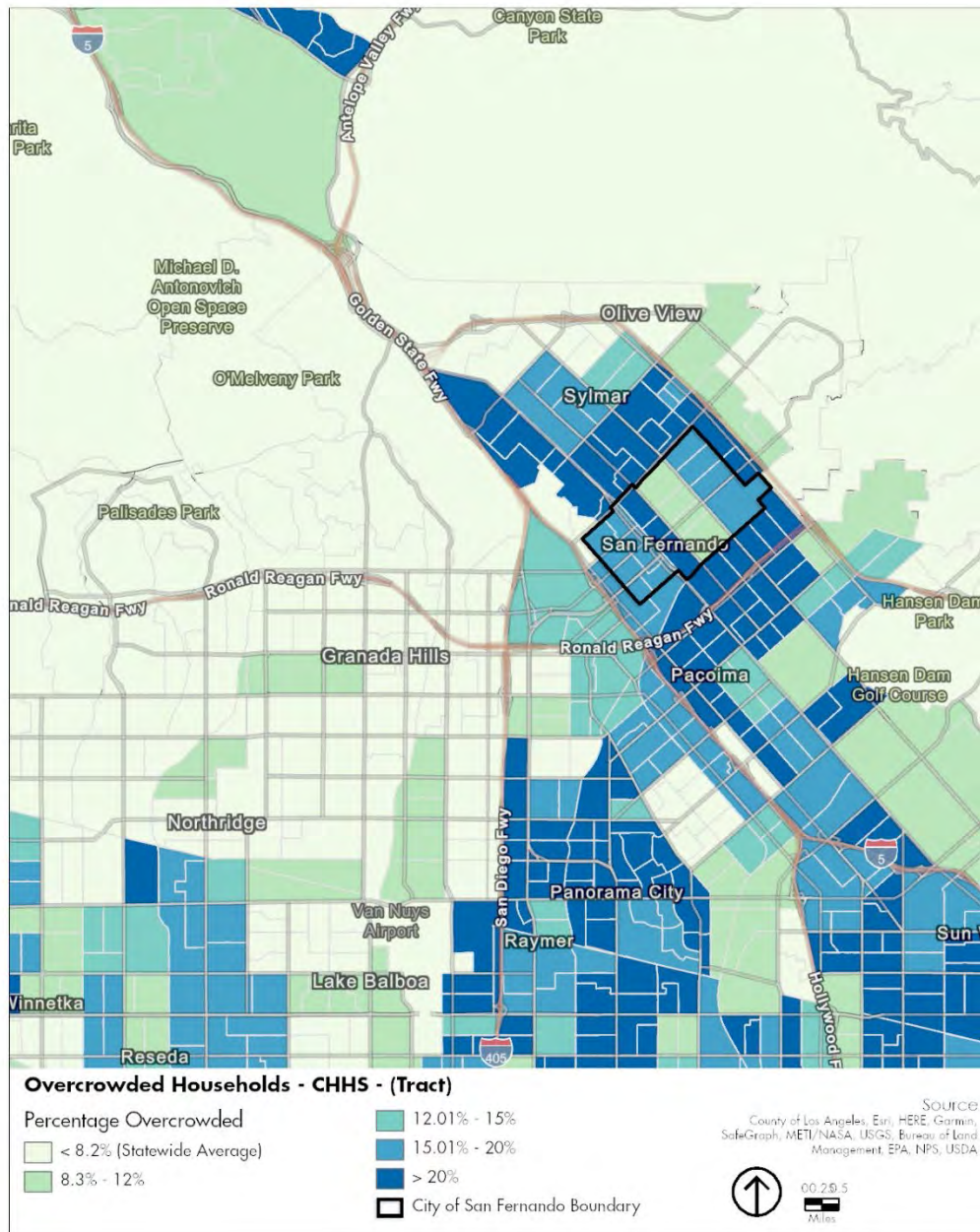
**Figure 34: Overcrowded Households in San Fernando**

Figure 34 depicts percentages of overcrowded households in the City. Most of City experiences overcrowding rates of 15 percent or higher, while the lowest rates of overcrowding occur between 4<sup>th</sup> Street and Glenoaks Boulevard. This area between 4<sup>th</sup> Street and Glenoaks Boulevard is the only area in the City where overcrowding occurs lower than the state average and aligns with the area of lowest rental cost burdens depicted in Figure 32. According to the AFFH Data Viewer mapping tool, census tract 3202.01 reports the highest level of overcrowded households with greater than 20 percent of households being overcrowded, while census tracts 3203 and 3201 report 15.01-20 percent of households being overcrowded. Census tract 3202.02 reports the lowest levels of overcrowding with less than 8.2 percent (the statewide average) of households being overcrowded.



**Figure 35: Overcrowded Households in the Greater San Fernando Area**

Figure 35 shows the regional context of overcrowding. The Golden State and San Diego Freeways are dividing lines between heavily overcrowded areas to the east and less overcrowded areas to the west. The Winnetka and Reseda neighborhoods of Los Angeles also have higher rates of overcrowding.



## SUBSTANDARD HOUSING

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions as they can lead to the inability to create affordable, nutritious meals, contributing to health and hygiene concerns. According to 2019 ACS 5-year data, 23 households (0.4 percent) reported a lack of complete plumbing facilities, and 88 households (1.3 percent) reported incomplete kitchen facilities. Table 49 displays households that have either of these housing problems by housing tenure.

**Table 49: Incomplete Plumbing and Kitchen Facilities**

|                           | Incomplete Plumbing and Kitchen Facilities |         | Total Households |
|---------------------------|--|---------|------------------|
|                           | Households                                 | Percent |                  |
| <b>San Fernando</b>       |  |         |                  |
| Owner-Occupied            | 14   | 0.4%    | 3,385            |
| Renter-Occupied           | 100  | 3.5%    | 2,865            |
| <b>Los Angeles County</b> |  |         |                  |
| Owner-Occupied            | 6,850                                      | 0.5%    | 1,512,365        |
| Renter-Occupied           | 50,030                                     | 2.8%    | 1,782,835        |

Source: HUD CHAS, 2013-2017

To a limited extent, housing age can also be used as an indicator for substandard housing and rehabilitation needs. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Table 50 shows the variety of housing age in San Fernando by census tract. There is considerable difference between census tract 6320201 (newest housing stock) and census tract 6037320202 (oldest housing stock). In 2013, the City's Community Development Department conducted a citywide windshield survey to record housing conditions. The survey concluded that about a quarter of the City's residential units were in poor condition with signs of deferred maintenance. To maintain the condition of the City's housing stock, the City provides a code enforcement program, as well as an apartment inspection program, and an inspection upon resale program where owners of properties in violation of codes are encouraged to participate in City-sponsored rehabilitation programs.

**Table 50: Year Housing Built**

| Census Tract | 1969 or Earlier<br>(50+ Years) | 1970-1989<br>(30-50 Years) | 1990 or Later<br>(<30 Years) | Total Units |
|--------------|--------------------------------|----------------------------|------------------------------|-------------|
| 6037320100   | 61.5%                          | 27.6%                      | 10.8%                        | 1,955       |
| 6037320201   | 53.0%                          | 24.2%                      | 22.9%                        | 1,378       |
| 6037320202   | 84.8%                          | 13.9%                      | 1.3%                         | 1,598       |
| 6037320300   | 67%                            | 17%                        | 15%                          | 2,083       |

Source: 2019 ACS 5-Year Estimates

## DISPLACEMENT RISK

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

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

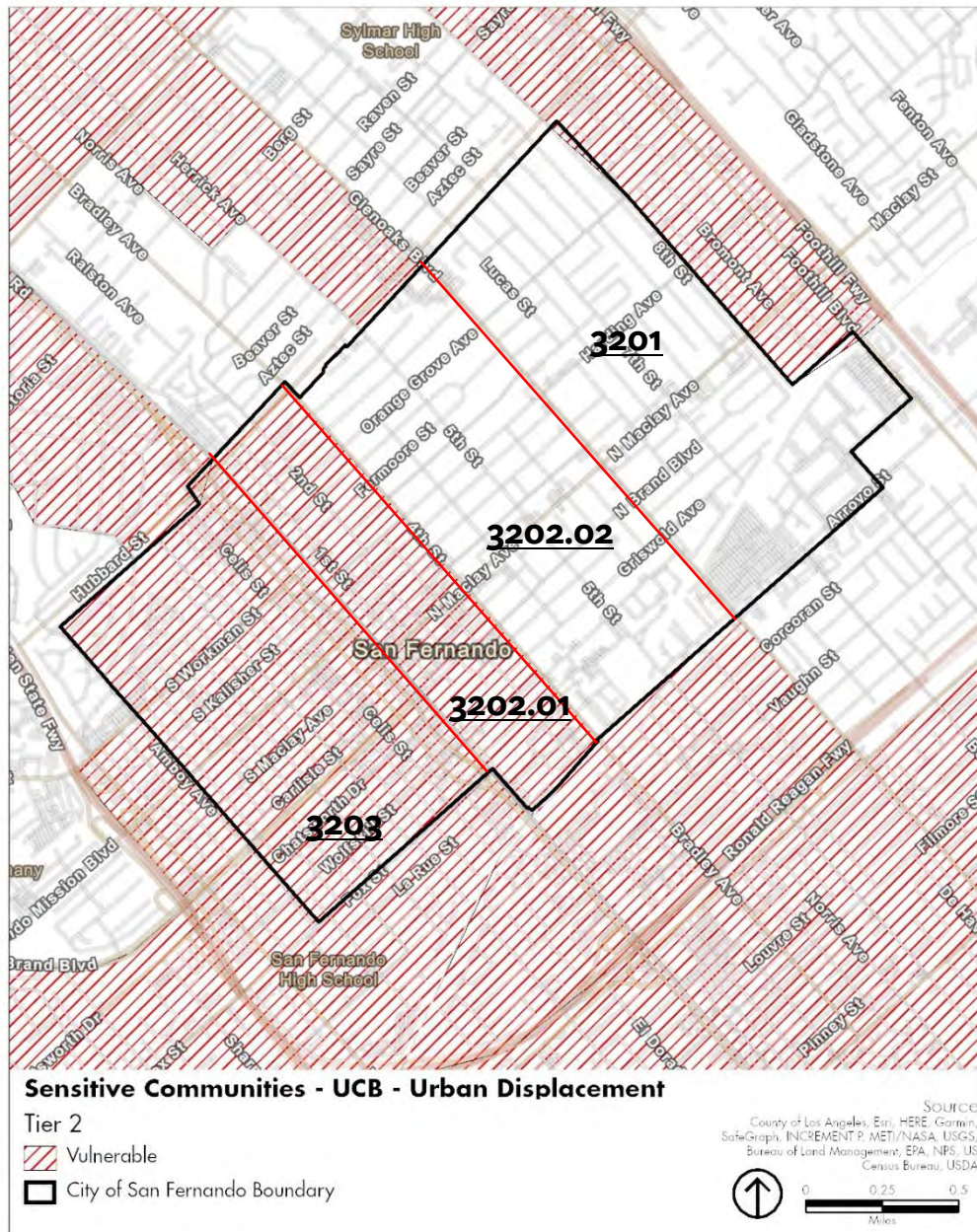
According to Figure 36, census tracts 3202.01 and 3203 have a high vulnerability to displacement, which corresponds with census block groups that have lower median income levels compared to the rest of the City. In the City of San Fernando, there are eight affordable housing sites which comprise a total of 112 units: 54 very low-income units, and 58 low/moderate income units. Of the eight sites, none are at risk of conversion to market rate housing. In the San Fernando Valley Region, the area’s most susceptible to displacement are San Fernando, Van Nuys, Sun Valley, and Panorama City.

In the City of San Fernando, census tracts 3203 and 3202.01 are low-income and susceptible to displacement. census tract 3202 is stable moderate/mixed income, and tract 3202.02 is stable moderate/mixed income with the westerly portion of the tract indicating above moderate income. A large area the SP 5 Specific Plan is located in census tracts 3203 and 3202.01 and includes the Downtown District, Mixed-Use Corridor District, Auto Commercial District, and a Workplace Flex District. The SP 5 Specific Plan prioritizes enhanced livability, improved mobility, and access to transit, more convenient access to daily goods and services, and a creation of an enhanced pedestrian environment.



**Figure 36: Urban Displacement**

Figure 36 shows areas at risk of urban displacement in San Fernando. Fourth Street is a dividing line between vulnerable areas to the southwest and non-vulnerable areas to the northeast. This feature generally corresponds with the areas of higher and lower median household incomes.



## D. SUMMARY OF FAIR HOUSING ISSUES

As with many other Southern California cities San Fernando’s primary strategy to meet RHNA targets is through infill development and recycling of underdeveloped sites. Table 51, shows a summary of the issues identified in this Assessment of Fair Housing. Fair Housing issues are most concentrated in tracts on the western side of the City along the northwestern border, where there are higher concentrations of racial/ethnic minorities, LMI households, and cost burdened renters. These areas are also considered vulnerable communities at risk of displacement, and one of these tracts, census tract 3201, is categorized as a moderate resource area. Considering the AFFH factors mentioned above, the Census Tracts along the western and northwestern boundary contains a higher concentration of low and moderate-income opportunity sites. Additionally, although not as many, there are low income and moderate-income opportunity sites distributed to areas of the City with higher median-incomes. The cluster of low and moderate-income opportunity sites off Glenoaks Boulevard in the northern portion of Census Tracts 3202.02 and 3201 are within a census block group consisting of higher median incomes of between \$125,000 and \$87,100 as indicated in Figure 21: Income and Race in the Greater San Fernando Area. The portion of this cluster of opportunity sites that is in Census Tract 3202.02 consists of the lowest poverty levels in the City, at less than 10%.

**Table 51: Summary of Fair Housing Issues**

| Fair Housing Issue  | Summary   |
|---|---|
| <b>Enforcement and Outreach</b>                             |   |
| Fair Housing Records  | Fair Housing Council of San Fernando Valley Provides outreach and consultation regarding fair housing issues is the San Fernando Valley, investigating all aspects of discrimination complaints.<br>The Neighborhood Legal Services of Los Angeles County provides a wide array of services related to fair housing for tenants, homeowners, and individuals experiencing homelessness.   |
| <b>Integration and Segregation</b>                          |   |
| Race/Ethnicity  | San Fernando has a relatively homogenous set of census tracts, all having high proportions of Hispanic residents. 93 percent of residents are Hispanic compared to 48 percent in Los Angeles County. The racial breakdown is as follows: 67 percent of residents identify as White, two percent as Asian/Pacific Islanders, one percent as African American, two percent as American Indian/Alaska Native and 30 percent as Other Race. |
| Disability  | 11.4% of residents experience a disability compared to 9.9% in the County. A slightly larger share of lower income RHNA units are in tracts with larger populations of disabled persons compared to moderate and above moderate-income units.   |
| Familial Status   | 31.9% of families are married couples/domestic partners with children, and 31.9% are married couples/domestic partners with no children. The central area of San Fernando has the largest concentration of households comprised of spouses/partners, as are those with children.<br>4.9% of households are single-guardian households, and 16.3% of households are persons living alone.  |
| Income  | Only 28.3% of households earn more than the area median income, compared to 38.9% in Los Angeles County. There is distinct pattern, but generally higher incomes occur in the north of the City and they are more moderate elsewhere.   |
| <b>Racially or Ethnically Concentrated Areas of Poverty</b> |   |

|  |  |
|--|--|
| Racially/Ethnicity Concentrated Areas of Poverty (R/ECAPs) | There are no R/ECAPs in San Fernando; there are also no tracts categorized as areas of high segregation and poverty by the Fair Housing Task Force.  |
| Racially/Ethnicity Concentrated Areas of Affluence (RCAAs) | Most San Fernando's tracts have between 40 and 60 percent of non-White residents, and none have less than 20 percent.<br>Only one block group in the City has a median income exceeding \$125,000.<br>None of the block groups in the City are considered RCAAs. |
| <b>Access to Opportunities</b>                             |  |
| Economic   | Most of the City scores in the lowest category of economic opportunity, while the northernmost census tract scores a low-moderate opportunity.   |
| Education  | Three out of four census tract have the lowest education opportunity score, while the central portion achieves a low-moderate score.   |
| Environmental  | Approximately half of the City (in the north) scores in the 71-80 <sup>th</sup> percentile, and the other half scores in the 82-90 <sup>th</sup> percentile of lowest environmental justice.   |
| Transportation   | San Fernando achieves a high score of 7.8 according to AllTransit, thanks to a combination of bus routes and a nearby transit stop.  |
| <b>Disproportionate Housing Needs</b>                      |  |
| Housing Problem  | 39.8% of the City's households experience a housing problem, including 29.5 percent of owners and 51.8% of renters. Hispanic residents, especially renters, have a high burden.  |
| Cost Burden  | 46% of households have a cost burden, including 25% who have a high burden. Renters are the most burdened- they experience a rate of 58%.  |
| Overcrowding   | Only one of the four census tracts in San Fernando has a rate of overcrowding lower than the statewide average of 8.2%. The remaining have 15% or higher.  |
| Incomplete Plumbing and Kitchen Facilities                 | 0.4% of households lack complete plumbing and 1.3% have incomplete kitchen facilities. Owners experience this at a rate of 0.4% while Renters experience it at a rate of 3.5%. The rates for Los Angeles County are 0.5% and 2.8% respectively.                  |
| Displacement   | Approximately half the City is considered vulnerable to displacement, the area south of 4 <sup>th</sup> Street.  |

## ANALYSIS OF SITES AND AFFH DATA

As indicated in Table 52 most of the opportunity sites (749) fall within Census Tract 3203. This census tract much like the other census tracts in the City are >81% minority with 50-70% of the households earning low to moderate household incomes. Census Tract 3203 as well as 3202.01 are areas that are vulnerable to displacement. While these factors do exist in this area of the city a vast majority of the opportunity sites fall within the SP-5 Corridor Specific Plan area. The City has recently updated the SP-5 Corridor Specific Plan which promotes economic development of this aging commercial corridor and is encouraging reinvestment in this area to capitalize on the future rail station that will be developed in the coming years. The significant number of mixed-use sites will bring added economic opportunities to San Fernando. Adding affordable housing opportunities to the Corridor Specific Plan (SP-5) as a community benefit will foster mixed income housing in this low resourced census tract and capitalize on this reinvestment and future transit connectivity by introducing mixed-use development opportunities and mixed-income housing. Many of the identified sites are for higher density mixed use development and will include housing for a variety of income levels, fostering mobility of households in the City. This area of the City will be much more connected than other areas of the

City and will increase access to opportunity for individuals living in the area as amenities return and transit connectivity is improved.

**Table 52: Table of Factors**

**Census Tract 3201**

| Site | Capacity By Income Category |           |           | Census Tract HH | AFFH Indicators        |                   |              |           |              |           |
|------|-----------------------------|-----------|-----------|-----------------|------------------------|-------------------|--------------|-----------|--------------|-----------|
|      | Lower                       | Mod       | Above Mod |                 | % Minority (Non-White) | Low to Mod Income | TCAC         | Ovrpmt    | Ovrcrwd      | Displacmt |
| 42   | 16                          |           |           | 16              | >81%                   | 50% - 75%         | Mod Resource | 40% - 60% | 15.01% - 20% | -         |
| 43   |                             | 7         |           | 7               | >81%                   | 50% - 75%         | Mod Resource | 40% - 60% | 15.01% - 20% | -         |
| 44   | 31                          | 17        |           | 48              | >81%                   | 50% - 75%         | Mod Resource | 40% - 60% | 15.01% - 20% | -         |
| 46   | 14                          |           |           | 14              | >81%                   | 50% - 75%         | Mod Resource | 40% - 60% | 15.01% - 20% | -         |
| 48   | 59                          | 11        |           | 70              | >81%                   | 50% - 75%         | Mod Resource | 40% - 60% | 15.01% - 20% | -         |
|      | <b>120</b>                  | <b>35</b> |           | <b>155</b>      |                        |                   |              |           |              |           |

**Census Tract 3202.01**

| Site | Capacity By Income Category |           |           | Census Tract HH | AFFH Indicators        |                   |              |           |         |            |
|------|-----------------------------|-----------|-----------|-----------------|------------------------|-------------------|--------------|-----------|---------|------------|
|      | Lower                       | Mod       | Above Mod |                 | % Minority (Non-White) | Low to Mod Income | TCAC         | Ovrpmt    | Ovrcrwd | Displacmt  |
| 29   | 44                          |           |           | 44              | >81%                   | 75% - 100%        | Low Resource | 60% - 80% | >20%    | Vulnerable |
| 30   | 60                          |           |           | 60              | >81%                   | 75% - 100%        | Low Resource | 60% - 80% | >20%    | Vulnerable |
| 32   |                             | 9         |           | 9               | >81%                   | 75% - 100%        | Low Resource | 60% - 80% | >20%    | Vulnerable |
| 36   | 43                          | 20        |           | 63              | >81%                   | 75% - 100%        | Low Resource | 60% - 80% | >20%    | Vulnerable |
| 40   |                             | 5         |           | 5               | >81%                   | 75% - 100%        | Low Resource | 60% - 80% | >20%    | Vulnerable |
| 41   | 17                          |           |           | 17              | >81%                   | 75% - 100%        | Low Resource | 60% - 80% | >20%    | Vulnerable |
|      | <b>164</b>                  | <b>34</b> |           | <b>198</b>      |                        |                   |              |           |         |            |

**Census Tract 3202.02**

| Site | Capacity By Income Category |           |           | Census Tract HH | AFFH Indicators        |                   |              |           |          |           |
|------|-----------------------------|-----------|-----------|-----------------|------------------------|-------------------|--------------|-----------|----------|-----------|
|      | Lower                       | Mod       | Above Mod |                 | % Minority (Non-White) | Low to Mod Income | TCAC         | Ovrpmt    | Ovrcrwd  | Displacmt |
| 34   |                             | 8         |           | 8               | >81%                   | 50% - 75%         | Low Resource | 20% - 40% | 8.3%-12% | -         |
| 39   |                             | 4         |           | 4               | >81%                   | 50% - 75%         | Low Resource | 20% - 40% | 8.3%-12% | -         |
| 47   | 125                         | 31        |           | 156             | >81%                   | 50% - 75%         | Low Resource | 20% - 40% | 8.3%-12% | -         |
|      | <b>125</b>                  | <b>43</b> |           | <b>168</b>      |                        |                   |              |           |          |           |

**Census Tract 3203**

| Site | Capacity By Income Category |     |           | Census Tract HH | AFFH Indicators        |                   |              |           |              |            |
|------|-----------------------------|-----|-----------|-----------------|------------------------|-------------------|--------------|-----------|--------------|------------|
|      | Lower                       | Mod | Above Mod |                 | % Minority (Non-White) | Low to Mod Income | TCAC         | Ovrpmt    | Ovrcrwd      | Displacmt  |
| 1    |                             | 1   |           | 1               | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 2    |                             | 10  |           | 10              | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 3    |                             | 19  |           | 19              | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 4    |                             | 1   |           | 1               | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 5    |                             | 4   |           | 4               | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 6    |                             | 12  |           | 12              | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 7    |                             | 11  |           | 11              | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 8    |                             | 14  |           | 14              | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 9    |                             | 0   |           | 0               | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 10   |                             | 7   |           | 7               | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 12   |                             | 8   |           | 8               | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 13   |                             | 9   |           | 9               | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 14   |                             | 7   |           | 7               | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 15   |                             | 13  |           | 13              | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 16   | 59                          | 42  |           | 101             | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 17   |                             | 17  |           | 17              | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 18   |                             | 27  |           | 27              | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 19   | 38                          | 30  |           | 68              | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 20   |                             | 12  |           | 12              | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |

| Site | Capacity By Income Category |            |           | Census Tract HH | AFFH Indicators        |                   |              |           |              |            |
|------|-----------------------------|------------|-----------|-----------------|------------------------|-------------------|--------------|-----------|--------------|------------|
|      | Lower                       | Mod        | Above Mod |                 | % Minority (Non-White) | Low to Mod Income | TCAC         | Ovrpmt    | Ovrcrwd      | Displacmt  |
| 21   |                             | 14         |           | 14              | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 22   |                             | 4          |           | 4               | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 23   | 25                          | 28         |           | 53              | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 26   |                             | 5          |           | 5               | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 27   |                             | 29         |           | 29              | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 28   |                             | 35         |           | 35              | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 31   | 42                          | 17         |           | 59              | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 33   | 69                          | 30         |           | 99              | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 35   | 15                          | 13         |           | 28              | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 37   | 21                          | 16         |           | 37              | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 38   | 18                          |            |           | 18              | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
| 50   |                             | 27         |           | 27              | >81%                   | 50% - 75%         | Low Resource | 40% - 60% | 15.01% - 20% | Vulnerable |
|      | <b>287</b>                  | <b>462</b> |           | <b>749</b>      |                        |                   |              |           |              |            |

Note: There are 45 opportunity sites number 1-50. Sites 11,24,25,45, and 49 were removed.

## E. IDENTIFICATION AND PRIORITIZATION OF CONTRIBUTING FACTORS

The following are contributing factors that have been identified throughout section V. and may affect fair housing choice in San Fernando.

### 1. SEGREGATION AND INTEGRATION

The City has no census tracts identified as areas of high segregation and poverty.

### 2. RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY OR AFFLUENCE

The City has no census tracts that are identified as racially/ethnically concentrated areas of poverty (R/ECAPs) or racially concentrated areas of affluence (RCAA's).

### 3. INSUFFICIENT FAIR HOUSING OUTREACH (HOUSING MOBILITY)

There are certain special needs communities in San Fernando who are in need of fair housing resources, however, are unaware of what is available to them. This includes residents whose native language is not English, persons with disabilities, and low-income communities. A survey was conducted on the City's website as part of Housing Element Update outreach efforts which gathered information on demographics along with housing needs. Additionally, the Housing Rights center offers fair housing services information available in multiple languages, along with County programs for rental, homeownership, and housing rehabilitation assistance.

#### CONTRIBUTING FACTORS:

- Lack of a variety of media inputs media (e.g., meetings, surveys, interviews)
- Lack of accessibility to draft documents and material regarding services and programs available.
- Lack of digital access
- Lack of resources for fair housing agencies and organizations

### 4. DISPARITIES IN ACCESS TO OPPORTUNITY

According to the 2022 TCAC/HCD Opportunity Map, census tracts 3201 and 3202.02 have an opportunity category designated as moderate resource, meaning these areas have moderate access to economic, educational opportunities and are moderately impacted by environmental health factors (mid-range CalEnviroScreen score), while census tracts 3202.01 and 3203 are designated as low resource, meaning these areas have low access to economic and educational opportunities and a high CalEnviroScreen score.

#### CONTRIBUTING FACTORS:

- Access to equitable childcare
- Access to equitable healthcare
- Availability, type, frequency, and reliability of public transportation
- Lack of private investments in specific neighborhoods

- Lack of public investments in specific neighborhoods, including services or amenities
- Location and type of affordable housing
- Private discrimination
- Access to publicly supported housing for persons with disabilities (Beyond ADA, or specific housing types?)
- Lack of affordable, accessible housing in range of unit sizes

## 5. DISPROPORTIONATE HOUSING NEEDS, INCLUDING DISPLACEMENT RISKS

A significant portion of San Fernando is categorized as being vulnerable to displacement (Figure 36) in the event of increased development or significant shifts in housing costs. According to Figure 36, census tracts 3202.01 and 3203 have a high vulnerability to displacement, which corresponds with census block groups that have lower median income levels compared to the rest of the City. In the City of San Fernando, there are 8 affordable housing sites which comprise a total of 112 units, 54 very low-income units, and 58 low/moderate income units. Of the 8 sites, none are at risk of conversion to market rate housing. In the San Fernando Valley Region, the areas most susceptible to displacement are San Fernando, Van Nuys, Sun Valley, and Panorama City. In the City of San Fernando, census tracts 3203 and 3202.01 are low-income and susceptible to displacement while census tract 3202.02 is becoming exclusive and census tract 3202 is stable moderate/mixed income. A large area the SP 5 Specific Plan is located in census tracts 3203 and 3202.01 where there will be development of a Downtown District, Mixed-Use Corridor District, Auto Commercial District, and a Workplace Flex District.

### CONTRIBUTING FACTORS:

- The availability of affordable units in a range of sizes (such as lack of family housing)
- Displacement of residents due to economic pressures
- Land use and zoning laws
- Lack of public investments in specific neighborhoods, including services or amenities



## F. IMPLEMENTATION ACTIONS

Table 53: Implementation Actions

| Fair Housing Issues  | Contributing Factors  | Meaningful Actions  |
|--|---|---|
| <p>Insufficient Fair Housing Outreach (Housing Mobility)</p>   | <p>Lack of a variety of media inputs media (e.g., meetings, surveys, interviews)</p> <p>Lack of accessibility to draft documents and material regarding services and programs available.</p> <p>Lack of digital access<br/>Lack of resources for fair housing agencies and organizations</p>  | <p>The City hired an Assistant to the City Manager in early 2022 to focus on improvements for outreach to the community including the creation of print and digital media to inform and educate. Media will be made available at City Hall and on the City’s website</p> <p>Continue directing fair housing complaints to the Housing Rights Center</p> <p>The City is exploring options for providing free wireless connection to the community at Las Palmas Park.</p> <p>Implement the Los Angeles County Homeless Initiative’s FY 2022-23 Funding Recommendations by providing outreach to people living in encampments and vehicles to connect them to housing and support services</p> <p>Provide outreach efforts to property owners to inform them about Section 8 incentives to encourage them to rent to Section 8 Voucher holders.</p> |
| <p>Disparities in Access to Opportunity Specifically relating to persons with disabilities, community health, environmental equity and creating housing choices in places of high opportunity (Place-Based Strategy to Encourage Community Revitalization)</p> | <p>Lack of public investments in specific neighborhoods, including services or amenities</p> <p>Lack of private investments in specific neighborhoods</p> <p>Access to publicly supported housing for persons with disabilities (Beyond ADA, or specific housing types?)</p> <p>Access to transportation for persons with disabilities</p> <p>Lack of affordable in-home or community-based supportive services</p> <p>Lack of affordable, accessible housing in range of unit sizes</p> <p>Lack of affordable, integrated housing for individuals who need supportive services</p> | <p>The City is in the process of establishing a Housing Division to implement programs in the Housing Element and Homeless Plan, create a housing tracking system to ensure long-term affordability and quality of affordable housing stock, and re-establish the City’s low-income home loan programs to promote homeownership and restoration of existing housing to enhance the quality of life.</p> <p>The Housing Coordinator will be tasked to re-establish and administer the City’s rehabilitation loan program.</p> <p>The Housing Coordinator will be tasked to re-establish and administer the City’s first-time homebuyer loan program.</p> <p>Continue to implement the Transit Oriented Development Overlay Zone to facilitate growth of both affordable and market rate housing near transit and non-residential land uses.</p>    |

|  |  |  |
|--|--|--|
|  | <p>Access to equitable childcare</p> <p>Access to equitable healthcare</p> <p>The availability, type, frequency, and reliability of public transportation</p> <p>Lack of private investments in specific neighborhoods</p> <p>Lack of public investments in specific neighborhoods, including services or amenities</p> <p>Location and type of affordable housing</p> <p>Private discrimination</p> | <p>Continue to work with affordable housing developers to develop assisted housing by securing planning grants such as Local Early Action Planning (LEAP) Grants, Regional Early Action Planning (REAP) Grants and the Community Development Block Grant (CDBG) along with providing project specific regulatory concessions and incentives to facilitate affordable and senior housing development.</p>   |
| <p>Protecting Existing Residents from Displacement</p> | <p>The availability of affordable units in a range of sizes (such as lack of family housing)</p> <p>Displacement of residents due to economic pressures</p> <p>Land use and zoning laws</p> <p>Community opposition</p>  | <p>Monitor development of the new SP 5 Specific plan districts to ensure displacement does not occur in low-income census block groups and neighborhoods with multi-family housing abutting the Specific Plan area</p> <p>Educate community members on the importance of inclusionary housing</p> <p>Implement Missing Middle Housing typologies to ensure affordable and middle-income housing can come in a range of housing sizes that will benefit the needs of different household sizes</p> <p>Continue to incentivize development of affordable housing through density bonuses</p> <p>Host workshops through Stay Housed LA to provide information about renter's rights to tenants that are struggling to pay rent.</p> |

# VI. HOUSING PLAN

Sections II, III, and IV of the Housing Element establish the housing needs, opportunities, and constraints in San Fernando. This Plan sets forth the City's goals, policies, and programs to address identified housing needs.

## A. GOALS, POLICIES, AND PROGRAMS

This section of the Housing Element sets forth the goals, policies, and programs the City intends to implement to address housing needs and constitutes San Fernando's Housing Plan. Housing programs include both programs currently operating in the City, as well as new programs developed in response to the analysis of housing needs, constraints, and opportunities. The Housing Program Implementation Table 36 located at the end of this section summarizes the 2021 to 2029 goals for each program, as well as program funding sources and time frames for implementation. Table 37 summarizes San Fernando's quantified objectives for new construction, rehabilitation, and preservation for the 2021 to 2029 planning period.

The City's housing goals are organized around the following issue areas:

- Housing and Neighborhood Conditions
- Development of New Affordable Housing
- Tenant Assistance
- Homeownership
- Regulations

## GOAL 1.0

**Maintain and enhance the quality of existing housing, neighborhoods, and health of residents.**

### POLICY

**Policy 1.1:** Support healthy neighborhoods by addressing public health and safety issues, performing property inspections, and eliminating threats to public health.

**Policy 1.2:** Preserve the character, scale, and quality of established residential neighborhoods.

**Policy 1.3:** Work in conjunction with residents to revitalize neighborhoods by supporting neighborhood organizations, reducing crime, improving deteriorated housing, managing traffic and parking, and curtailing blighting conditions.

**Policy 1.4:** Promote the rehabilitation of residential structures that are substandard or in disrepair and general maintenance of the housing stock.

**Policy 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 accessory dwelling units.

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

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

### IMPLEMENTING PROGRAMS

#### 1. RESIDENTIAL REHABILITATION PROGRAM

Previously, the City had a Single-family Rehabilitation Loan Program for lower and moderate-income residential property owners (up to 120 percent of AMI) that provided up to \$50,000 per loan to perform major rehabilitation, general property repairs, seismic retrofit, and code deficiency repairs. Once properties were brought up to code, funds were also be used for bedroom additions to address household overcrowding. However, since the dissolution of Redevelopment Agencies by the state, funding for this program has not been available. The City's Housing Fund balance is approximately \$2,000,000. As the City's Housing Funds balance from residential loan repayments and refinancing is projected to grow, the City will use the funds re-initiate the program.

#### 2021-2029 Objectives:

- Subject to available funding, assist 20 households during the planning period.
- Seek partnerships with public agencies and non-profit organizations that provide rehabilitation assistance. Support affordable housing providers in their funding applications for acquisition/rehabilitation activities, such as providing letter of support or consistency finding with the City's General Plan.
- Annually research State and Federal funds available for housing rehabilitation assistance and pursue funding if feasible and appropriate.

**Funding Source:** CDBG and HOME Funds/ General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Annually allocate available funding for rehabilitation programs from 2021-2029.

## 2. LEAD BASED PAINT AWARENESS

This is an existing program in the City of San Fernando. San Fernando is one of 10 cities selected by the Los Angeles County Childhood Lead Poisoning Prevention Program (CLPPB) for primary prevention activities. Community outreach about lead poisoning will be programmed in conjunction with the CLPPB and Pacoima Beautiful, including grant applications and seeking other funding sources.

### 2021-2029 Objectives:

- Continue to remediate lead cases through the City’s residential rehabilitation programs.
- Annually coordinate with LA County and Pacoima Beautiful regarding funding and programs.
- Host or conduct a lead-based paint seminar every other year during the planning period, subject to available funding.

**Funding Source:** Los Angeles County Childhood Lead Poisoning Prevention Program (CLPPB)

**Responsible Agency:** Community Development Department

**Time Frame:** Annually allocate available funding for remediation programs from 2021-2029.

## GOAL 2.0

**Provide a range of housing types to meet community needs.**

### POLICY

**Policy 2.1:** Provide adequate housing sites to facilitate the development of a range of residential housing types in San Fernando that fulfill regional housing needs. Assist residential developers in identifying sites through dissemination of the sites inventory.

**Policy 2.2:** Provide opportunities for mixed use in existing commercial areas and infill housing development as part of the City’s overall revitalization strategy.

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

**Policy 2.6:** Facilitate adaptive reuse of historic buildings on small parcels by allowing for modified development standards where multi-family projects include the preservation of an existing historic building. Provide property tax incentives for maintaining historic residences.

**Policy 2.7:** Support collaborative partnerships with non-profit organizations and for-profit developers to provide greater access to affordable housing funds.

**Policy 2.8:** Promote the creation of accessory dwelling units within residential neighborhoods as a means of providing additional rental housing and addressing household overcrowding.

**Policy 2.9:** Encourage use of sustainable and green building features in new and existing housing.

## IMPLEMENTING PROGRAMS

### 1. FACILITATE AFFORDABLE AND SPECIAL NEEDS HOUSING DEVELOPMENT

This is an existing program in the City of San Fernando. Affordable and special needs housing developments face several hurdles, including financing, development codes and standards, and in some cases, public opposition. The City can encourage and facilitate affordable and special needs housing through removal of regulatory constraints and by further supporting and guiding applicants through the administrative process. With limited funding, the City will rely on the following actions to encourage affordable and special needs housing production during the planning period:

- **Collaborate with Affordable Housing Developers:** Affordable and special needs housing developers work to develop, conserve, and promote rental and ownership affordable housing. Particularly in relation to senior housing and housing for persons with disabilities (including persons with developmental disabilities), the developer is often, but not always, a local organization interested in developing affordable housing. The affordable and special needs housing developer is often involved with what is called "assisted housing", where some type of government assistance (tax- exempt bonds or tax credits) is provided to keep rents affordable. An affordable or special needs housing developer can help meet the goals for additional housing by implementing or assisting with the implementation of programs described in this Housing Element. The City will continue to collaborate with affordable and special needs housing developers to identify potential sites, write letters of support to help secure governmental and private-sector funding, and offer technical assistance related to the application of State density bonus provisions.
- **Regulatory Concessions and Incentives:** The City will continue to work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist with the development of affordable and senior housing in compliance with State Density Bonus law. In a relatively small city like San Fernando, this is the most effective method of assisting developers, as each individual project can be analyzed to determine which concessions and incentives would be the most beneficial to the project's feasibility. State-mandated regulatory concessions and incentives could include, but are not limited to, density bonuses, parking reductions, fee reductions or deferral, expedited permit processing, and modified or waived development standards. Any requested concessions or incentives would be evaluated on a case-by-case basis while simultaneously working to ensure the project is compatible with the surrounding neighborhood.
- **New Funding Sources:** The City will actively pursue County, State, Federal and private funding sources as a means of leveraging local funds and maximizing assistance, with a goal of securing at least three new funding sources.

#### 2021-2029 Objectives:

- Maintain contact information for affordable and special needs housing developers and contact them on annual basis for the purposes of soliciting their involvement in development projects in San Fernando and ensure they are aware of the ongoing assistance and support provided by the City.

- Participate with affordable and special needs housing developers to review available Federal and State financing subsidies and apply as feasible on an annual basis.
- On an ongoing basis, assist and support developers of housing for lower income households, especially housing for extremely low-income households and persons with special needs (such as seniors, large families, persons with disabilities, including persons with developmental disabilities), with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing State-mandated regulatory incentives and concessions.
- Collaborate with developers of affordable and special needs housing over the planning period to facilitate the construction of affordable units during the planning period.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Annually update contact information and review availability Federal and State financing subsidies from 2021-2029.

## 2. CONSERVATION OF EXISTING AND FUTURE AFFORDABLE UNITS

The City's former Redevelopment Agency assisted in the development of 201 deed-restricted affordable lower and moderate-income units within seven different multi-family rental housing developments since 1996 (see Table 22). None of these projects are at risk of converting to market rents by 2023. Another 47 affordable units within one development is thus far slated for construction during the 2021-2029 planning period.

### 2021-2029 Objectives:

Monitor the status of the existing and future affordable rental housing stock in San Fernando. The City will work with property owners, interest groups and the State and Federal governments to implement the following actions on an ongoing basis to conserve its affordable housing stock:

- **Monitor Units:** On an ongoing basis maintain contact with providers and owners to monitor the status of existing and future affordable units.
- **Work with Potential Purchasers:** If units are discovered to be at risk of converting to market rate during the planning period, where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing the at-risk units.
- **Tenant Education:** The California legislature extended the noticing requirement of at-risk units opting out of lower income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of their rights.

**Funding Source:** General Fund, CDBG

**Responsible Agency:** Community Development Department

**Time Frame:** Annually monitor the housing stock and at-risks from 2021-2029.

## 3. REMOVAL OF GOVERNMENTAL CONSTRAINTS

State law requires that Housing Elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. The City will continue to monitor its development process and zoning regulations to identify and remove constraints to the development of housing.

The City will also continue to monitor Federal and State legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. Special attention will be given by the City in minimizing of governmental constraints to the development, improvement, and maintenance of housing.

**2021-2029 Objectives:**

- On an ongoing basis, monitor changes in State and Federal laws and revise City Zoning Code, policies, programs, and regulations as necessary and appropriate.
- Consider establishing a deferral of development impact fees to promote more intense residential and mixed-use development with deed-restricted units on parcels with underutilized uses.

**Funding Source:** CDBG, General Fund, Regional Early Action (REAP) Grant Funding, and Local Early Action Planning (LEAP) Grant Funding

**Responsible Agency:** Community Development Department

**Time Frame:** Revise the Zoning Ordinance within two years of adoption of the Housing Element.

## GOAL 3.0

**Assist lower income tenants in finding the appropriate resources.**

### POLICY

**Policy 3.1:** Take positive steps to ensure all segments of the population are aware of their rights and responsibilities regarding fair housing.

**Policy 3.2:** Assist in settling disputes between tenants and landlords.

**Policy 3.3:** Assist residents in locating providers of housing services.

**Policy 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.

## IMPLEMENTING PROGRAMS

### 1. COMMUNITY DEVELOPMENT DEPARTMENT EXPANSION

The City is working to establish a Housing Division in the Community Development Department. The Division will be responsible for planning, developing, coordinating, and implementing City's housing and homeless related services and program, assisting the public in affordable housing development, financing, landlord/tenant services, and other related programs and services.

**2021-2029 Objectives:**

- Assess the feasibility of re-establishing the multifamily rental inspection.
- Assess the feasibility of re-establishing the City's homeowner rehabilitation loan program.
- Assess the feasibility of re-establishing the City's first-time homebuyer loan program.
- Expand the rental assistance program to include outreach and education on the State's new source of income protection (Senate Bill 329 and Senate Bill 222) that recognizes public assistance (including Section 8/Housing Choice Voucher subsidies) as a legitimate source of income for housing payments.



- Continue to work with the County to make Section 8 rental assistance available to qualified renters.
- Publicize the rental assistance program information on City website, at City Hall, and at other public locations.
- Establish the Housing Division of the Community Development Department.
- Hire a Housing Coordinator.

**Funding Source:** General Fund, CDBG, HOME American Rescue Plan (HOME-ARP), Emergency Solutions Grants (ESG) Program, SB 2 Planning Grants Program

**Responsible Agency:** Community Development Department

**Time Frame:** Ongoing, 2021-2029

## 2. SECTION 8 RENTAL SUBSIDIES

This is an existing program in the City of San Fernando. The tenant-based Section 8 Housing Choice Voucher program extends rental subsidies to very low-income households that spend more than 30 percent of their income on rent. The subsidy represents the difference between 30 percent of the monthly income and the actual rent up to the Fair Market Rent established by HUD.

San Fernando participates in the Section 8 program through a cooperative agreement with the County of Los Angeles Community Development Commission. A total of 88 San Fernando households receives rental assistance through the voucher program.

### 2021-2029 Objectives:

- Expand the program to include outreach and education on the State’s new source of income protection (Senate Bill 329 and Senate Bill 222) that recognizes public assistance (including Section 8/Housing Choice Voucher subsidies) as a legitimate source of income for housing payments.
- Continue to work with the County to make Section 8 rental assistance available to qualified renters.
- Publicize program information on City website, at City Hall, and at other public locations.
- Establish the Housing Division of the Community Development Department.
- Hire a Housing Coordinator.

**Funding Source:** General Fund, CDBG HOME American Rescue Plan (HOME-ARP), Public Housing Operating Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Implement expanded program by December 31, 2023.

## 3. FAIR HOUSING PROGRAM

This is an existing program in the City of San Fernando. The Fair Housing Council of San Fernando Valley (FHCSFV) provides fair housing and tenant/landlord information to residents in the City. Services include: investigation of discrimination complaints, community outreach and education, and counseling and referrals to other agencies when individuals may have been victims of discrimination. The FHCSFV conducts several workshops each year in the San Fernando Valley for tenants, and separately for landlords/owners to discuss fair housing rights and responsibilities. Landlord/tenant counseling services, also conducted by FHCSFV, involves informing landlords and tenants of their rights and responsibilities under the California Civil Code and mediating conflicts between tenants and landlords. They also offer free apartment manager trainings in English and Spanish at their offices. The City monitors and attempts to minimize discriminatory housing practices with

the assistance of the FHCSFV. The City advertises the availability of fair housing services by posting bi-lingual fair housing brochures at public counters, including at recreation and senior centers.

**2021-2029 Objectives:**

- Annually contract with a fair housing service provider to promote open housing practices for residents, and to facilitate communication between tenants and landlords.
- Continue to disseminate bi-lingual fair housing brochures in a variety of public locations, including City Hall, San Fernando Recreation Park community center, Las Palmas Park community center, and the local County library, and provide enhanced outreach through coordination of fair housing education with existing community events.
- Continue to advertise a variety of housing services available to residents, including the LA Housing Resource Center.
- Accommodate FHCSFV workshops.
- Refer potential fair housing issues to FHCSFV.

**Funding Source:** General Fund, CDBG, Regional Early Action Planning (REAP) Grants, HOME American Rescue Plan (HOME-ARP)

**Responsible Agency:** Community Development Department

**Time Frame:** Annually update website to ensure all link to resources are current and available.

**4. AFFIRMATIVELY FURTHERING FAIR HOUSING**

The City seeks to expand the range of housing opportunities provided in San Fernando, including housing for seniors on fixed incomes, lower and moderate-income residents (including extremely low-income households), the disabled, large families, female-headed households with children, and the homeless. In order to make adequate provision for the housing needs of all segments of the community, the City must ensure equal and fair housing opportunities are available to all residents.

**2021-2029 Objectives:**

- Affirmatively further fair housing and promote equal housing opportunities for persons of all socioeconomic segments of the community.
- Promote housing along with supportive services to meet the special housing needs of seniors, homeless individuals, and families, and the disabled.
- Encourage the provision of housing to meet the needs of families of all sizes.
- Facilitate increased participation among traditionally underrepresented groups in the public decision-making process.
- Provide outreach and education for the broader community of residents, residential property owners and operators regarding fair housing practices and requirements.

**Funding Source:** General Fund, CDBG, Regional Early Action Planning (REAP) Grants, Predevelopment Loan Program (PDLP), HOME American Rescue Plan (HOME-ARP), Golden State Acquisition Fund (GSAF)

**Responsible Agency:** Community Development Department

**Time Frame:** Ongoing, 2021-2029

## GOAL 4.0

**Provide opportunities for lower and moderate-income households to become first-time homebuyers.**

### POLICY

**Policy 4.1:** Provide information and referral about homebuyer assistance programs available through the County, State, and private lenders to existing and potential residents.

**Policy 4.2:** Promote homebuyer education seminars offered through the Los Angeles County Community Development Commission and other applicable agencies.

**Policy 4.3:** Provide homebuyer assistance to lower and moderate-income first-time homebuyers when feasible.

**Policy 4.4:** Promote available foreclosure resources through the City's website and informational handouts at the Community Development Department public counter.

### IMPLEMENTING PROGRAMS

#### 1. HOMEOWNERSHIP PROGRAMS

This is an existing program in the City of San Fernando. Prospective lower and moderate-income San Fernando homeowners have access to three County-run first-time homebuyer programs:

- **Mortgage Credit Certificate (MCC):** This program enables lower and moderate-income first-time homebuyers to receive a Federal income tax credit of up to 15 percent of the annual mortgage interest paid. The MCC reduces Federal income tax, increases take-home pay, and increases the qualifying loan amount for homebuyers. Program assistance is available only to income-eligible persons and families who have not owned a home in the last three years. The property must be a single-family detached home, condominium, or townhouse.
- **Home Ownership Program (HOP):** The Los Angeles County Community Development Commission (CDC) administers the County's Home Ownership Program (HOP), offering up to \$60,000 in deferred payment, zero percent interest loans for down payment and closing cost assistance for lower income households. San Fernando is a participating jurisdiction in the HOP program and has for-sale housing stock that falls within the sales price maximums. This program can be used in conjunction with the Mortgage Credit Certificate (MCC). Prospective participants must attend eight hours of homebuyer counseling.
- **Southern California Home Financing Authority (SCHFA):** SCHFA offers a mortgage revenue bond program that issues 30-year mortgage revenue funds at below-market interest rates. To be eligible for the program, the buyer must be a first-time homebuyer whose income may not exceed 120 percent of the Los Angeles County median income. The program also provides down payment and closing cost assistance in the form of a gift equivalent to four percent of the first loan amount.

#### 2021-2029 Objectives:

- Actively promote the MCC, HOP, and SCHFA programs to expand homeownership.
- Prepare and distribute a bi-lingual program flyer.
- Update the City's social media, website, and other online distribution channels with regularly updated resource information.

- Annually conduct targeted outreach to realtors, mortgage brokers and lending institutions to advise them of these homebuyer assistance programs.
- Re-establish the City’s First Time Homebuyer Loan program.

**Funding Source:** General Fund, Local Early Action Planning (LEAP) Grant funds

**Responsible Agency:** Community Development Department

**Time Frame:** Annually review and update information on County programs on the City website, 2021-2029.

## GOAL 5.0

**Reduce and remove government barriers, where feasible and legally permissible, to reduce costs of housing production and facilitate both ownership and rental opportunities for all residents.**

### POLICY

**Policy 5.1:** Amend the City’s Zoning Code and Specific Plan to comply with recently adopted state regulations.

### IMPLEMENTING PROGRAMS

#### 1. ADEQUATE HOUSING OPPORTUNITY SITES FOR RHNA

San Fernando has developed an extensive inventory of potential development sites to accommodate the City’s share of the Regional Housing Needs Allocation (RHNA) (Appendix C – Opportunity Sites Inventory). To encourage and facilitate the development of affordable housing and ensure the City can accommodate its 2021-2029 RHNA obligation of 1,795 units. After ADU’s, and projects under review there is a remaining need of 1,097 units. To account for the 15% “no net loss requirement” of SB 166, another 165 units are required, increasing the total remaining need to be 1,262 units.

The opportunity sites can accommodate 328 units (244 lower-income and 84 moderate and above-moderate income sites) without any zone changes. The remaining unmet need of 896 units (114 lower and 782 moderate and above-moderate income) will require rezoning to meet the City’s RHNA obligation with at 15% No Net Loss Buffer

To implement the Housing Element, the City will be required to approve amendments to the Zoning Code and adjust the zoning designation of select parcels, as detailed in the bullets below. Forty parcels currently zoned C-1 Limited Commercial will accommodate housing at a maximum density of 35 dwelling units per acre through the application of a Mixed-Use Overlay District designation. Eighty parcels currently zoned SP 5 Corridor Specific Plan will accommodate housing at a maximum density range of 20 to 50 dwelling units per acre through the expansion of existing residential overlays, as detailed in the table below.

| Overlay Designation                            | Number of Impacted Parcels | Maximum Density |
|--|----------------------------|-----------------|
| Workplace Flex District Residential Supporting | 6                          | 20              |
| Mixed Use Corridor                             | 23                         | 37              |
| McClay District                                | 11                         | 37              |
| General Neighborhood District                  | 2                          | 43              |
| Downtown District Residential Overlay          | 38                         | 50              |

In total, 121 rezoned parcels will permit owner-occupied and rental multi-family uses by right pursuant to Government Code section 65583.2(i) for which 20 percent or more of the units are affordable to lower-income households. As reflected in Appendix C, most of the opportunity sites will accommodate the stated minimum requirement of 20 dwelling units per acre, with a maximum of 50 du/ ac and will be available for development in the planning period where water, sewer, and dry utilities can be provided. Once rezoned, the sites inventory can accommodate an estimated 1,268 units, including 518 units for lower income and 750 units at moderate and above moderate income.

In accordance with Government Code, 65583.2(h) at least 50 percent of the City’s remaining lower income RHNA need (273 units) will be accommodated on parcels designated exclusively for residential uses, or on mixed use sites that allow for 100 percent residential development and requires residential in mixed-use projects, to satisfy RHNA obligations for the 2021-2029 planning period. To maintain sufficient residential capacity for lower income households, the City will develop and implement a monitoring program. The purpose of the program will be to track development approvals on parcels contributing to the inventory of affordable units, and sites that are developed for non-residential uses.

To encourage the development of residential projects with affordable units, the City will meet with landowners to facilitate redevelopment on vacant parcels and severely underutilized parcels within the Housing Opportunity Areas. To further encourage development, the City will evaluate the feasibility of providing landowners and developers a menu of incentives including streamlined/expedited processing, density bonus incentives, flexible development standards as indicated in the Housing Plan. Funding for these regulatory and financial incentives will be provided through CDBG and HOME funds for eligible projects. The City will explore funding mechanisms and seek funding opportunities, including grants, in an effort to make funding available for projects that incorporate units for extremely low-income households.

**2021-2029 Objectives:**

- Prepare and approve the required General Plan Amendments, Zoning Changes, and update the Corridors Specific Plan to allow for the development of mixed-use and/or residential developments to accommodate the City’s 2021-2029 RHNA.
- Establish and implement the Mixed-Use Overlay district by October 15, 2022.
- Make residential site inventory available to non-profit and for-profit housing developers on the City’s website.

**Funding Source:** Local Early Action Planning (LEAP) Grant funds, CDBG, General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Complete rezoning actions and promote information on the Housing Opportunity Sites concurrent with or by October 15, 2022.

**2. BY-RIGHT APPROVAL OF PROJECTS WITH 20 PERCENT AFFORDABLE UNITS**

Pursuant to Assembly Bill 1397 (AB 1397) passed in 2017, the City will amend the Zoning Code to allow by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that represent a “reuse” of sites previously identified in the 4th and 5th cycles Housing Element. The “reuse” sites are specifically identified in the inventory (see Appendix C).

**2021-2029 Objectives:**

- Comply with AB1397 to further incentivize development of housing on sites that have been available over one or more planning period.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** December 31, 2024.

**3. MONITOR RESIDENTIAL CAPACITY**

City staff will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City’s RHNA obligations and the requirements of Senate Bill (SB 166). To ensure sufficient residential capacity is maintained in accordance to the no net loss requirement, the City will track unit count and income/affordability assumed on parcels included in the sites inventory, actual units constructed and income/affordability when parcels are developed, net change in capacity and summary of remaining capacity in meeting remaining RHNA.

**2021-2029 Objective:**

- Develop and implement a formal evaluation procedure in accordance with no net loss requirements.
- Monitor the City’s continued ability to meet its RHNA as part of the City’s annual report to HCD on Housing Element implementation.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** December 31, 2023.

**4. NO NET LOSS OF RESIDENTIAL CAPACITY TO ACCOMMODATE RHNA**

To ensure compliance with Senate Bill 166 (SB 166) for no net loss and that sufficient residential capacity is maintained to accommodate the RHNA for each income category, the City will develop and implement a formal, ongoing (project-by-project) evaluation procedure pursuant to Government Code section 65863. within one year of adoption of the Housing Element.

The evaluation procedure will track the number of extremely low-, very low-, low-, moderate-, and above moderate-income units constructed to calculate the remaining unmet RHNA. The evaluation procedure will also track the number of units built on the identified parcels to determine the remaining site capacity by income category and will be updated continuously as developments are approved. No action can be taken to reduce the density or capacity of a site (e.g., downzone, moratorium), unless other additional adequate parcels are identified prior to reducing site density or capacity. If a development is being approved on an identified site at a lower density than what was assumed for that site identified in the Housing Element, additional adequate sites must be made available within 180 days of approving the development. A program to identify the replacement parcels and take the necessary actions to make the parcel(s) available and ensure they are adequate sites, will be adopted prior to, or at the time of, the approval of the development.

To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a process to track:

- Unit Count and income/affordability assumed on parcels included in the sites inventory
- Actual units constructed and income/affordability when parcels are developed
- Net change in capacity and summarize the remaining capacity in meeting RHNA obligation.

**2021-2029 Objectives:**

- Create and maintain opportunity for a minimum of 328 units of owner and rental housing units including Accessory Dwelling Units (ADUs) for lower-income households to be developed over the eight-year planning period from October 2021 to October 2029.
- Develop process to track unit compliance with SB 166.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** City will implement a monitoring procedure by December 31, 2023.

**5. REPLACEMENT UNIT PROGRAM**

The City will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when a new development (residential, mixed-use, or non-residential) occurs on a site that is identified in the inventory meeting the following conditions:

- Currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and;
- Was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- Subject to any other form of rent or price control through a public entity’s valid exercise of its police power, or
- Occupied by low or very low-income households

**2021-2029 Objectives:**

- In order to mitigate loss of affordable units, require new housing developments to replace all affordable housing units lost due to new development and comply with any applicable relocation benefits and assistance for displaced occupants.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Policy and procedure will be implemented by December 31, 2024.

**6. LOT CONSOLIDATION**

As a primarily built out community, San Fernando will rely primarily on parcels that allow mixed use zoning to facilitate the development of lower-income housing. However, most vacant and non-vacant parcels within the

City are relatively small legal lots under half an acre in size. To facilitate lot consolidation, the City offers the following incentives to achieve orderly development, improve pedestrian activity, and implement the goals, policies, and objectives of the Housing Element:

- Reduction in development standards including lot size, parking, and open space requirements.
- Alternative Parking requirements, including tandem, shared parking, off-site parking options, subject to finding adequate parking to serve the project.

The City will promote the lot consolidation provisions and incentives to existing property owners and prospective mixed-use and affordable housing developers, through the City's website within one-year of the Housing Element adoption.

Additional action to promote lot consolidation may include preparation and distribution of informational materials about program incentives and invitations to work sessions with City staff to discuss opportunities for lot consolidations and mixed-use development.

In order to further encourage the consolidation of individual parcels within the opportunity sites, the City will contact the property owners of each of these sites annually and discuss the City's goals for residential development and available regulatory and financial assistance. For property owners receptive to lot consolidation, the City will provide assistance to facilitate the parcel merge process in a streamlined and timely manner.

The City will monitor the trend of lot consolidation semi-annually for the first three years of the planning period to ensure that incentives are adequate and appropriate to facilitate development of small lots and adjust incentives or utilize other strategies to promote lot consolidations as appropriate.

**2021-2029 Objectives:**

- Encourage lot consolidation of smaller parcels to accommodate viable projects at a density of at least 35 dwelling units per acre (du/ac) or higher.
- Track trends and adjust incentives where appropriate to incentivize lot consolidation.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Develop and implement policy by December 31, 2024.

**7. DENSITY BONUS**

The City last revised the City's Density Bonus Ordinance in 2013. Since that time, several amendments to the State Density Bonus Law have occurred including,

- **AB 1763 (Density Bonus for 100 Percent Affordable Housing)** – Density bonus and increased incentives for 100 percent affordable housing projects for lower income households.
- **SB 1227 (Density Bonus for Student Housing)** - Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- **AB 2345 (Increase Maximum Allowable Density)** - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.

**2021-2029 Objectives:**



- Revise the City Density Bonus Ordinance to comply with amendments to the State Density Bonus Law by October 15, 2023.
- Include objective design standards and incentives for community-focused designs in exchange for deviation from development standards to facilitate development of deed-restricted affordable housing units.

**Funding Source:** SB2 REAP Grant

**Responsible Agency:** Community Development Department

**Time Frame:** Update City Density Bonus Ordinance by December 31, 2024, to comply with State Density Bonus law and to facilitate deed-restricted affordable housing units.

## 8. ACCESSORY DWELLING UNITS

Development of Accessory Dwelling Units (ADUs) provide affordable housing opportunity for lower-income households within a residential neighborhood setting. The City revised the City's ADU regulations in 2017. Since then, the state has passed multiple bills to remove constraints for the development ADUs (including AB 587, AB 671, AB 68, SB 9, and SB 13, among others). To ensure continued participation by San Fernando residents, the City will amend its current ADU regulations to align with current State mandates and continue to distribute information on its program and ordinance, through informational handouts and brochures and on the City's website, with print copies made available to the public at City Hall.

The City is also committed to monitoring the effectiveness of this program by conducting annual monitoring to determine the level of program participation by San Fernando residents and taking alternative actions to help achieve desired program results. To incentivize development of ADU's for low-income households the City will explore the possibility of waiving development fees in exchange for deed-restriction that limits affordability.

### 2021-2029 Objectives:

- Revise the Accessory Dwelling Unit regulations to comply with current State law and to include objective design standards to facilitate production of ADU.
- Facilitate and monitor ADU construction. Based on recent trends, it is reasonable to expect 80 ADUs to be constructed annually during the planning period.
- Throughout the planning period, annually inform eligible property owners of the potential to construct ADU's through updated handouts and information on the City's website.
- Annually assess the program's effectiveness as it relates to ADU production and affordability and recalibrate the program through incentives and rezoning as necessary to meet annual projections.
- The City will amend the Corridor Specific Plan (SP-5) to allow for Accessory Dwelling Units in all areas where residential uses are permitted.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Update the City ADUs regulations by October 15, 2023. Information on the program is already available on the City's website and the City will annually review the materials regarding ADUs and update as appropriate throughout the planning period of 2021-2029.

## 9. TRANSITIONAL AND SUPPORTIVE HOUSING

The State requires that transitional and supportive housing be treated as residential uses. Additionally, AB 2162 requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The bill prohibits minimum parking requirements for supportive housing within a half mile of a public transit stop.

### 2021-2029 Objectives:

- Amend the Zoning Code to clarify where transitional and supportive housing developments are permitted by right by October 15, 2024.
- Amend the Zoning Code to eliminate parking requirements for supportive housing within 0.5 miles of a public transit stop by right by October 15, 2024.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Revise the Zoning Code by December 31, 2023.

## 10. LOW BARRIER NAVIGATION CENTERS

AB 101 requires cities to allow a Low Barrier Navigation Center as a use by right in areas zoned for mixed uses and nonresidential zones that permit multi-family uses if they meet specified requirements. Low Barrier Navigation Centers may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions.

AB 139 changes the way local governments can regulate parking requirements for emergency shelters. Local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and nonresidential uses in the same zone.

### 2021-2029 Objectives:

- Amend the Zoning Code to allow Low Barrier Navigation Centers by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses by October 15, 2024.
- Amend the Zoning Code to meet the parking requirements set out in AB 139 by October 15, 2024.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Revise the Zoning Code by December 31, 2024.

## 11. EMPLOYEE AND FARMWORKER HOUSING

The Zoning Code currently does not address the requirements of the Employee Housing Act, specifically the following:

- Employee housing for six or fewer employees is considered and permitted similarly as a single-family residential use.
- Amend Zoning Code to remove agricultural uses from the M-1 and M-2 zones.

### 2021-2029 Objectives:

- Amend the Zoning Code to comply with the Employee Housing Act by October 15, 2024.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Revise the Zoning Code by December 31, 2024.

## 12. EFFICIENT PROJECT REVIEW UNDER SB35

The City will develop an application form, checklist, and written policy or project review and approval guidelines to specify a SB 35 (2017) streamlining approval process and standards for projects as set forth under Government Code §65913.4 and consistent with HCD's updated Streamlined Ministerial Approval Process Guidelines.

### 2021-2029 Objectives:

- Develop and make available on the City's website a SB35 eligibility checklist and application form.
- Develop Objective Development Standards

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Completed and posted by December 31, 2023.

## 13. HOMELESS PLAN

The City will create a Housing Division and hire a Housing Coordinator to focus on housing related matters, such as affordable housing, homelessness, and community outreach. The new division will explore funding opportunities to support affordable housing development and rehabilitation and provide outreach and education around the services the City, the County of Los Angeles, and other regional organizations provide.

### 2021-2029 Objectives:

- Create a Housing Division and hire a Housing Coordinator.
- Develop a Homeless Plan

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Division created and staff hired by December 31, 2022. Homeless Plan completed by December 31, 2024.

#### 14. CITY HALL REDEVELOPMENT STUDY

The City will release an RFP for a Site Redevelopment Study and potential public-private partnership for a future mixed-use development that will capitalize on the light rail stop that is planned for San Fernando in 2028. The RFP will state that City Hall will not be relocated, but staff will be temporary relocated during construction only.

**2021-2029 Objectives:**

- Issue RFP for a redevelopment of the City Hall property.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** RFP issued by December 31, 2026.

#### 15. REMOVE SINGLE-FAMILY FROM MULTI-FAMILY ZONES

The Zoning Code currently does not address the development of new Single-Family residential in the Multi-Family zones.

**2021-2029 Objectives:**

- The City will amend the Zoning Code to prohibit the future development of Single-Family in the Multi-Family zones. Currently existing Single-Family developments will be permitted to remain.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Time Frame:** Revise the Zoning Code by December 31, 2024.

## B. QUANTIFIED OBJECTIVES

Table 54 presents the City quantified objectives for construction, preservation, and rehabilitation for the 2021 to 2029 planning period that will be achieved through the policies and programs described above.

**Table 54: Quantified Objectives**

| Income Level   | New Construction | Rehabilitation | Conservation |
|----------------|------------------|----------------|--------------|
|                | Goal             | Goal           | Goal         |
| Extremely Low  | 230              | -              | -            |
| Very Low       | 231              | 3              | 54           |
| Low            | 273              | 11             | -            |
| Moderate       | 284              | 6              | 58           |
| Above Moderate | 777              | -              | -            |
| Totals         | <b>1,795</b>     | <b>20</b>      | <b>112</b>   |

# APPENDIX A: PUBLIC PARTICIPATION

## COMMUNITY OUTREACH SUMMARY

This Appendix contains information on the various public outreach efforts conducted during preparation of the 2021-2029 Housing Element. Public outreach was conducted via a series of virtual community meetings and using Map.Social, a web-based interactive mapping tool, as outlined below.

### PUBLIC PARTICIPATION DURING THE COVID-19 PANDEMIC

It is important to note that the public participation program was affected by the COVID-19 pandemic. The project team was able to effectively engage residents and stakeholders through online platforms, providing virtual meetings and tools aimed at allowing people to participate in the planning process from home. The public was able to see presentations, ask questions, and remain actively and effectively engaged, providing a high level of relevant community input.

#### VIRTUAL MEETINGS

##### Town Hall Meetings

Three Town Hall meetings were conducted as part of the public outreach process. Each offered Spanish translation and was broadcasted on Facebook Live. The meetings were advertised on the City's website, local newspaper publications, and the City's social media posts. Notification of the meetings were also mailed to all residents, property owners, and other stakeholders (e.g., business owners, non-profit organizations, etc.) to invite them to attend and participate. Notices of public workshops were also sent to housing professionals, agencies, and organizations serving the City's lower income populations and those with special needs (see Appendix A). All meeting notes and presentations were posted on the City's website, along with links to the online survey and Map.Social, an online mapping engagement tool that was used during the process.

## TOWN HALL MEETING #1 (VIRTUAL)

Wednesday, March 24, 2021, from 6:30 to 8:00 p.m.

**HOUSING ELEMENT UPDATE  
VIRTUAL TOWN HALL  
MEETING**  
THURSDAY, MARCH 25, 2021 @ 6P.M.

**PRESENTATION**  
Receive an overview of the Housing Element Update process.

**LEARN**  
Get informed about the City's share of the Regional Housing Needs Allocation (RHNA).

**FEEDBACK**  
Have an opportunity to provide feedback regarding future housing policy.

**THREE WAYS TO PARTICIPATE**

**FACEBOOK LIVE**  
Watch live and leave your feedback in the comments:  
@TheCityOfSanFernando

**ZOOM**  
Call-in and provide your feedback:  
(669) 900 6833  
Meeting ID: 837 0420 3176  
Passcode: 232368

**EMAIL**  
Email your feedback on the day of the meeting:  
CommunityDevelopmentStaff@sfcity.org

**FOR MORE INFORMATION:**  
(818) 898-1227    CommunityDevelopmentStaff@sfcity.org    WWW.SFCITY.ORG

**PRESENTATION OVERVIEW**

- 1. Project Overview and Timeline**
- 2. Housing Element Update**
  - RHNA Requirements and Process
  - Identification of Potential Opportunity Sites
- 3. Environmental Considerations**
  - Public Safety Element Update
  - Environmental Justice Policies
  - CEQA Process

The first Virtual Town Hall meeting was held on Wednesday, March 24, 2021, from 6:30 to 8:00 p.m. The meeting was virtual via Zoom and Facebook Live. The Town Hall meeting comprised of a presentation providing an overview of the Housing Element update process, statutory requirements, and the City's RHNA requirements. The purpose of the meeting was to solicit feedback on housing needs, barriers to fair housing choice, and identify areas for potential development. The housing needs of the community and potential locations for future housing to meet the City's RHNA obligations were discussed with participants. To gain additional insights from the community, the City provided Map.Social, where community members could mark up online maps to identify additional desirable locations for future housing. Map.Social was made available during the meeting and remained available for four weeks after the meeting on the City's Housing Element Update webpage.

### Topics

- Project Overview & Timeline
- RHNA Requirements
- Identification of Opportunity Sites
- Environmental Justice Policies
- CEQA Process

### Takeaways

- Multiple participants voiced concerns around the number of housing units the City needed to accommodate.
- Concerns about changing existing neighborhood by adding too much density
- Parking Concerns as a result of so many additional housing units

## TOWN HALL MEETING #2 (VIRTUAL)

Friday, May 12, 2021, from 6:30 to 8:00 p.m.

**HOUSING ELEMENT UPDATE  
VIRTUAL TOWN HALL  
MEETING #2**  
WEDNESDAY, MAY 12, 2021 @ 6P.M.

**PRESENTATION**  
Receive an overview of the Housing Element Update process.

**LEARN**  
Get informed about the City's share of the Regional Housing Needs Allocation (RHNA).

**FEEDBACK**  
Have an opportunity to provide feedback regarding future housing policy.

**THREE WAYS TO PARTICIPATE DURING THE MEETING**

**FACEBOOK LIVE**  
Watch live and leave your feedback in the comments: @TheCityOfSanFernando

**ZOOM**  
Call in and provide your feedback: (661) 900 6833  
Meeting ID: 824 8384 4316  
Passcode: 993343

**EMAIL**  
Email your feedback on the day of the meeting: CommunityDevelopmentStaff@city.org

**PROVIDE ADDITIONAL COMMENTS ON OUR MAP.SOCIAL COMMENTING APP**  
<https://la.ly/SanFernandoFeedback>

**FOR MORE INFORMATION:**  
(818) 998-1227 | CommunityDevelopmentStaff@city.org | WWW.SFCITY.ORG

**PRESENTATION OVERVIEW**

- 1. Environmental Considerations**
  - Environmental Justice Policies
  - Public Safety Element Update
  - CEQA Process
- 2. Housing Element Update**
  - Identification of Potential Opportunity Sites
  - Housing Element Advisory Committee

A second Virtual Town Hall meeting was held on Friday, May 12, 2021, from 6:30 to 8:00 p.m. The meeting was virtual via Zoom and Facebook Live. The Town Hall meeting continued the discussion on appropriate sites for future housing. A presentation was provided that focused on the approach and methodology to identify the potential housing sites. Several RHNA land use scenarios were discussed, and preliminary sites were identified. The community was then asked to provide feedback on these sites using map.social, where they could provide comments directly onto the online map. A summary of the Map.Social feedback is included in the following pages.

An explanation of Environmental Justice and policies to be incorporated into both the Housing Element and the Public Safety Element were also discussed during the meeting. As part of the presentation, participants were asked a series of questions relating to Environmental Justice to facilitate a discussion on what type of actions can or should be taken to address community concerns. Extensive feedback was gathered and incorporated into the Housing and Safety elements.

### Topics

- Environmental Justice Policies
- Public Safety Element
- CEQA Process
- Review of initial Opportunity Sites
- Housing Element Advisory Committee (TAC)

### Takeaways

- Concern regarding the potential location of new housing along corridors and the environmental justice implications was expressed.
- Participants expressed a desire to not include the Swap Meet site in the opportunity sites inventory as it is a valuable cultural asset of the community.



## TOWN HALL MEETING #3 (IN-PERSON AND VIRTUAL)

August 11, 2021, from 6:30 to 8:00 p.m.  
San Fernando Recreation Park Multi-Use Room

A third Town Hall meeting was held in person at the San Fernando Recreation Park Multi-Use Room and was broadcasted on Facebook Live on August 11, 2021, from 6:30 – to 8:00 p.m. The discussion at the Town Hall meeting was focused on the preferred housing opportunity sites, which were identified based on the analysis of existing conditions and the feedback received from the community. An overview of the sites and the factors that led to their selection was discussed along with how these sites accommodate the RHNA obligation. The community was given the opportunity to comment on these sites and share additional feedback regarding the distribution of the identified sites.

**HOUSING ELEMENT UPDATE**  
**TOWN HALL MEETING #3**  
SAN FERNANDO RECREATION PARK MULTI-USE ROOM  
208 PARK AVE, SAN FERNANDO, CA 91340  
WEDNESDAY, AUGUST 11, 2021 @ 6P.M.

**THE TOWN HALL WILL FOCUS ON THE FOLLOWING:**  
Housing Policies  
6th Cycle Housing Sites  
Safety Element Updates  
Environmental Justice Policies

**ADDITIONAL WAYS TO PARTICIPATE DURING THE MEETING**

**LIVE**  
FACEBOOK LIVE  
Watch it or join your neighborhood on the livestream!  
@TheCityOfSanFernando

**EMAIL**  
Email your feedback to the City of San Fernando  
CommunityDevelopmentStaff@City.org

**MAP**  
PROVIDE ADDITIONAL COMMENTS ON OUR MAP, SOCIAL COMMENTING APP OR OUR ONLINE SURVEY

**FOR MORE INFORMATION:**  
CommunityDevelopmentStaff@city.org  
WWW.SPCTV.ORG

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**HOUSING ELEMENT UPDATE**

| HOUSING ELEMENT  | PUBLIC SAFETY ELEMENT  | ENVIRONMENTAL JUSTICE POLICIES   |
|--|--|--|
| <ul style="list-style-type: none"> <li>Mandatory General Plan Element</li> <li>Updated in 8-year Cycles</li> <li>Assess current and future housing needs</li> <li>Set policies and actions to meet housing needs</li> <li>Must demonstrate accommodation of RHNA</li> <li>Plans for adequate housing for all income levels, special needs</li> <li>Due October 15, 2021</li> </ul> | <ul style="list-style-type: none"> <li>Mandatory General Plan Element</li> <li>Must be updated concurrently with Housing Element</li> <li>Identifies public safety risks and vulnerabilities</li> <li>Sets policies and actions to reduce hazard risks</li> <li>SB 379, SB 1035 - must update to address wildfire, climate adaptation</li> </ul> | <ul style="list-style-type: none"> <li>Must be added when updating 2+ Elements</li> <li>Identifies communities with unique challenges to health and livelihoods (CalEnviroScreen)</li> <li>Develops strategies to address challenges of EJ communities and promote civic engagement</li> </ul> |


### Takeaways

- Final preferred opportunity sites were discussed, and the community again expressed concern regarding the RHNA allocation the City needed to accommodate.
- Generally, the public was supportive of the placement and distribution of the sites and the fact that they were not changing the character of the existing residential neighborhoods.

## HOUSING ELEMENT UPDATE WEBSITE

# HOUSING ELEMENT UPDATE

The Housing Element Update provides a unique opportunity for community members to get involved in the planning process to share their experience and knowledge of the City and offer input and direction to help shape the future of housing in San Fernando. In an effort to adequately prepare the policies and objectives, the City is requesting public feedback from the community.




**HOUSING ELEMENT UPDATE**

The 1st draft of the  
"2021-2029 Housing Element"  
is now available for public review.

[CLICK HERE TO VIEW/DOWNLOAD](#)

If you have any questions or comments, please contact the City of San Fernando Community Development Department

CONTACT INFORMATION: (818) 868-8227 | [communitydevelopment@sfca.gov](mailto:communitydevelopment@sfca.gov) | [www.sfca.gov](http://www.sfca.gov)



### Sign up for updates!

Subscribe to get notifications about the Housing Element Update!

\* Email

First Name

Last Name

By submitting this form, you are consenting to receive marketing emails from: City of San Fernando, 117 Macdonel Street, San Fernando, CA, 91340, US, <http://www.sfca.gov>. You can revoke your consent to receive emails at any time by using the [unsubscribe](#) link, found at the bottom of every email. [Emails are serviced by Constant Contact.](#)

Sign Up!

[CLICK HERE TO VIEW THE DRAFT 2021-2029 HOUSING ELEMENT](#)

[CLICK HERE TO TAKE A COMMUNITY SURVEY](#)      [CLICK HERE TO MAP YOUR FEEDBACK](#)

The City maintains a Housing Element Update webpage on the City’s website. All presentations and material shared at the meetings were made available for download the day after each Town Hall. The draft Housing Element was posted on the website two weeks prior to submittal to HCD for review. A mailing list was also established that residents could sign up to get notifications of upcoming meetings and study sessions. This webpage will be used after Housing Element certification and will serve as an information resource for all Housing Element implementations and the City’s progress towards meeting the City’s RHNA obligations.

## HOUSING SURVEY





### THE CITY OF SAN FERNANDO

## Housing Element Update Survey

The City of San Fernando is in the process of updating the city's Housing Element of the General Plan. In an effort to adequately prepare the policies and objectives, the City is requesting public feedback from the community. The intent of the survey is to help City staff better understand the community's housing needs and priorities.

Please complete the following survey to provide us with your input. This survey should only take 4-5 minutes to complete.

Haga clic en el siguiente enlace para cargar la encuesta en español

[Encuesta](#)

The San Fernando Housing Element Survey was made available throughout the planning process. The survey was used to gain insight into the community's housing needs and concerns and inform the policy and programs the City incorporated into the final document.

## MAP.SOCIAL

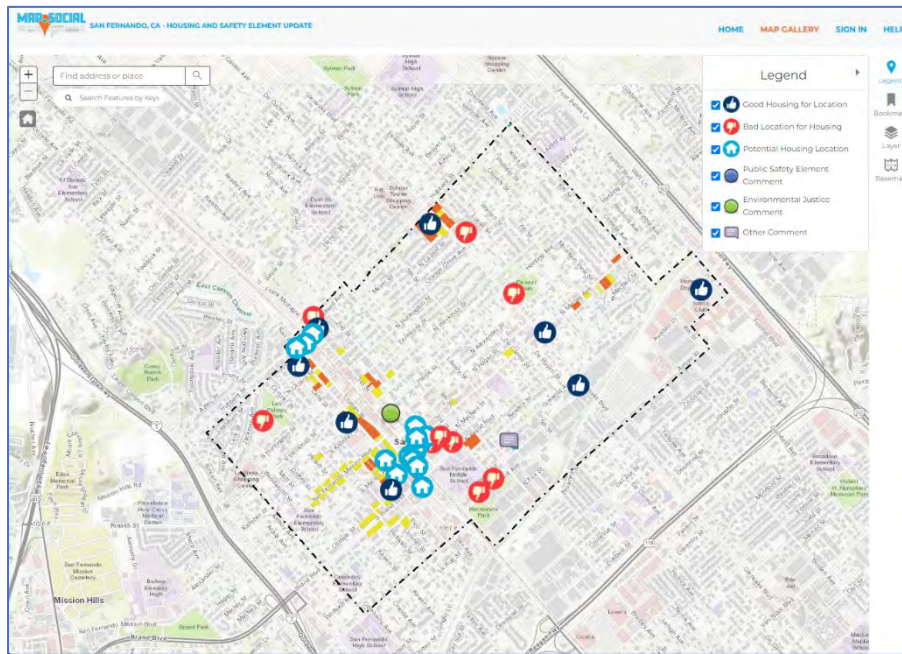
The public participation process for the San Fernando Housing Element used Map.Social, a web-based interactive mapping tool, to collect self-guided, location-specific input from residents and stakeholders. Participants were able to comment using location-based tools to identify good and bad locations for housing, potential housing sites, public safety element comments, and environmental justice comments. An “Other” category was also available.

**Preliminary Potential Opportunity Sites** were included on Map.Social for comment. **Public Participation Session:** Map.Social was deployed from April 2021 through February 2022.



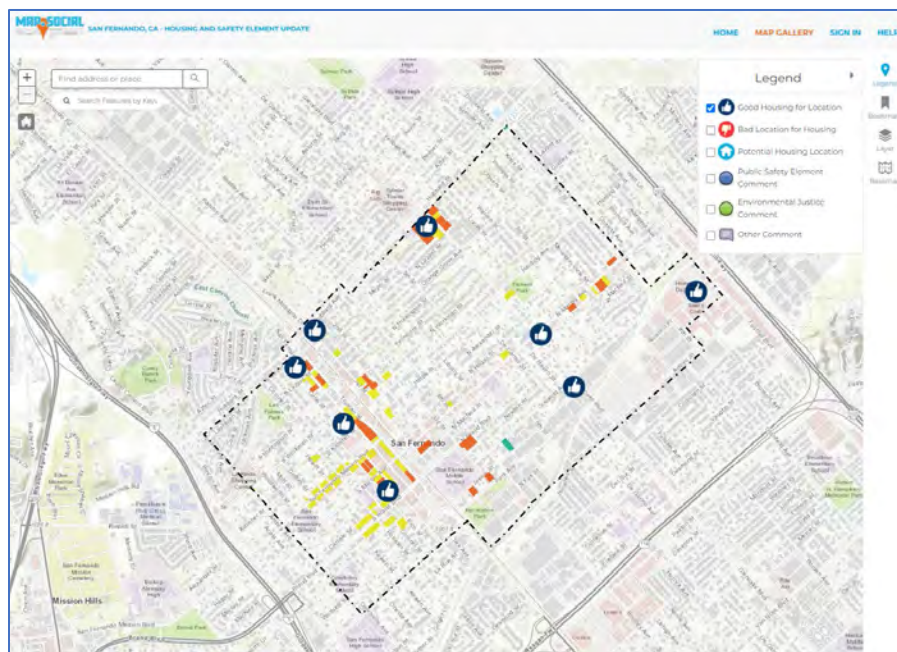
## ALL COMMENTS

During open public participation from April 2021 through February 2022, a total of 30 comments were added as points by Map.Social participants. The responses are detailed by category in the following pages.



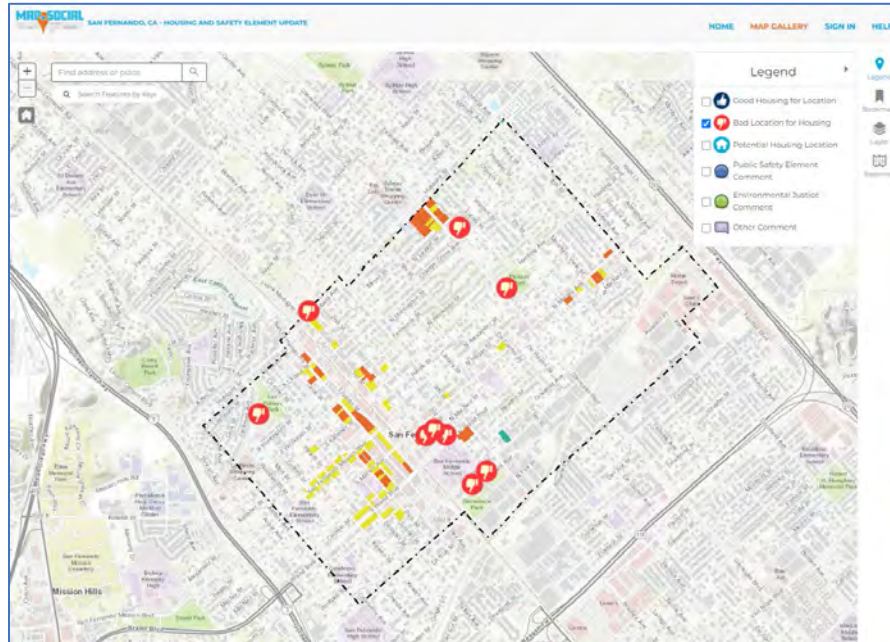
## GOOD HOUSING LOCATIONS

Participants submitted eight comments regarding “Good Housing Location.” Proposed sites along Truman Street and Glenoaks Boulevard were identified due to their being underdeveloped. Other locations identified as good for housing were primarily focused on mixed use opportunities.



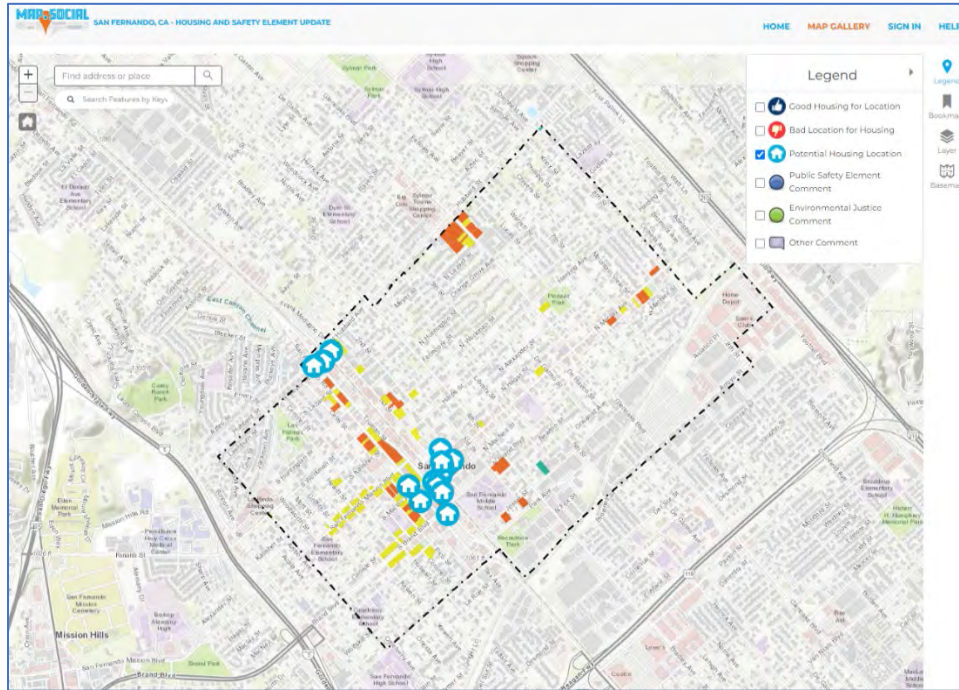
## BAD HOUSING LOCATIONS

Participants submitted nine comments regarding “Bad Location for Housing.” Participants primarily identified areas adjacent to San Fernando Middle School as bad housing locations, citing high displacement risk and parking as prime concerns.



## POTENTIAL HOUSING LOCATIONS

Of all comments, those tagged “Potential Housing Locations,” were the most common with 13 submitted. The majority of the participants identified the commercial corridor along Truman Street and Maclay Avenue as a potential housing location. Many discussed how housing should be supported above commercial buildings.



# APPENDIX B: REVIEW OF PAST ACCOMPLISHMENTS

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the periodic update to their housing elements. These results should be quantified where possible (e.g., the number of units rehabilitated), but may be qualitative where necessary (e.g., mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of San Fernando 2013-2021 Housing Element sets forth a series of housing programs with related objectives for the following areas:

- Housing and Neighborhood Conditions
- Development of New Affordable Housing
- Tenant Assistance
- Homeownership

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2021-2029 Housing Element. Table B-1 compares quantified objectives and accomplishments during the 2013-2021 planning period (through end of 2020). Table B-2 summarizes the City's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Part C of this section.

## CUMULATIVE IMPACTS ON ADDRESSING HOUSING FOR SPECIAL NEEDS

As a small city, San Fernando has limited resources to directly implement programs that benefit special needs groups. The City relies on collaborations with developers and public agencies such as the Los Angeles County Development Authority (LACDA). Several of the programs undertaken during the 2013-2021 planning period helped address housing needs for persons with special needs, including the disabled, seniors, and lower income households. These include:

- In 2014, building permits were issued for 28 very low and 4 low-income deed restricted units.
- Between 2015 and 2020, a total of 274 accessory units were issued building permits (an average of 45 each year). Annually, a rent survey was conducted to determine the affordability levels of guesthouses in San Fernando and the surrounding areas. The units fell within low- and moderate-income affordability.
- The City has adopted new zoning regulations ensuring compliance with State mandated housing requirements including, but not limited to provisions for accessory dwelling units, reasonable accommodation requests, density bonus provisions, supportive and transitional housing provisions, and accommodation of emergency shelters.
- As of February 2020, a total of 88 households are receiving Section 8 rental assistance through the Los Angeles County Development Authority (LACDA), including 45 standard housing vouchers; 38 project-



based vouchers; 2 continuum of care vouchers; and 3 Veterans Affairs Supportive Housing (VASH) vouchers. Housing Choice Vouchers benefit primarily extremely low-income households, seniors, and persons with disabilities. The City continues to work with Affordable Housing developers to refer prospective tenants to LACDA to apply for and/or be placed on the Section 8 voucher waiting list. The City also works with property owners recommending inclusion of their property on LACDA’s list of registered units.

- The City website advertises a variety of housing services available to residents, including the LA County Housing Resource Center.

**Table B-1: Objectives vs. Accomplishments**

| Income Category | New Construction (2014-2021)* |        | Rehabilitation (2014-2021 2012)** |        | Conservation (2014- 2021)*** |        |
|-----------------|-------------------------------|--------|-----------------------------------|--------|------------------------------|--------|
|                 | Objective                     | Result | Objective                         | Result | Objective                    | Result |
| Extremely Low   | 27                            |        | 0                                 | 0      | 0                            |        |
| Very Low        | 28                            | 28     | 2                                 | 0      | 73                           | 73     |
| Low             | 32                            | 220    | 8                                 | 0      | 95                           | 95     |
| Moderate        | 35                            | 58     | 5                                 | 0      | 4                            | 4      |
| Above Moderate  | 95                            | 62     | 0                                 | 0      | 0                            | 0      |
| Total           | 217                           | 368    | 15                                | 0      | 172                          | 172    |

Notes:\*Reflects 2014-2021 RHNA

\*\*Reflects single-family rehabilitation program through the exhaustion of residual Regional Development Agency (RDA) set-aside funds, if any (see Program 1).

\*\*\*Reflects preservation of very low, low and moderate income rental units identified in Table 21 of the 2013-2021 Housing Element.

**Table B-2: Evaluation of Program Accomplishments Under 2013-2021 Housing Element**

| Housing Program  | Program Objectives  | Program Accomplishments   |
|--|---|---|
| 1. Residential Rehabilitation Program                          | Assist 20 households during the planning period, subject to available funding.                  | <p>Due to the dissolution of Redevelopment Agencies by the State, funding for this program has not been available.</p> <p><b>Continued Appropriateness:</b> The City's Housing Funds balance from residential loan repayments and refinancing is projected to grow from \$2 million. These funds may be used to re-initiate the Residential Rehabilitation Program. Therefore, it is being included in the 2021-2029 Housing Element.</p>   |
| 2. Neighborhood Preservation and Revitalization Program (CAPP) | Continue to implement CAPP within the designated Focus Areas.                                   | <p>The City no longer implements the CAPP. The citywide code enforcement program includes the Focus Areas. The City also implements an active graffiti abatement program.</p> <p><b>Continued Appropriateness:</b> This program is no longer appropriate for the 2021-2029 Housing Element. It is replaced by the City's code enforcement and graffiti abatement programs.</p>  |
| 3. Housing Inspection Program                                  | Complete inspections of approximately 200 units annually. Inspect ownership units upon re-sale. | <p>The City has also implemented a Pre-Sale Inspection program. The program requires sellers to submit an application and obtain the resulting report before they sell any residential property. The report includes City records related to the structure at the property and of any code violations as identified by a City inspection.</p> <p>In 2021, Building &amp; Safety conducted 75 inspections on Resale, with 69 retrofits completed.</p> <p><b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.</p> |

|   |  |  |
|---|--|--|
| <p>4.. Lead Based Paint Awareness</p>                                 | <p>Remediate lead cases. Coordinate with LA County and Pacoima Beautiful on educational programs and identification of funding sources.</p>  | <p>The City continues to provide brochures to prospective building permit applicants in compliance with applicable lead-based paint abatement procedures. The City also continues to work with Pacoima Beautiful and the County of Los Angeles to identify funding for outreach and abatement. <b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.</p>   |
| <p>5. Facilitate Affordable and Special Needs Housing Development</p> | <p>Collaborate with affordable housing developers, offer regulatory concessions and incentives, and identify new funding sources to facilitate production of at least 195 new affordable and special needs housing units.</p>    | <p>In 2014, building permits were issued for 28 very low and 4 low-income deed restricted units.<br/>In 2019, a fourplex issued building permits on San Fernando Rd has projected rents of \$1,700 for 2-bedroom units, within the range of affordability for lower income households.<br/>In addition, between 2015 and 2020, a total of 274 accessory dwelling units were issued building permits (an average of 45 each year). Annually, a rent survey was conducted to determine the affordability levels of guesthouses in San Fernando and the surrounding areas. The units fell within low- and moderate-income affordability.</p> <p><b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.</p> |
| <p>6. Conservation of Existing and Future Affordable Units</p>        | <p>Monitor the status of the existing and future affordable rental housing stock in San Fernando. Work with property owners, interest groups and the State and Federal governments to conserve its affordable housing stock.</p> | <p>The City continues to monitor existing deed restricted affordable units on an annual basis.</p> <p><b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.</p>  |

|   |   |  |
|---|---|--|
| <p>7. Monitor Residential Capacity</p>        | <p>Monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. Develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863.</p> | <p>The City continues to monitor development in areas zoned for residential land uses on an annual basis and compares development sites to Housing Element land inventory, as well as a mix of housing types based on affordability level as specified in the RHNA. In December 2017, the City Council adopted a comprehensive update to the San Fernando Corridors Specific Plan, providing for up to 759 mixed use/multi-family units, compared to the 408-unit capacity identified within the Specific Plan in the City's 2013-2021 Housing Element. The San Fernando Corridors Specific Plan was awarded the 2018 Sustainability Award from SCAG.</p> <p><b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.</p> |
| <p>8. Removal of Governmental Constraints</p> | <p>Monitor changes in State and Federal laws and revise City policies, programs, and regulations as necessary and appropriate.</p>  | <p>The City has adopted new zoning regulations ensuring compliance with State mandated housing requirements including, but not limited to, provisions for accessory dwelling units, reasonable accommodation requests, density bonus provisions, supportive and transitional housing provisions, and accommodation of emergency shelters.</p> <p><b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.</p>   |

|   |  |  |
|---|--|--|
| <p>9. Housing Choice Voucher Assistance Program</p> | <p>Support HaCOLA's administration of the program to assist an average of 35 extremely low and very low-income households annually. Encourage landlords to register units; prepare bilingual HaCOLA program contact information.</p> | <p>As of February 2020, a total of 88 households are receiving Section 8 rental assistance through HaCOLA, including 45 standard housing vouchers; 38 project-based vouchers; 2 continuum of care vouchers; and 3 VASH (veterans) vouchers. The City continues to work with Affordable Housing developers to refer prospective tenants to HaCOLA to apply for and/or be placed on the Section 8 voucher waiting list. The City also works with property owners recommending inclusion of their property on HaCOLA's list of registered units.</p> <p><b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.</p> |
| <p>10. Fair Housing Program</p>                     | <p>Contract with the FHCSFV or another fair housing service provider; disseminate brochures; coordinate fair housing education with community events.</p>  | <p>The City provides links on its website and a list of housing resources at the public counter to property owners and renters, including a brochure for the Housing Rights Center with offices in San Fernando Valley.</p> <p><b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.</p>   |
| <p>11. Homeownership Programs</p>                   | <p>Promote County homebuyer programs. Prepare and distribute bilingual program information through various communication channels. Advertise County programs at public counters and on the City's website.</p>                       | <p>The City website advertises a variety of housing services available to residents, including the LA County Housing Resource Center.</p> <p><b>Continued Appropriateness:</b> This program is continued in the 2021-2029 Housing Element.</p>   |

# APPENDIX C: OPPORTUNITY SITES INVENTORY

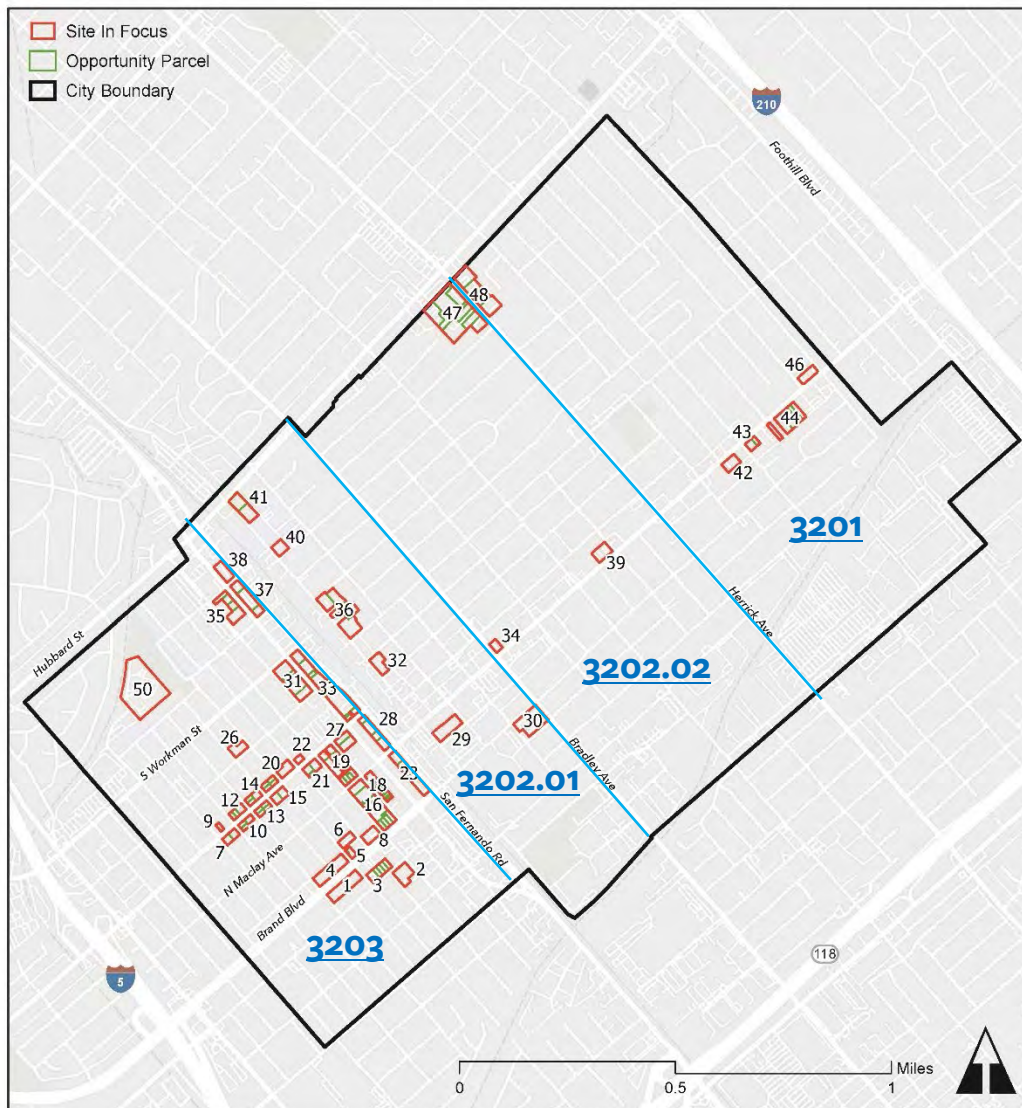
Figure C-1 provides the geographic location of the parcels within San Fernando. Table C-1 presents a detailed list of parcels used in Section 4, Housing Resources, to demonstrate that the City has adequate capacity to accommodate the 2021-2029 RHNA. The Opportunity Sites Map book consists of a series of maps depicting each of the Opportunity Sites parcels grouped by site. Each map includes an aerial photograph of the sites and a corresponding table with details for each individual parcel that is included in Table C-1 Opportunity Sites Table.

Figure C-1 – Opportunity Sites Map

## OPPORTUNITY SITES



San Fernando RHNA Housing Element Update - Key Map



**Table C-1 – San Fernando Housing Opportunity Sites Table**

| Shield | Assessor Parcel Number | Site Address/Intersection                           | Existing Use  | LAZ Acres | General Plan Land Use | Current Zoning | Proposed Density (DU/AC) | Infrastructure | Publicly-Owned       | Identified in Last Two Planning Cycles | Income Category | Additional Net Future Units | Improvement Ratio | Existing FAR | Existing Site Coverage | Existing Lot Coverage (FPI) |
|--------|------------------------|---|---|-----------|-----------------------|----------------|--------------------------|----------------|----------------------|--|-----------------|-----------------------------|-------------------|--------------|------------------------|-----------------------------|
| 1      | 252202013              | 318 S BRANCO BLVD SAN FERNANDO, CA 91340            | Residential - Two Units   | 0.16      | COM                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 1                           | 0.45              | 0.26         | 2,498.03               | 37%                         |
| 2      | 252202019              |   | Recreational - Clubs, Lodges-Halls, Fraternal Organizations                 | 0.22      | MCR                   | P-2            | 20                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 10                          | 2.24              | 0.43         | 17,402.40              | 44%                         |
| 3      | 252202016              |   | Commercial - Retail (C-1, Commercial (Use Permitted))                       | 0.16      | CRD                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 3                           | 0.01              | 0.95         | -                      | 0%                          |
| 3      | 252202015              |   | Freight/Log - Commercial - Storage/Lots (Commercial Use Permitted)          | 0.16      | SRD                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 3                           | 0.01              | 0.96         | -                      | 0%                          |
| 3      | 252202014              | 462 S MARQUETTE LANE SAN FERNANDO, CA 91340         | Freight/Log - Commercial - Storage/Lots (Commercial Use Permitted)          | 0.16      | SRD                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 3                           | 0.01              | 0.88         | -                      | 0%                          |
| 3      | 252202013              |   | Freight/Log - Commercial - Storage/Lots (Commercial Use Permitted)          | 0.16      | SRD                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 3                           | 0.01              | 0.96         | -                      | 0%                          |
| 3      | 252202012              |   | Freight/Log - Commercial - Parking/Lots (Commercial Use Permitted)          | 0.31      | SRD                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 7                           | 0.01              | 0.88         | -                      | 0%                          |
| 4      | 252202016              | 222 S BRANCO BLVD SAN FERNANDO, CA 91340            | Residential - Single  | 0.16      | COM                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 1                           | 0.92              | 0.22         | 2,284.82               | 23%                         |
| 5      | 252202003              | 465 S BRANCO BLVD SAN FERNANDO, CA 91340            | Commercial - Stores   | 0.20      | SRD                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 4                           | 0.81              | 0.54         | 4,475.17               | 52%                         |
| 5      | 252202007              |   | Freight/Log - Commercial - Storage/Lots (Commercial Use Permitted)          | 0.33      | SRD                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 0                           | 0.00              | 0.00         | -                      | 0%                          |
| 5      | 252202000              |   | Freight/Log - Commercial - Storage/Lots (Commercial Use Permitted)          | 0.46      | SRD                   | C-1            | 35                       | YES - Current  | YES - City-Owned     | Not Used in Prior Housing Element      | Moderate Income | 12                          | 0.00              | 0.00         | -                      | 0%                          |
| 7      | 252102908              | 666 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340 | Commercial - Auto, Retail/Service, Consultation, Etc., Sales & Services     | 0.23      | COM                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 6                           | 1.24              | 0.22         | 2,376.23               | 24%                         |
| 7      | 252102909              | 670 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340 | Commercial - Stores/Contributor   | 0.23      | COM                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 5                           | 1.16              | 0.40         | 5,099.51               | 51%                         |
| 8      | 252202025              | 411 S BRANCO BLVD SAN FERNANDO, CA 91340            | Miscellaneous - Utility, Commercial & Mutual Planning Plans Sale/Assess Pt. | 0.81      | SRD                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 14                          | 0.00              | 0.24         | 6,554.00               | 25%                         |
| 9      | 252102911              | 691 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340 | Residential - Single (Caretaker)  | 0.11      | COM                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 0                           | 1.22              | 0.60         | 2,704.47               | 54%                         |
| 10     | 252102924              | 114 S BRANCO BLVD SAN FERNANDO, CA 91340            | Commercial - Stores/Contributor   | 0.17      | COM                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 4                           | 0.52              | 0.32         | 3,199.16               | 42%                         |
| 10     | 252102910              | 676 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340 | Residential - Two Units   | 0.11      | COM                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 2                           | 1.27              | 0.36         | 2,802.81               | 57%                         |
| 11     | 252102910              | 676 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340 | Residential - Two Units   | 0.11      | COM                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 1                           | 0.50              | 0.31         | 2,086.66               | 41%                         |
| 12     | 252102902              | 1203 BRANCO BLVD SAN FERNANDO, CA 91340             | Commercial - Professional Buildings   | 0.23      | COM                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 6                           | 3.08              | 0.20         | 2,778.80               | 28%                         |
| 13     | 252102922              | 1203 BRANCO BLVD SAN FERNANDO, CA 91340             | Commercial - Office Buildings   | 0.11      | COM                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 2                           | 1.43              | 0.31         | 1,736.92               | 35%                         |
| 13     | 252102923              | 1203 BRANCO BLVD SAN FERNANDO, CA 91340             | Residential - Family Units (4+ Units)                                       | 0.11      | COM                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 0                           | 1.96              | 0.60         | 2,620.07               | 51%                         |
| 13     | 252102918              | 566 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340 | Commercial - Auto, Retail/Service, Consultation, Etc., Sales & Services     | 0.11      | COM                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 3                           | 1.12              | 0.23         | 2,825.74               | 53%                         |
| 13     | 252102908              | 1142 HEAVITT ST SAN FERNANDO, CA 91340              | Residential - Single  | 0.11      | COM                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 2                           | 0.25              | 0.14         | 1,487.27               | 30%                         |
| 13     | 252102701              | 566 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340 | Commercial - Stores/Contributor   | 0.11      | COM                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 2                           | 1.20              | 0.44         | 2,359.57               | 48%                         |
| 13     | 252102701              | 114 HEAVITT ST SAN FERNANDO, CA 91340               | Residential - Single  | 0.11      | COM                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 2                           | 1.11              | 0.21         | 1,480.88               | 30%                         |
| 14     | 252102625              | 501 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340 | Commercial - Stores   | 0.11      | COM                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 3                           | 0.42              | 0.22         | 1,952.62               | 34%                         |
| 14     | 252102474              | 1207 HEAVITT ST SAN FERNANDO CA 91340               | Residential - Two Units   | 0.11      | COM                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 1                           | 0.33              | 0.18         | 1,802.10               | 32%                         |
| 14     | 252102628              | 1200 HEAVITT ST SAN FERNANDO CA 91340               | Commercial - Stores   | 0.23      | COM                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 0                           | 0.80              | 0.48         | 5,310.55               | 53%                         |
| 15     | 252102929              | 501 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340 | Commercial - Professional Buildings   | 0.29      | COM                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 7                           | 2.11              | 0.32         | 273.74                 | 2%                          |
| 15     | 252102927              | 1141 HEAVITT ST SAN FERNANDO CA 91340               | Commercial - Stores   | 0.29      | COM                   | C-1            | 35                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 6                           | 4.11              | 0.48         | 6,260.63               | 50%                         |
| 16     | 252202405              | 1050 CEJAS ST SAN FERNANDO, CA 91340                | Commercial - Stores   | 0.63      | SR-F                  | SR-F           | 50                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Low Income      | 23                          | 0.62              | 0.15         | 17,072.83              | 62%                         |
| 16     | 252202407              | 1053 PICO ST SAN FERNANDO, CA 91340                 | Commercial - Stores   | 0.11      | SR-F                  | SR-F           | 50                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 3                           | 1.18              | 0.51         | 2,404.16               | 49%                         |
| 16     | 252202403              | 308 S MACLAVAY AVE SAN FERNANDO, CA 91340           | Government - Government Parcel (Commercial Use Permitted)                   | 0.46      | SR-F                  | SR-F           | 50                       | YES - Current  | YES - Federal-Owned  | Not Used in Prior Housing Element      | Moderate Income | 16                          | 0.00              | 0.00         | 5,599.46               | 38%                         |
| 16     | 252202406              |   | Freight/Log - Commercial - Parking/Lots (Commercial Use Permitted)          | 0.86      | SR-F                  | SR-F           | 50                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element      | Moderate Income | 1                           | 0.00              | 1.00         | -                      | 0%                          |

| SiteID | Assessor Parcel Number | Site Address/Intersection  | Existing Use | Lot Acres | General Plan Land Use | Current Zoning | Proposed Density (DU/AC) | Infrastructure       | Publicly-Owned  | Identified in Last Two Planning Cycles | Income Category | Additional Net Future Units | Improvement Ratio | Existing FAR | Existing Site Coverage | Existing Coverage (PCT) |
|--------|------------------------|--|--------------|-----------|-----------------------|----------------|--------------------------|----------------------|---|--|-----------------|-----------------------------|-------------------|--------------|------------------------|-------------------------|
| 15     | 252200404              | Potential Vacant - Commercial - Parking/Lots (Commercial Use Properties) | 0.12         | SP-5      | SP-5                  | 50             | YES - Current            | NO - Privately-Owned | Not Used in Prior Housing Element                       | Modest Income                          | 3               | 0.06                        | 1.00              | -            | -                      | 0%                      |
| 16     | 252201405              | Commercial - Stores  | 0.15         | SP-5      | SP-5                  | 50             | YES - Current            | NO - Privately-Owned | Not Used in Prior Housing Element                       | Modest Income                          | 4               | 0.07                        | 0.26              | 2,216.40     | 2,216.40               | 57%                     |
| 16     | 252201406              | Commercial - Stores  | 0.15         | SP-5      | SP-5                  | 50             | YES - Current            | NO - Privately-Owned | Not Used in Prior Housing Element                       | Modest Income                          | 4               | 1.58                        | 0.38              | 3,180.74     | 3,180.74               | 48%                     |
| 16     | 252200404              | Potential Vacant - Government - Government Parcel                        | 0.09         | SP-5      | SP-5                  | 50             | YES - Current            | YES - City-Owned     | Used in Two Consecutive Prior Housing Elements - Vacant | Low Income                             | 36              | 0.00                        | 0.00              | -            | -                      | 0%                      |
| 16     | 252200405              | Potential Vacant - Government - Government Parcel                        | 0.03         | SP-5      | SP-5                  | 50             | YES - Current            | YES - City-Owned     | Used in Two Consecutive Prior Housing Elements - Vacant | Modest Income                          | 0               | 0.00                        | 0.00              | -            | -                      | 0%                      |
| 16     | 252201400              | Potential Vacant - Commercial - Commercial                               | 0.15         | SP-5      | SP-5                  | 50             | YES - Current            | YES - City-Owned     | Used in Two Consecutive Prior Housing Elements - Vacant | Modest Income                          | 5               | 0.00                        | 0.00              | -            | -                      | 0%                      |
| 16     | 252201401              | Potential Vacant - Government - Government Parcel                        | 0.19         | SP-5      | SP-5                  | 50             | YES - Current            | YES - City-Owned     | Used in Two Consecutive Prior Housing Elements - Vacant | Modest Income                          | 6               | 0.00                        | 0.00              | -            | -                      | 0%                      |
| 17     | 252102301              | Commercial - Stores  | 0.11         | COM       | C-1                   | 35             | YES - Current            | NO - Privately-Owned | Not Used in Prior Housing Element                       | Modest Income                          | 3               | 0.82                        | 0.45              | 2,948.57     | 2,948.57               | 51%                     |
| 17     | 252102302              | Commercial - Office Buildings  | 0.12         | COM       | C-1                   | 35             | YES - Current            | NO - Privately-Owned | Not Used in Prior Housing Element                       | Modest Income                          | 3               | 1.08                        | 0.30              | 1,543.56     | 1,543.56               | 31%                     |
| 17     | 252102302              | Commercial - Professional Buildings                                      | 0.11         | COM       | C-1                   | 35             | YES - Current            | NO - Privately-Owned | Not Used in Prior Housing Element                       | Modest Income                          | 3               | 3.13                        | 0.40              | 2,307.37     | 2,307.37               | 46%                     |
| 17     | 252102301              | Commercial - Stores  | 0.11         | COM       | C-1                   | 35             | YES - Current            | NO - Privately-Owned | Not Used in Prior Housing Element                       | Modest Income                          | 2               | 1.26                        | 0.24              | 1,962.14     | 1,962.14               | 39%                     |
| 17     | 252102301              | Commercial - Stores  | 0.11         | COM       | C-1                   | 35             | YES - Current            | NO - Privately-Owned | Not Used in Prior Housing Element                       | Modest Income                          | 2               | 0.92                        | 0.45              | 2,548.37     | 2,548.37               | 51%                     |
| 17     | 252102302              | Commercial - Office Buildings  | 0.12         | COM       | C-1                   | 35             | YES - Current            | NO - Privately-Owned | Not Used in Prior Housing Element                       | Modest Income                          | 2               | 1.06                        | 0.30              | 1,543.56     | 1,543.56               | 31%                     |
| 18     | 252200301              | Commercial - Office Buildings  | 0.13         | BP-5      | BP-5                  | 50             | YES - Current            | NO - Privately-Owned | Used in Prior Housing Element - Non-Vacant              | Modest Income                          | 4               | 0.95                        | 0.86              | 5,496.28     | 5,496.28               | 97%                     |
| 18     | 252200304              | Commercial - Stores  | 0.13         | BP-5      | BP-5                  | 50             | YES - Current            | YES - City-Owned     | Used in Prior Housing Element - Non-Vacant              | Modest Income                          | 4               | 0.00                        | 0.00              | -            | -                      | 0%                      |
| 18     | 252200309              | Commercial - Stores  | 0.21         | BP-5      | BP-5                  | 50             | YES - Current            | NO - Privately-Owned | Not Used in Prior Housing Element                       | Modest Income                          | 7               | 0.73                        | 0.58              | 3,659.86     | 3,659.86               | 47%                     |
| 18     | 252200301              | Commercial - Commercial  | 0.11         | BP-5      | BP-5                  | 50             | YES - Current            | NO - Privately-Owned | Not Used in Prior Housing Element                       | Modest Income                          | 3               | 2.24                        | 0.10              | 564.35       | 564.35                 | 12%                     |
| 18     | 252200300              | Potential Vacant - Government - Government Parcel                        | 0.06         | BP-5      | BP-5                  | 50             | YES - Current            | YES - City-Owned     | Used in Two Consecutive Prior Housing Elements - Vacant | Modest Income                          | 2               | 0.00                        | 0.00              | -            | -                      | 0%                      |
| 18     | 252200302              | Potential Vacant - Commercial - Commercial                               | 0.05         | BP-5      | BP-5                  | 50             | YES - Current            | YES - City-Owned     | Used in Two Consecutive Prior Housing Elements - Vacant | Modest Income                          | 1               | 0.00                        | 0.00              | -            | -                      | 0%                      |
| 18     | 252200303              | Potential Vacant - Government - Government Parcel                        | 0.06         | BP-5      | BP-5                  | 50             | YES - Current            | YES - City-Owned     | Used in Two Consecutive Prior Housing Elements - Vacant | Modest Income                          | 2               | 0.00                        | 0.00              | -            | -                      | 0%                      |
| 18     | 252200305              | Potential Vacant - Commercial - Parking/Lots (Commercial Use Properties) | 0.06         | BP-5      | BP-5                  | 50             | YES - Current            | YES - City-Owned     | Used in Two Consecutive Prior Housing Elements - Vacant | Modest Income                          | 2               | 0.00                        | 0.00              | -            | -                      | 0%                      |
| 18     | 252200301              | Potential Vacant - Government - Government Parcel                        | 0.07         | BP-5      | BP-5                  | 50             | YES - Current            | YES - City-Owned     | Used in Two Consecutive Prior Housing Elements - Vacant | Modest Income                          | 2               | 0.00                        | 0.00              | -            | -                      | 0%                      |
| 19     | 252103102              | Commercial - Professional Buildings                                      | 0.12         | BP-5      | BP-5                  | 50             | YES - Current            | NO - Privately-Owned | Used in Prior Housing Element - Non-Vacant              | Modest Income                          | 4               | 0.00                        | 0.00              | 199.48       | 199.48                 | 4%                      |
| 19     | 252103105              | Commercial - Stores  | 0.14         | BP-5      | BP-5                  | 50             | YES - Current            | NO - Privately-Owned | Not Used in Prior Housing Element                       | Modest Income                          | 4               | 0.54                        | 0.56              | 2,899.71     | 2,899.71               | 48%                     |
| 19     | 252103103              | Commercial - Banks Savings & Loan  | 0.15         | BP-5      | BP-5                  | 50             | YES - Current            | NO - Privately-Owned | Not Used in Prior Housing Element                       | Modest Income                          | 5               | 1.50                        | 2.06              | 5,025.37     | 5,025.37               | 88%                     |
| 19     | 252103106              | Commercial - Stores  | 0.14         | BP-5      | BP-5                  | 50             | YES - Current            | NO - Privately-Owned | Not Used in Prior Housing Element                       | Modest Income                          | 4               | 0.53                        | 0.42              | 2,790.31     | 2,790.31               | 46%                     |
| 19     | 252103101              | Commercial - Restaurants - Cocktail Lounges                              | 0.21         | BP-5      | BP-5                  | 50             | YES - Current            | NO - Privately-Owned | Not Used in Prior Housing Element                       | Modest Income                          | 6               | 1.33                        | 0.28              | 2,448.59     | 2,448.59               | 28%                     |
| 18     | 252103101              | Potential Vacant - Government - Government Parcel                        | 0.54         | SP-5      | SP-5                  | 50             | YES - Current            | YES - City-Owned     | Used in Two Consecutive Prior Housing Elements - Vacant | Low Income                             | 18              | 0.00                        | 0.00              | -            | -                      | 0%                      |
| 19     | 252103102              | Potential Vacant - Government - Government Parcel                        | 0.54         | SP-5      | SP-5                  | 50             | YES - Current            | YES - City-Owned     | Used in Two Consecutive Prior Housing Elements - Vacant | Low Income                             | 19              | 0.00                        | 0.00              | -            | -                      | 0%                      |
| 19     | 252103103              | Potential Vacant - Commercial - Service Stations                         | 0.21         | SP-5      | SP-5                  | 50             | YES - Current            | YES - City-Owned     | Used in Two Consecutive Prior Housing Elements - Vacant | Modest Income                          | 7               | 0.00                        | 0.00              | -            | -                      | 0%                      |
| 20     | 252102301              | Recreational - Athletics & Amusement Facilities                          | 0.52         | CEB       | C-1                   | 35             | YES - Current            | NO - Privately-Owned | Not Used in Prior Housing Element                       | Modest Income                          | 12              | 1.31                        | 0.41              | 1,060.90     | 1,060.90               | 49%                     |
| 21     | 252103001              | Commercial - Professional Buildings                                      | 0.23         | CEB       | C-1                   | 35             | YES - Current            | NO - Privately-Owned | Not Used in Prior Housing Element                       | Modest Income                          | 6               | 0.63                        | 0.52              | 6,126.88     | 6,126.88               | 64%                     |
| 21     | 252103003              | Commercial - Office Buildings  | 0.30         | CEB       | C-1                   | 35             | YES - Current            | NO - Privately-Owned | Not Used in Prior Housing Element                       | Modest Income                          | 7               | 0.43                        | 0.61              | 5,074.56     | 5,074.56               | 39%                     |
| 21     | 252103004              | Commercial - Commercial  | 0.07         | CEB       | C-1                   | 35             | YES - Current            | NO - Privately-Owned | Not Used in Prior Housing Element                       | Modest Income                          | 1               | 0.00                        | 0.00              | 350.00       | 350.00                 | 13%                     |



| Stuid | Assessor Parcel Number | Site Address/Intersection                           | Existing Use  | Lot Acres | General Plan Land Use | Current Zoning | Proposed Density (DU/AC) | Infrastructure | Publicly-Owned       | Identified in Last/Last Two Planning Cycles             | Income Category | Additional Net Future Units | Improvement Ratio | Existing FAR | Existing Site Coverage | Existing Lot Coverage (PCT) |
|-------|------------------------|---|---|-----------|-----------------------|----------------|--------------------------|----------------|----------------------|---|-----------------|-----------------------------|-------------------|--------------|------------------------|-----------------------------|
| 22    | 2621021027             | 415 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340 | Potentially Vacant - Commercial - Farming/Les (Commercial Use Prohibited) | 0.17      | CB0                   | C-1            | 36                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element                       | Moderate Income | 4                           | 0.02              | 1.00         | -                      | 0%                          |
| 23    | 2621030101             | 101 S WILKIN AVE SAN FERNANDO CA 91340              | Commercial - Auto. Recreation/Eqpt. Construction/Eqpt. Sales & Service    | 0.34      | SP-5                  | SP-5           | 50                       | YES - Current  | NO - Privately-Owned | Used in Prior Housing Element - Non-Element - Vacant    | Moderate Income | 12                          | 0.41              | 0.47         | 6,680.87               | 47%                         |
| 23    | 2621030102             |   | Potentially Vacant - Government - Government Parcel                       | 0.16      | SP-5                  | SP-5           | 50                       | YES - Current  | YES - City-Owned     | Used in Two Consecutive Prior Housing Elements - Vacant | Moderate Income | 16                          | 0.00              | 0.00         | -                      | 0%                          |
| 23    | 2621030101             |   | Potentially Vacant - Government - Government Parcel                       | 0.69      | SP-5                  | SP-5           | 50                       | YES - Current  | YES - City-Owned     | Used in Two Consecutive Prior Housing Elements - Vacant | Low Income      | 25                          | 0.00              | 0.00         | -                      | 0%                          |
| 26    | 2621010205             | 1304 WOLFE STREET SAN FERNANDO CA 91340             | residential - Home/Fr/Kid's & Adults                                      | 0.68      | MCR                   | R-2            | 20                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element                       | Moderate Income | 5                           | 3.33              | 1.02         | 6,026.02               | 26%                         |
| 27    | 2621032003             | 1410 SAN FERNANDO RD SAN FERNANDO CA 91340          | Commercial - Stores   | 0.46      | SP-5                  | SP-5           | 50                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element                       | Moderate Income | 17                          | 2.81              | 2.98         | 19,021.86              | 98%                         |
| 27    | 2621030307             | 210 SAN FERNANDO MISSION BLVD SAN FERNANDO CA 91340 | Commercial - Stores   | 0.34      | SP-5                  | SP-5           | 50                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element                       | Moderate Income | 12                          | 0.43              | 0.61         | 3,120.78               | 51%                         |
| 28    | 2621040404             |   | Potentially Vacant - Government - Government Parcel                       | 0.42      | SP-5                  | SP-5           | 50                       | YES - Current  | YES - City-Owned     | Used in Two Consecutive Prior Housing Elements - Vacant | Moderate Income | 15                          | 0.00              | 0.00         | -                      | 0%                          |
| 28    | 2621040405             |   | Potentially Vacant - Government - Government Parcel                       | 0.15      | SP-5                  | SP-5           | 50                       | YES - Current  | YES - City-Owned     | Used in Two Consecutive Prior Housing Elements - Vacant | Moderate Income | 5                           | 0.00              | 0.00         | -                      | 0%                          |
| 28    | 2621040409             | 11011 FERNANDA ST SAN FERNANDO CA 91340             | Potentially Vacant - Commercial - Stores                                  | 0.26      | SP-5                  | SP-5           | 50                       | YES - Current  | NO - Privately-Owned | Used in Two Consecutive Prior Housing Elements - Vacant | Moderate Income | 10                          | 1.06              | 0.21         | -                      | 0%                          |
| 28    | 2621040407             |   | Potentially Vacant - Commercial - Stores                                  | 0.22      | SP-5                  | SP-5           | 50                       | YES - Current  | NO - Privately-Owned | Used in Two Consecutive Prior Housing Elements - Vacant | Moderate Income | 5                           | 1.35              | 0.35         | -                      | 0%                          |
| 29    | 2621040201             | 147 N WALSH ST SAN FERNANDO CA 91340                | Government - Government Parcel  | 1.19      | SP-5                  | SP-5           | 50                       | YES - Current  | YES - City-Owned     | Not Used in Prior Housing Element                       | Low Income      | 44                          | 0.00              | 0.00         | 16,644.11              | 37%                         |
| 30    | 2621040408             | 201 FERNANDA ST SAN FERNANDO CA 91340               | Potentially Vacant - Government - Government Parcel                       | 1.81      | MCR                   | R-3            | 43                       | YES - Current  | YES - County-Owned   | Not Used in Prior Housing Element                       | Low Income      | 80                          | 0.00              | 0.00         | -                      | 0%                          |
| 31    | 2621010801             | 1210 SAN FERNANDO RD SAN FERNANDO CA 91340          | Commercial - Auto. Recreation/Eqpt. Construction/Eqpt. Sales & Service    | 0.92      | SP-5                  | SP-5           | 37                       | YES - Current  | YES - City-Owned     | Used in Prior Housing Element - Non-Element - Vacant    | Low Income      | 25                          | 0.00              | 0.00         | 1,183.06               | 3%                          |
| 31    | 2621010802             | 1230 SAN FERNANDO RD SAN FERNANDO CA 91340          | Recreational - Athletic & Amusement Facilities                            | 0.61      | SP-5                  | SP-5           | 37                       | YES - Current  | NO - Privately-Owned | Used in Prior Housing Element - Non-Element - Vacant    | Low Income      | 17                          | 0.53              | 0.47         | 5,196.73               | 17%                         |
| 31    | 2621010818             | 1300 SAN FERNANDO RD SAN FERNANDO CA 91340          | Potentially Vacant - Commercial - Farming/Les (Commercial Use Prohibited) | 0.46      | SP-5                  | SP-5           | 37                       | YES - Current  | NO - Privately-Owned | Used in Two Consecutive Prior Housing Elements - Vacant | Moderate Income | 12                          | 0.03              | 1.00         | -                      | 0%                          |
| 31    | 2621010802             |   | Vacant  | 0.06      | SP-5                  | SP-5           | 37                       | YES - Current  | NO - Privately-Owned | Used in Two Consecutive Prior Housing Elements - Vacant | Moderate Income | 1                           | 0.09              | 1.00         | -                      | 0%                          |
| 31    | 2621010801             |   | Vacant  | 0.06      | SP-5                  | SP-5           | 37                       | YES - Current  | NO - Privately-Owned | Used in Two Consecutive Prior Housing Elements - Vacant | Moderate Income | 1                           | 0.09              | 1.00         | -                      | 0%                          |
| 31    | 2621010803             |   | Vacant  | 0.11      | SP-5                  | SP-5           | 37                       | YES - Current  | NO - Privately-Owned | Used in Two Consecutive Prior Housing Elements - Vacant | Moderate Income | 3                           | 0.00              | 0.00         | -                      | 0%                          |
| 32    | 2620010016             | 1321 1 ST SAN FERNANDO CA 91340                     | Vacant  | 0.74      | SP-5                  | SP-5           | 20                       | YES - Current  | NO - Privately-Owned | Used in Two Consecutive Prior Housing Elements - Vacant | Moderate Income | 8                           | 0.00              | 0.00         | -                      | 0%                          |
| 33    | 2621040401             |   | Potentially Vacant - Government - Government Parcel                       | 0.16      | SP-5                  | SP-5           | 37                       | YES - Current  | YES - City-Owned     | Used in Two Consecutive Prior Housing Elements - Vacant | Moderate Income | 4                           | 0.00              | 0.00         | -                      | 0%                          |
| 33    | 2621017002             |   | Potentially Vacant - Commercial - Commercial                              | 0.09      | SP-5                  | SP-5           | 37                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element                       | Moderate Income | 0                           | 0.00              | 0.00         | -                      | 0%                          |
| 33    | 2621017003             | 1316 SAN FERNANDO RD SAN FERNANDO CA 91340          | Potentially Vacant - Commercial - Commercial                              | 0.11      | SP-5                  | SP-5           | 37                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element                       | Moderate Income | 7                           | 0.00              | 0.00         | -                      | 0%                          |
| 33    | 2621017022             | 1346 SAN FERNANDO RD SAN FERNANDO CA 91340          | Commercial - Svc. Shops/Food, TV, Refrig, Print Shop                      | 0.40      | SP-5                  | SP-5           | 37                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element                       | Moderate Income | 10                          | 0.70              | 0.40         | 6,677.07               | 40%                         |
| 33    | 2621032011             | 1203 SAN FERNANDO RD SAN FERNANDO CA 91340          | Commercial - Stores   | 0.04      | SP-5                  | SP-5           | 37                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element                       | Moderate Income | 0                           | 2.06              | 0.72         | 1,220.00               | 68%                         |
| 33    | 2621032011             | 1201 SAN FERNANDO RD SAN FERNANDO CA 91340          | Commercial - Restaurants, Cocktail Lounges                                | 0.10      | SP-5                  | SP-5           | 37                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element                       | Moderate Income | 2                           | 0.50              | 0.20         | 1,025.00               | 36%                         |
| 33    | 2621017023             | 1377 SAN FERNANDO RD SAN FERNANDO CA 91340          | Commercial - Restaurants, Cocktail Lounges                                | 0.48      | SP-5                  | SP-5           | 37                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element                       | Moderate Income | 11                          | 4.87              | 0.13         | 2,748.47               | 13%                         |
| 33    | 2621017021             | 1245 SAN FERNANDO RD SAN FERNANDO CA 91340          | Commercial - Store/Contribution   | 0.09      | SP-5                  | SP-5           | 37                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element                       | Low Income      | 27                          | 1.05              | 0.36         | 4,231.44               | 29%                         |
| 33    | 2621032011             | 1221 SAN FERNANDO RD SAN FERNANDO CA 91340          | Commercial - Stores   | 1.63      | SP-5                  | SP-5           | 37                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element                       | Low Income      | 42                          | 0.72              | 0.29         | 22,074.91              | 35%                         |
| 34    | 2610080022             | 403 N WILKIN AVE SAN FERNANDO CA 91340              | Commercial - Office Buildings   | 0.32      | SP-5                  | SP-5           | 37                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element                       | Moderate Income | 8                           | 1.70              | 0.62         | 4,073.18               | 30%                         |
| 35    | 2610080027             | 1453 SAN FERNANDO RD SAN FERNANDO CA 91340          | Commercial - Stores   | 0.23      | SP-5                  | SP-5           | 37                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element                       | Moderate Income | 6                           | 1.28              | 0.50         | 5,281.86               | 53%                         |
| 35    | 2610080028             | 1620 SAN FERNANDO RD SAN FERNANDO CA 91340          | Commercial - Store/Contribution   | 0.23      | SP-5                  | SP-5           | 37                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element                       | Moderate Income | 6                           | 0.97              | 0.25         | 3,682.34               | 40%                         |
| 35    | 2610080029             | 1453 SAN FERNANDO RD SAN FERNANDO CA 91340          | Commercial - Stores   | 0.23      | SP-5                  | SP-5           | 37                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element                       | Moderate Income | 1                           | 1.74              | 0.40         | -                      | 0%                          |
| 35    | 2610080024             | 1453 SAN FERNANDO RD SAN FERNANDO CA 91340          | Potentially Vacant - Commercial - Commercial                              | 0.57      | SP-5                  | SP-5           | 37                       | YES - Current  | NO - Privately-Owned | Not Used in Prior Housing Element                       | Low Income      | 15                          | 0.00              | 0.00         | -                      | 0%                          |

| Sheet | Assessor Parcel Number | Site Address (Incorporation)              | Existing Use  | Lot Acres | General Plan Land Use | Current Zoning | Proposed Density (D/A/C) | Infrastructure | Publicly Owned       | (Entered in Last/Next Two Planning Cycles) | Income Category | Additional Net-Square Units | Improvement Ratio | Existing FAR | Existing Site Coverage % | Existing Lot Coverage (FCT) |
|-------|------------------------|---|---|-----------|-----------------------|----------------|--------------------------|----------------|----------------------|--|-----------------|-----------------------------|-------------------|--------------|--------------------------|-----------------------------|
| 36    | 25001045               | 1611 ST SAN FERNANDO CA 91340             | Commercial - Office Buildings                                       | 0.82      | SP-5                  | SP-5           | 26                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Moderate Income | 8                           | 0.87              | 1.43         | 12,802.04                | 44%                         |
| 36    | 25001043               | 1611 ST SAN FERNANDO CA 91340             | Vacant  | 0.89      | SP-5                  | SP-5           | 26                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Moderate Income | 12                          | 0.00              | 0.00         | -                        | 6%                          |
| 36    | 25001041               | 1629 ST SAN FERNANDO CA 91340             | Industrial - Industrial   | 0.73      | SP-5                  | SP-5           | 43                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Low Income      | 25                          | 0.00              | 0.00         | -                        | 0%                          |
| 36    | 25001042               | 1611 ST SAN FERNANDO CA 91340             | Vacant  | 0.31      | SP-5                  | SP-5           | 43                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Low Income      | 16                          | 0.00              | 0.00         | 760.32                   | 5%                          |
| 37    | 25001001               | 107 S HASTINGTON ST SAN FERNANDO CA 91340 | Commercial - Restaurants, Coffee Lounges                            | 0.29      | SP-5                  | SP-5           | 27                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Moderate Income | 7                           | 0.02              | 0.05         | 2,137.88                 | 13%                         |
| 37    | 25001003               | 157 SAN FERNANDO RD SAN FERNANDO CA 91340 | Commercial - Auto Repair/Service, Car Wash, Sales & Service         | 0.84      | SP-5                  | SP-5           | 27                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Moderate Income | 8                           | 0.07              | 0.13         | 3,333.84                 | 14%                         |
| 37    | 25001004               | 151 SAN FERNANDO RD SAN FERNANDO CA 91340 | Professional - Commercial - Parking Lots                            | 0.78      | SP-5                  | SP-5           | 27                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Low Income      | 21                          | 0.07              | 0.17         | 281.81                   | 1%                          |
| 38    | 25001007               | 161 SAN FERNANDO RD SAN FERNANDO CA 91340 | Commercial - Auto Repair/Service, Car Wash, Sales & Service         | 0.69      | SP-5                  | SP-5           | 27                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Low Income      | 18                          | 0.14              | 0.27         | 16,300.26                | 53%                         |
| 38    | 25001008               | 161 MACKEY AVE SAN FERNANDO CA 91340      | Commercial - Financials/Community Properties                        | 0.11      | SP-5                  | SP-5           | 27                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Moderate Income | 4                           | 0.03              | 0.03         | 183.79                   | 3%                          |
| 40    | 25001023               | 1613 ST SAN FERNANDO CA 91340             | Professional - Law Firm, Real Estate, Insurance, Financial Services | 0.33      | SP-5                  | SP-5           | 26                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Moderate Income | 5                           | 0.62              | 0.64         | 14,888.30                | 43%                         |
| 41    | 25001005               | 103 HERRING AVE SAN FERNANDO CA 91340     | Industrial - Lumber Yards   | 0.62      | SP-5                  | SP-5           | 26                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Moderate Income | 8                           | 0.28              | 0.07         | 6,910.81                 | 20%                         |
| 41    | 25001018               | 2011 ST SAN FERNANDO CA 91340             | Industrial - Lumber Yards   | 0.88      | SP-5                  | SP-5           | 26                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Moderate Income | 9                           | 0.82              | 0.80         | 16,103.88                | 45%                         |
| 42    | 25001004               | 565 MACKEY AVE SAN FERNANDO CA 91340      | Industrial - Churches   | 0.50      | SP-5                  | SP-5           | 27                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Low Income      | 16                          | 0.35              | 0.24         | 7,294.23                 | 28%                         |
| 43    | 25001017               | 1031 MACKEY AVE SAN FERNANDO CA 91340     | Commercial - Stores   | 0.27      | SP-5                  | SP-5           | 27                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Moderate Income | 6                           | 0.60              | 0.32         | 4,151.88                 | 23%                         |
| 43    | 25001013               | 10711 MACKEY AVE SAN FERNANDO CA 91340    | Commercial - Auto Repair/Service, Car Wash, Sales & Service         | 0.13      | SP-5                  | SP-5           | 27                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Moderate Income | 1                           | 0.68              | 0.38         | 2,005.50                 | 24%                         |
| 44    | 25001025               | 1039 MACKEY AVE SAN FERNANDO CA 91340     | Commercial - Commercial   | 0.25      | SP-5                  | SP-5           | 27                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Moderate Income | 5                           | 0.31              | 0.29         | 3,017.05                 | 27%                         |
| 44    | 25001018               | 1119 MACKEY AVE SAN FERNANDO CA 91340     | Commercial - Office Buildings                                       | 0.79      | SP-5                  | SP-5           | 27                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Moderate Income | 6                           | 0.43              | 0.09         | 1,995.66                 | 15%                         |
| 44    | 25001015               | 1109 MACKEY AVE SAN FERNANDO CA 91340     | Commercial - Stores   | 0.29      | SP-5                  | SP-5           | 27                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Moderate Income | 6                           | 0.50              | 0.22         | 5,222.78                 | 44%                         |
| 44    | 25001002               | 1039 MACKEY AVE SAN FERNANDO CA 91340     | Commercial - Professional Buildings                                 | 0.01      | SP-5                  | SP-5           | 27                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Low Income      | 13                          | 0.93              | 0.18         | 6,020.25                 | 27%                         |
| 44    | 25001023               | 1039 MACKEY AVE SAN FERNANDO CA 91340     | Industrial - Churches   | 0.88      | SP-5                  | SP-5           | 27                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Low Income      | 18                          | 0.46              | 0.17         | 4,245.55                 | 13%                         |
| 46    | 25001024               | 1179 MACKEY AVE SAN FERNANDO CA 91340     | Commercial - Office Buildings                                       | 0.59      | SP-5                  | SP-5           | 27                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Low Income      | 14                          | 0.64              | 0.25         | 10,444.88                | 40%                         |
| 47    | 25001008               | 1801 ENHANS BLVD SAN FERNANDO CA 91340    | Commercial - Professional Buildings                                 | 0.48      | COM                   | COM            | 26                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Moderate Income | 11                          | 0.50              | 0.23         | 5,105.88                 | 24%                         |
| 47    | 25001023               | 2014 ENHANS BLVD SAN FERNANDO CA 91340    | Commercial - Restaurants, Coffee Lounges                            | 0.42      | COM                   | COM            | 26                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Moderate Income | 8                           | 0.07              | 0.16         | 3,778.32                 | 7%                          |
| 47    | 25001022               | 1851 ENHANS BLVD SAN FERNANDO CA 91340    | Commercial - Restaurants, Coffee Lounges                            | 0.47      | COM                   | COM            | 26                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Moderate Income | 11                          | 0.75              | 0.10         | 3,228.88                 | 13%                         |
| 47    | 25001043               | 2400 ENHANS BLVD SAN FERNANDO CA 91340    | Commercial - Supermarket  | 2.07      | COM                   | COM            | 26                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Low Income      | 54                          | 0.62              | 0.50         | 40,188.51                | 43%                         |
| 47    | 25001024               | 2102 ENHANS BLVD SAN FERNANDO CA 91340    | Commercial - Shopping Centers (Big Box Retail)                      | 1.37      | COM                   | COM            | 26                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Low Income      | 36                          | 1.67              | 0.34         | 27,252.22                | 57%                         |
| 47    | 25001020               | 2010 ENHANS BLVD SAN FERNANDO CA 91340    | Commercial - Professional Buildings                                 | 0.84      | COM                   | COM            | 26                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Low Income      | 21                          | 0.01              | 0.06         | 300.38                   | 1%                          |
| 47    | 25001042               | 2010 ENHANS BLVD SAN FERNANDO CA 91340    | Commercial - Shopping Centers (Retail/Professional Community)       | 0.92      | COM                   | COM            | 26                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Low Income      | 15                          | 1.01              | 0.48         | 14,861.26                | 28%                         |
| 48    | 25001004               | 2070 ENHANS BLVD SAN FERNANDO CA 91340    | Commercial - Restaurants, Coffee Lounges                            | 0.47      | COM                   | COM            | 26                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Moderate Income | 11                          | 0.50              | 0.10         | 2,783.52                 | 14%                         |
| 48    | 25001005               | 2001 ENHANS BLVD SAN FERNANDO CA 91340    | Professional - Commercial - Parking Lots (Commercial/Industrial)    | 0.71      | COM                   | COM            | 26                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Low Income      | 18                          | 0.62              | 0.37         | -                        | 0%                          |
| 48    | 25001024               | 1851 ENHANS BLVD SAN FERNANDO CA 91340    | Commercial - Restaurants, Coffee Lounges                            | 0.79      | COM                   | COM            | 26                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Low Income      | 20                          | 1.59              | 0.18         | 7,400.84                 | 21%                         |
| 48    | 25001003               | 2070 ENHANS BLVD SAN FERNANDO CA 91340    | Commercial - Stores   | 0.89      | COM                   | COM            | 26                       | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Low Income      | 21                          | 1.10              | 0.43         | 16,300.23                | 50%                         |
| 50    | 25001012               | 1613 MACKEY AVE SAN FERNANDO CA 91340     | Industrial - Churches   | 0.01      | COM                   | R-1            | 6                        | YES - Current  | NO - Privately Owned | Not Used in Prior Housing Element          | Moderate Income | 27                          | 3.85              | -            | 46,346.38                | 19%                         |

## OPPORTUNITY SITES MAP BOOK

The Opportunity Sites Map book consists of a series of maps depicting each of the Opportunity Sites parcels grouped by site. Each map includes an aerial photograph of the sites and a corresponding table with details for each individual parcel.

**Note:** Sites 11, 14, 25, 45, and 49 have been removed from this map book.



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 1**



| City Boundary |              | Site In Focus    |             | Opportunity Parcel |                         |
|---------------|--------------|------------------|-------------|--------------------|-------------------------|
| Parcel ID     | APN          | Site Address     | Lot Acreage | Year Built         | Vacant Type             |
| 108           | 2522-012-013 | 516 S BRAND BLVD | 0.16        | 1996               | No                      |
|               |              |                  |             |                    | Residential - Two Units |
|               |              |                  |             |                    | C-1                     |
|               |              |                  |             |                    | C-1 Mixed Use Overlay   |
|               |              |                  |             |                    | 35                      |
|               |              |                  |             |                    | Moderate Income         |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 2**



| City Boundary |              | Site In Focus |             | Opportunity Parcel |             | Income Category  |                               |                   |                              |              |                             |                 |
|---------------|--------------|---------------|-------------|--------------------|-------------|--|-------------------------------|-------------------|------------------------------|--------------|-----------------------------|-----------------|
| Parcel ID     | APN          | Site Address  | Lot Acreage | Year Built         | Vacant Type | Existing Use   | Current General Plan Land Use | Current Zone Code | Proposed Zoning Code         | Proposed DUA | Additional Net Future Units | Income Category |
| 109           | 2522-020-019 |               | 0.92        | 1955               | No          | Recreational - Clubs, Lodge Halls, Fraternal Organizations | MDR                           | R-2               | R-2 Multiple Family Dwelling | 20           | 10                          | Moderate Income |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 3**



| Parcel ID | APN          | City Boundary | Site Address      | Site In Focus | Year Built | Vacant Type        | Existing Use  | Current General Plan Land Use | Current Zone Code | Proposed Zoning Code  | Proposed DUA | Additional Net Future Units | Income Category |
|-----------|--------------|---------------|-------------------|---------------|------------|--------------------|---|-------------------------------|-------------------|-----------------------|--------------|-----------------------------|-----------------|
|           |              |               |                   |               |            |                    |   |                               |                   |                       |              |                             |                 |
| 102       | 2522-013-016 |               |                   |               | 1950       | No                 | Commercial - Parking Lots (Commercial Use Properties) | CBD                           | C-1               | C-1 Mixed Use Overlay | 35           | 3                           | Moderate Income |
| 103       | 2522-013-015 |               |                   |               | 1950       | Potentially Vacant | Commercial - Parking Lots (Commercial Use Properties) | CBD                           | C-1               | C-1 Mixed Use Overlay | 35           | 3                           | Moderate Income |
| 104       | 2522-013-014 |               | 453 CHATSWORTH DR |               | 1973       | Potentially Vacant | Commercial - Parking Lots (Commercial Use Properties) | CBD                           | C-1               | C-1 Mixed Use Overlay | 35           | 3                           | Moderate Income |
| 105       | 2522-013-013 |               |                   |               | 1973       | Potentially Vacant | Commercial - Parking Lots (Commercial Use Properties) | CBD                           | C-1               | C-1 Mixed Use Overlay | 35           | 3                           | Moderate Income |
| 106       | 2522-013-012 |               |                   |               | 1973       | Potentially Vacant | Commercial - Parking Lots (Commercial Use Properties) | CBD                           | C-1               | C-1 Mixed Use Overlay | 35           | 7                           | Moderate Income |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 4**



|                   |                                    |   |
|-------------------|------------------------------------|---|
| City Boundary     | Site In Focus                      | Opportunity Parcel                          |
| Parcel ID: 107    | Site Address: 557 S BRAND BLVD     | Year Built: 1932                            |
| APN: 2522-012-006 | Lot Acreage: 0.16                  | Vacant Type: No                             |
|                   | Existing Use: Residential - Single | Current General Plan Land Use: COM          |
|                   | Current Zone Code: C-1             | Proposed Zoning Code: C-1 Mixed Use Overlay |
|                   |                                    | Proposed DUA: 35                            |
|                   |                                    | Additional Net Future Units: 1              |
|                   |                                    | Income Category: Moderate Income            |

**OPPORTUNITY SITES**

San Fernando RHINA Housing Element Update **Site 5**



| Parcel ID | APN          | City Boundary | Site In Focus | Site Address     | Lot Acreage | Year Built | Vacant Type        | Opportunity Parcel | Existing Use  | Current General Land Use | Current Zone Code | Proposed Zoning Code  | Proposed DUA | Additional Net Future Units | Income Category |
|-----------|--------------|---------------|---------------|------------------|-------------|------------|--------------------|--------------------|---|--------------------------|-------------------|-----------------------|--------------|-----------------------------|-----------------|
| 100       | 2522-013-003 |               |               | 465 S BRAND BLVD | 0.2         | 1945       | No                 |                    | Commercial - Stores<br>Miscellaneous - Utility<br>Commercial & Mutual:<br>Pumping Plants State<br>Assessed Pr | CBD                      | C-1               | C-1 Mixed Use Overlay | 35           | 4                           | Moderate Income |
| 101       | 2522-013-802 |               |               |                  | 0.03        |            | Potentially Vacant |                    |   | CBD                      | C-1               | C-1 Mixed Use Overlay | 35           | 0                           | Moderate Income |





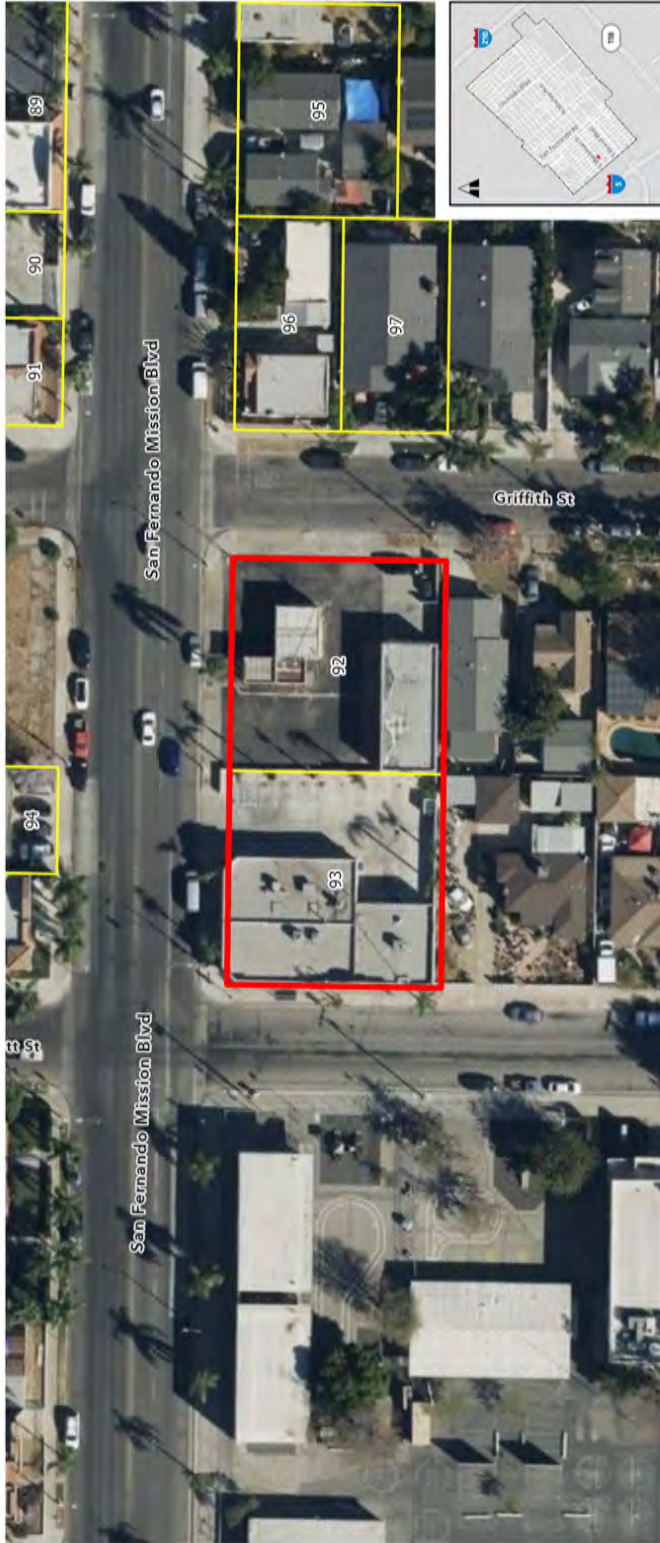
**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 6**



| City Boundary |              | Site In Focus |             | Opportunity Parcel |                    | Existing Use                   |                               | Current General Plan Land Use |                       | Current Zone Code |                             | Proposed Zoning Code |  | Proposed DUA |  | Additional Net Future Units |  | Income Category |  |
|---------------|--------------|---------------|-------------|--------------------|--------------------|--------------------------------|-------------------------------|-------------------------------|-----------------------|-------------------|-----------------------------|----------------------|--|--------------|--|-----------------------------|--|-----------------|--|
| Parcel ID     | APN          | Site Address  | Lot Acreage | Year Built         | Vacant Type        | Existing Use                   | Current General Plan Land Use | Current Zone Code             | Proposed Zoning Code  | Proposed DUA      | Additional Net Future Units | Income Category      |  |              |  |                             |  |                 |  |
| 99            | 2522-006-900 |               | 0.46        |                    | Potentially Vacant | Government - Government Parcel | CBD                           | C-1                           | C-1 Mixed Use Overlay | 35                | 12                          | Moderate Income      |  |              |  |                             |  |                 |  |

**OPPORTUNITY SITES**

San Fernando RHINA Housing Element Update **Site 7**



| Parcel ID | APN          | City Boundary | Site Address                  | Site In Focus | Year Built | Vacant Type | Existing Use  | Current General Plan Land Use | Current Zone Code | Proposed Zoning Code  | Proposed DUA | Additional Net Future Units | Income Category |
|-----------|--------------|---------------|-------------------------------|---------------|------------|-------------|---|-------------------------------|-------------------|-----------------------|--------------|-----------------------------|-----------------|
| 92        | 2521-035-008 |               | 650 SAN FERNANDO MISSION BLVD |               | 1963       | No          | Commercial - Auto, Recreation EQPT, Construction EQPT, Sales & Service Commercial - Store Combination | COM                           | C-1               | C-1 Mixed Use Overlay | 35           | 6                           | Moderate Income |
| 93        | 2521-035-009 |               | 670 SAN FERNANDO MISSION BLVD |               | 1990       | No          | Commercial - Store Combination  | COM                           | C-1               | C-1 Mixed Use Overlay | 35           | 5                           | Moderate Income |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 8**



| City Boundary |              | Site In Focus    |             | Opportunity Parcel |             | Income Category   |                               |                   |                       |              |                             |                 |
|---------------|--------------|------------------|-------------|--------------------|-------------|---|-------------------------------|-------------------|-----------------------|--------------|-----------------------------|-----------------|
| Parcel ID     | APN          | Site Address     | Lot Acreage | Year Built         | Vacant Type | Existing Use  | Current General Plan Land Use | Current Zone Code | Proposed Zoning Code  | Proposed DUA | Additional Net Future Units | Income Category |
| 98            | 2522-013-025 | 411 S BRAND BLVD | 0.61        | 1954               | No          | Miscellaneous - Utility Commercial & Mutual: Pumping Plants State Assessed Pr | CBD                           | C-1               | C-1 Mixed Use Overlay | 35           | 14                          | Moderate Income |



**OPPORTUNITY SITES**

San Fernando RHINA Housing Element Update **Site 9**



| Parcel ID | City Boundary | APN          | Site Address                  | Site In Focus | Lot Acreage | Year Built | Vacant Type | Existing Use                               | Current General Land Use | Current Zone Code | Proposed Zoning Code  | Proposed DUA | Additional Net Future Units | Income Category |
|-----------|---------------|--------------|-------------------------------|---------------|-------------|------------|-------------|--|--------------------------|-------------------|-----------------------|--------------|-----------------------------|-----------------|
| 94        |               | 2521-036-019 | 661 SAN FERNANDO MISSION BLVD |               | 0.11        | 1980       | No          | Residential - Four Units (Any Combination) | COM                      | C-1               | C-1 Mixed Use Overlay | 35           | 0                           | Moderate Income |

**OPPORTUNITY SITES**

San Fernando RHINA Housing Element Update **Site 10**



| Parcel ID | APN          | City Boundary | Site Address                  | Site In Focus | Lot Acreage | Year Built | Vacant Type | Existing Use                   | Current General Land Use | Current Zone Code | Proposed Zoning Code  | Proposed DUA | Additional Net Future Units | Income Category |
|-----------|--------------|---------------|-------------------------------|---------------|-------------|------------|-------------|--------------------------------|--------------------------|-------------------|-----------------------|--------------|-----------------------------|-----------------|
| 95        | 2521-026-009 |               | 600 SAN FERNANDO MISSION BLVD |               | 0.17        | 1924       | No          | Commercial - Store Combination | COM                      | C-1               | C-1 Mixed Use Overlay | 35           | 4                           | Moderate Income |
| 96        | 2521-026-010 |               | 616 SAN FERNANDO MISSION BLVD |               | 0.11        | 1929       | No          | Residential - Two Units        | COM                      | C-1               | C-1 Mixed Use Overlay | 35           | 1                           | Moderate Income |
| 97        | 2521-026-024 |               | 1143 GRIFFITH ST              |               | 0.11        | 1997       | No          | Residential - Single           | COM                      | C-1               | C-1 Mixed Use Overlay | 35           | 2                           | Moderate Income |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 12**



| Parcel ID | APN          | City Boundary | Site Address                  | Site In Focus | Year Built | Vacant Type | Existing Use                               | Current General Land Use | Current Zone Code | Proposed Zoning Code  | Proposed DUA | Additional Net Future Units | Income Category |
|-----------|--------------|---------------|-------------------------------|---------------|------------|-------------|--|--------------------------|-------------------|-----------------------|--------------|-----------------------------|-----------------|
| 89        | 2521-025-001 |               | 603 SAN FERNANDO MISSION BLVD | Yes           | 1976       | No          | Commercial - Professional Buildings        | COM                      | C-1               | C-1 Mixed Use Overlay | 35           | 6                           | Moderate Income |
| 90        | 2521-025-022 |               | 615 SAN FERNANDO MISSION BLVD | Yes           | 1998       | No          | Commercial - Office Buildings              | COM                      | C-1               | C-1 Mixed Use Overlay | 35           | 2                           | Moderate Income |
| 91        | 2521-025-023 |               | 1203 GRIFFITH ST              | Yes           | 1979       | No          | Residential - Four Units (Any Combination) | COM                      | C-1               | C-1 Mixed Use Overlay | 35           | 0                           | Moderate Income |

**OPPORTUNITY SITES**

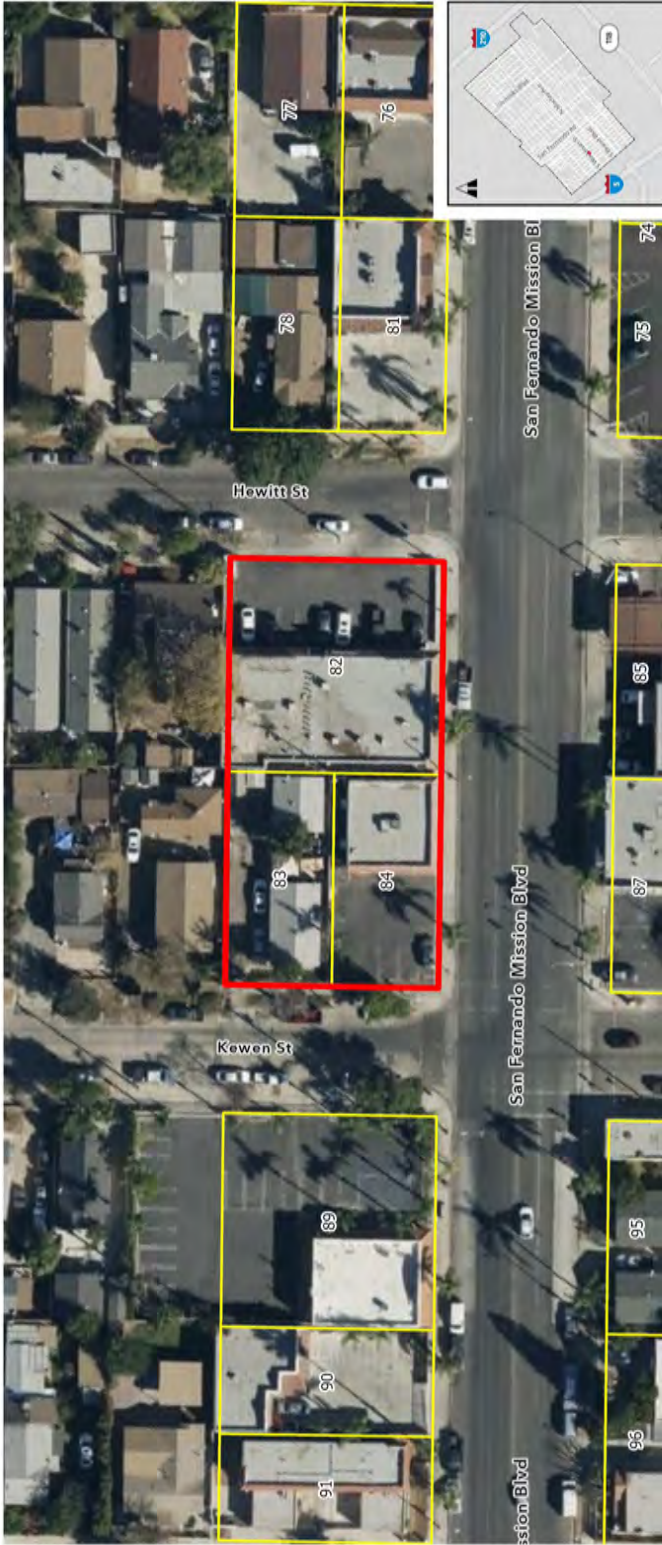
San Fernando RHINA Housing Element Update **Site 13**



| Parcel ID | APN          | City Boundary | Site Address                  | Site In Focus | Opportunity Parcel | Year Built | Vacant Type | Existing Use   | Current General Plan Land Use | Current Zone Code | Proposed Zoning Code  | Proposed DUA | Additional Net Future Units | Income Category |
|-----------|--------------|---------------|-------------------------------|---------------|--------------------|------------|-------------|--|-------------------------------|-------------------|-----------------------|--------------|-----------------------------|-----------------|
| 85        | 2521-027-009 |               | 550 SAN FERNANDO MISSION BLVD |               |                    | 1961       | No          | Commercial - Auto, Recreation EQPT, Construction EQPT, Sales & Service | COM                           | C-1               | C-1 Mixed Use Overlay | 35           | 3                           | Moderate Income |
| 86        | 2521-027-008 |               | 1142 HEWITT ST                |               |                    | 1926       | No          | Residential - Single   | COM                           | C-1               | C-1 Mixed Use Overlay | 35           | 2                           | Moderate Income |
| 87        | 2521-027-010 |               | 568 SAN FERNANDO MISSION BLVD |               |                    | 1923       | No          | Commercial - Store Combination   | COM                           | C-1               | C-1 Mixed Use Overlay | 35           | 2                           | Moderate Income |
| 88        | 2521-027-011 |               | 1143 KEWEN ST                 |               |                    | 1925       | No          | Residential - Single   | COM                           | C-1               | C-1 Mixed Use Overlay | 35           | 2                           | Moderate Income |

**OPPORTUNITY SITES**

San Fernando RHINA Housing Element Update **Site 14**



| Parcel ID | APN          | City Boundary | Site Address                  | Site In Focus | Lot Acreage | Year Built | Vacant Type | Existing Use            | Current Plan Land Use | Current Zone Code | Proposed Zoning Code  | Proposed DUA | Additional Net Future Units | Income Category |
|-----------|--------------|---------------|-------------------------------|---------------|-------------|------------|-------------|-------------------------|-----------------------|-------------------|-----------------------|--------------|-----------------------------|-----------------|
| 82        | 2521-024-028 |               | 1200 HEWITT ST                |               | 0.23        | 1969       | No          | Commercial - Stores     | COM                   | C-1               | C-1 Mixed Use Overlay | 35           | 3                           | Moderate Income |
| 83        | 2521-024-024 |               | 1207 KEWEN ST                 |               | 0.11        | 1923       | No          | Residential - Two Units | COM                   | C-1               | C-1 Mixed Use Overlay | 35           | 1                           | Moderate Income |
| 84        | 2521-024-025 |               | 561 SAN FERNANDO MISSION BLVD |               | 0.11        | 1995       | No          | Commercial - Stores     | COM                   | C-1               | C-1 Mixed Use Overlay | 35           | 3                           | Moderate Income |





**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 15**



| Parcel ID | APN          | Site Address                  | Lot Acreage | Year Built | Vacant Type | Existing Use                        | Current General Plan Land Use | Current Zone Code | Proposed Zoning Code  | Proposed DUA | Additional Net Future Units | Income Category |
|-----------|--------------|-------------------------------|-------------|------------|-------------|-------------------------------------|-------------------------------|-------------------|-----------------------|--------------|-----------------------------|-----------------|
| 74        | 2521-028-029 | 500 SAN FERNANDO MISSION BLVD | 0.29        | 2015       | No          | Commercial - Professional Buildings | COM                           | C-1               | C-1 Mixed Use Overlay | 35           | 7                           | Moderate Income |
| 75        | 2521-028-027 | 1141 HEWITT ST                | 0.29        | 1964       | No          | Commercial - Stores                 | COM                           | C-1               | C-1 Mixed Use Overlay | 35           | 6                           | Moderate Income |



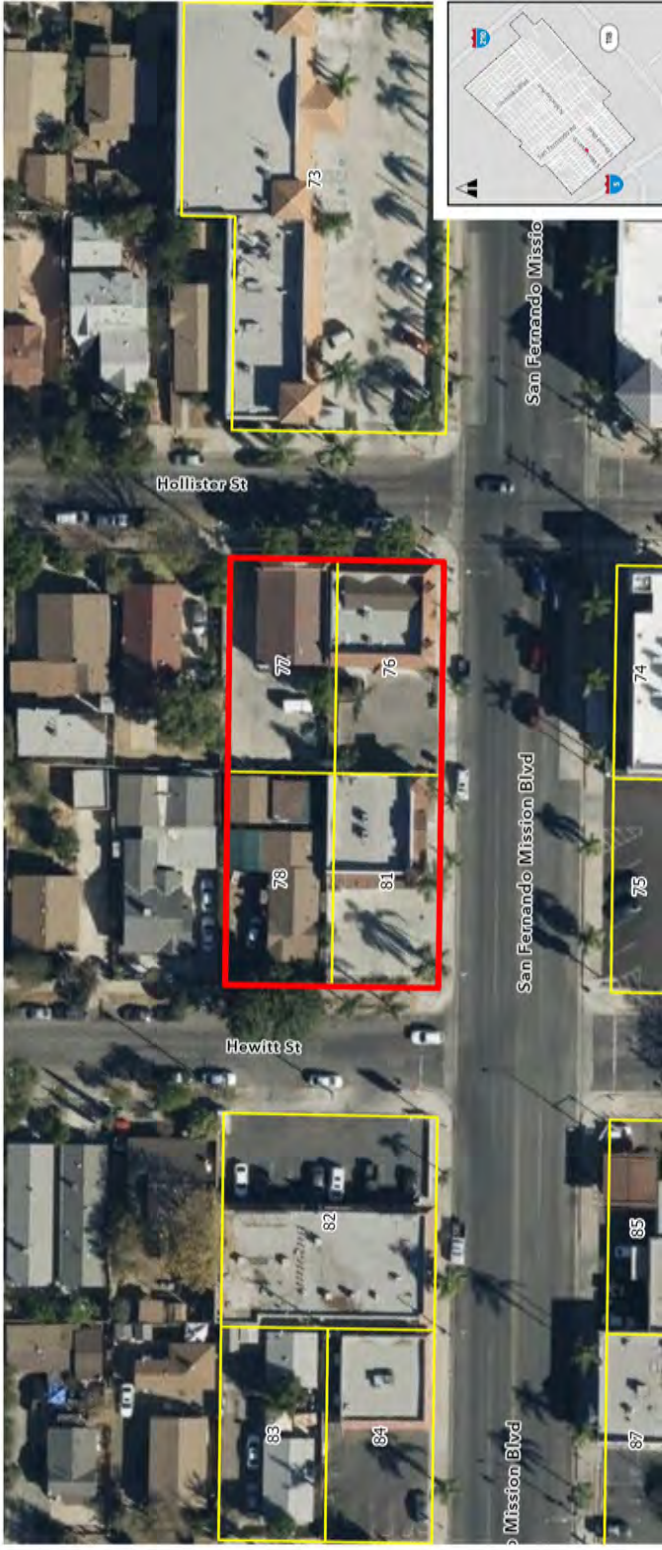
**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update Site 16



| Parcel ID | APN          | City Boundary | Site Address     | Site In Focus | Lot Acreage | Year Built | Vacant Type        | Existing Use  | Current General Land Use | Current Zone Code | Proposed Zoning Code               | Proposed DUA | Additional Net Future Units | Income Category |
|-----------|--------------|---------------|------------------|---------------|-------------|------------|--------------------|---|--------------------------|-------------------|------------------------------------|--------------|-----------------------------|-----------------|
| 11        | 2522-004-904 |               |                  |               | 0.99        |            | Potentially Vacant | Government - Parcel                                   | SP-5                     | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 36                          | Low Income      |
| 14        | 2522-004-905 |               |                  |               | 0.03        |            | Potentially Vacant | Government - Parcel                                   | SP-5                     | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 0                           | Moderate Income |
| 25        | 2522-004-005 |               | 1030 CELIS ST    |               | 0.63        | 1949       | No                 | Commercial - Stores                                   | SP-5                     | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 23                          | Low Income      |
| 32        | 2522-014-025 |               | 313 S BRAND BLVD |               | 0.15        | 1939       | No                 | Commercial - Stores                                   | SP-5                     | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 4                           | Moderate Income |
| 33        | 2522-014-900 |               |                  |               | 0.15        |            | Potentially Vacant | Commercial - Commercial                               | SP-5                     | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 5                           | Moderate Income |
| 48        | 2522-004-007 |               | 1023 PICO ST     |               | 0.11        | 1956       | No                 | Commercial - Stores                                   | SP-5                     | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 3                           | Moderate Income |
| 49        | 2522-004-006 |               |                  |               | 0.06        | 1949       | Potentially Vacant | Commercial - Parking Lots (Commercial Use Properties) | SP-5                     | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 1                           | Moderate Income |
| 59        | 2522-004-004 |               |                  |               | 0.12        | 1949       | Potentially Vacant | Commercial - Parking Lots (Commercial Use Properties) | SP-5                     | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 3                           | Moderate Income |
| 60        | 2522-014-026 |               | 317 S BRAND BLVD |               | 0.15        | 2000       | No                 | Commercial - Stores                                   | SP-5                     | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 4                           | Moderate Income |
| 62        | 2522-014-901 |               |                  |               | 0.19        |            | Potentially Vacant | Government - Parcel                                   | SP-5                     | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 6                           | Moderate Income |
| 128       | 2522-004-903 |               | 308 S MACLAY AVE |               | 0.46        |            | No                 | Government - Parcel                                   | SP-5                     | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 16                          | Moderate Income |

**OPPORTUNITY SITES**

San Fernando RHINA Housing Element Update **Site 17**



| Parcel ID | APN          | Site Address                  | Lot Acreage | Year Built | Vacant Type | Existing Use                        | Current General Land Use | Current Zone Code | Proposed Zoning Code  | Proposed DUA | Additional Net Future Units | Income Category | Opportunity Parcel       |                          |
|-----------|--------------|-------------------------------|-------------|------------|-------------|-------------------------------------|--------------------------|-------------------|-----------------------|--------------|-----------------------------|-----------------|--------------------------|--------------------------|
|           |              |                               |             |            |             |                                     |                          |                   |                       |              |                             |                 | City Boundary            | Site In Focus            |
| 76        | 2521-023-001 | 501 SAN FERNANDO MISSION BLVD | 0.11        | 1921       | No          | Commercial - Stores                 | COM                      | C-1               | C-1 Mixed Use Overlay | 35           | 3                           | Moderate Income | <input type="checkbox"/> | <input type="checkbox"/> |
| 77        | 2521-023-002 | 1206 HOLLISTER ST             | 0.12        | 1996       | No          | Commercial - Office Buildings       | COM                      | C-1               | C-1 Mixed Use Overlay | 35           | 3                           | Moderate Income | <input type="checkbox"/> | <input type="checkbox"/> |
| 78        | 2521-023-021 | 1207 HEWITT ST                | 0.11        | 1938       | No          | Residential - Single                | COM                      | C-1               | C-1 Mixed Use Overlay | 35           | 2                           | Moderate Income | <input type="checkbox"/> | <input type="checkbox"/> |
| 81        | 2521-023-022 | 1201 HEWITT ST                | 0.11        | 2002       | No          | Commercial - Professional Buildings | COM                      | C-1               | C-1 Mixed Use Overlay | 35           | 3                           | Moderate Income | <input type="checkbox"/> | <input type="checkbox"/> |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update Site 18



| Parcel ID | APN          | City Boundary | Site Address  | Lot Acreage | Year Built | Vacant Type        | Existing Use  | Current General Plan Land Use | Current Zone Code | Proposed Zoning Code               | Proposed DUA | Additional Net Future Units | Income Category |
|-----------|--------------|---------------|---------------|-------------|------------|--------------------|---|-------------------------------|-------------------|------------------------------------|--------------|-----------------------------|-----------------|
| 8         | 2522-003-029 |               | 1045 CELIS ST | 0.21        | 1961       | No                 | Commercial - Stores                                   | SP-5                          | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 7                           | Moderate Income |
| 12        | 2522-003-900 |               |               | 0.06        |            | Potentially Vacant | Government - Government Parcel                        | SP-5                          | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 2                           | Moderate Income |
| 30        | 2522-003-902 |               |               | 0.05        |            | Potentially Vacant | Commercial - Commercial                               | SP-5                          | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 1                           | Moderate Income |
| 34        | 2522-003-030 |               |               | 0.11        | 2004       | No                 | Commercial - Commercial                               | SP-5                          | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 3                           | Moderate Income |
| 47        | 2522-003-903 |               |               | 0.06        |            | Potentially Vacant | Government - Government Parcel                        | SP-5                          | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 2                           | Moderate Income |
| 50        | 2522-003-021 |               | 1023 CELIS ST | 0.13        | 1946       | No                 | Commercial - Office Buildings                         | SP-5                          | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 4                           | Moderate Income |
| 61        | 2522-003-905 |               |               | 0.06        |            | Potentially Vacant | Commercial - Parking Lots (Commercial Use Properties) | SP-5                          | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 2                           | Moderate Income |
| 65        | 2522-003-901 |               |               | 0.07        |            | Potentially Vacant | Government - Government Parcel                        | SP-5                          | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 2                           | Moderate Income |
| 129       | 2522-003-904 |               |               | 0.13        |            | No                 | Commercial - Stores                                   | SP-5                          | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 4                           | Moderate Income |



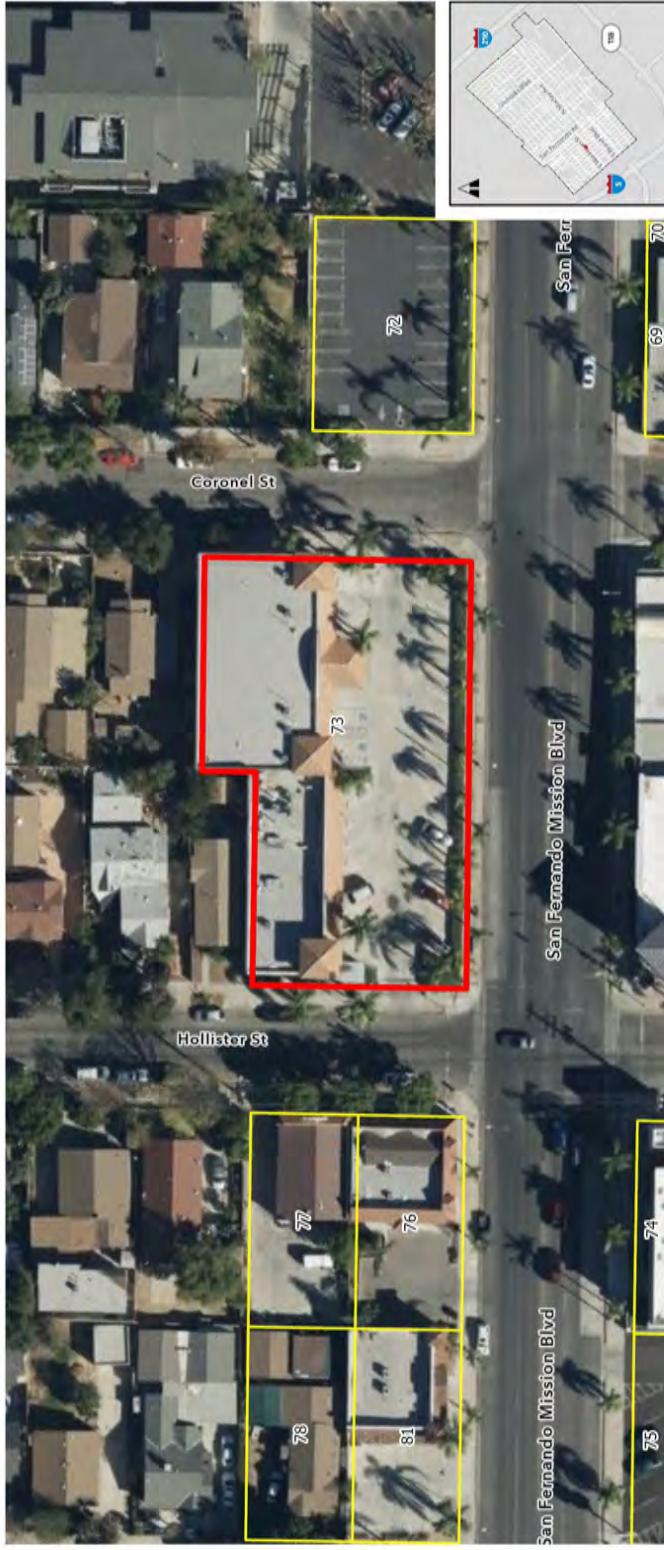
**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update Site 19



| Parcel ID | APN          | City Boundary | Site Address                  | Site In Focus | Lot Acreage | Year Built | Opportunity Parcel | Vacant Type                                | Existing Use                               | Current General Land Use | Current Zone Code | Proposed Zoning Code               | Proposed DUA | Additional Net Future Units | Income Category |
|-----------|--------------|---------------|-------------------------------|---------------|-------------|------------|--------------------|--|--|--------------------------|-------------------|------------------------------------|--------------|-----------------------------|-----------------|
| 10        | 2521-031-901 |               |                               |               | 0.54        |            | Potentially Vacant | Government - Parcel                        | Government - Parcel                        | SP-5                     | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 19                          | Low Income      |
| 27        | 2521-031-012 |               | 307 S MACLAY AVE              |               | 0.12        |            | No                 | Commercial - Professional Buildings        | Commercial - Professional Buildings        | SP-5                     | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 4                           | Moderate Income |
| 28        | 2521-031-005 |               | 317 S MACLAY AVE              |               | 0.14        | 1946       | No                 | Commercial - Stores                        | Commercial - Stores                        | SP-5                     | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 4                           | Moderate Income |
| 29        | 2521-031-902 |               |                               |               | 0.54        |            | Potentially Vacant | Government - Parcel                        | Government - Parcel                        | SP-5                     | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 19                          | Low Income      |
| 35        | 2521-031-013 |               | 301 S MACLAY AVE              |               | 0.15        | 1955       | No                 | Commercial - Banks Savings & Loan          | Commercial - Banks Savings & Loan          | SP-5                     | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 5                           | Moderate Income |
| 36        | 2521-031-903 |               |                               |               | 0.21        |            | Potentially Vacant | Commercial - Service Stations              | Commercial - Service Stations              | SP-5                     | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 7                           | Moderate Income |
| 46        | 2521-031-011 |               | 314 SAN FERNANDO MISSION BLVD |               | 0.21        | 1964       | No                 | Commercial - Restaurants, Cocktail Lounges | Commercial - Restaurants, Cocktail Lounges | SP-5                     | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 6                           | Moderate Income |
| 63        | 2521-031-006 |               | 313 S MACLAY AVE              |               | 0.14        | 1946       | No                 | Commercial - Stores                        | Commercial - Stores                        | SP-5                     | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 4                           | Moderate Income |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 20**



| City Boundary |              | Site In Focus                 |             | Opportunity Parcel |             | Existing Use                                   |                               | Current General Plan Land Use |                       | Current Zone Code |                             | Proposed Zoning Code |  | Proposed DUA |  | Additional Net Future Units |  | Income Category |  |
|---------------|--------------|-------------------------------|-------------|--------------------|-------------|--|-------------------------------|-------------------------------|-----------------------|-------------------|-----------------------------|----------------------|--|--------------|--|-----------------------------|--|-----------------|--|
| Parcel ID     | APN          | Site Address                  | Lot Acreage | Year Built         | Vacant Type | Existing Use                                   | Current General Plan Land Use | Current Zone Code             | Proposed Zoning Code  | Proposed DUA      | Additional Net Future Units | Income Category      |  |              |  |                             |  |                 |  |
| 73            | 2521-022-021 | 455 SAN FERNANDO MISSION BLVD | 0.52        | 1999               | No          | Recreational - Athletic & Amusement Facilities | CBD                           | C-1                           | C-1 Mixed Use Overlay | 35                | 12                          | Moderate Income      |  |              |  |                             |  |                 |  |

**OPPORTUNITY SITES**

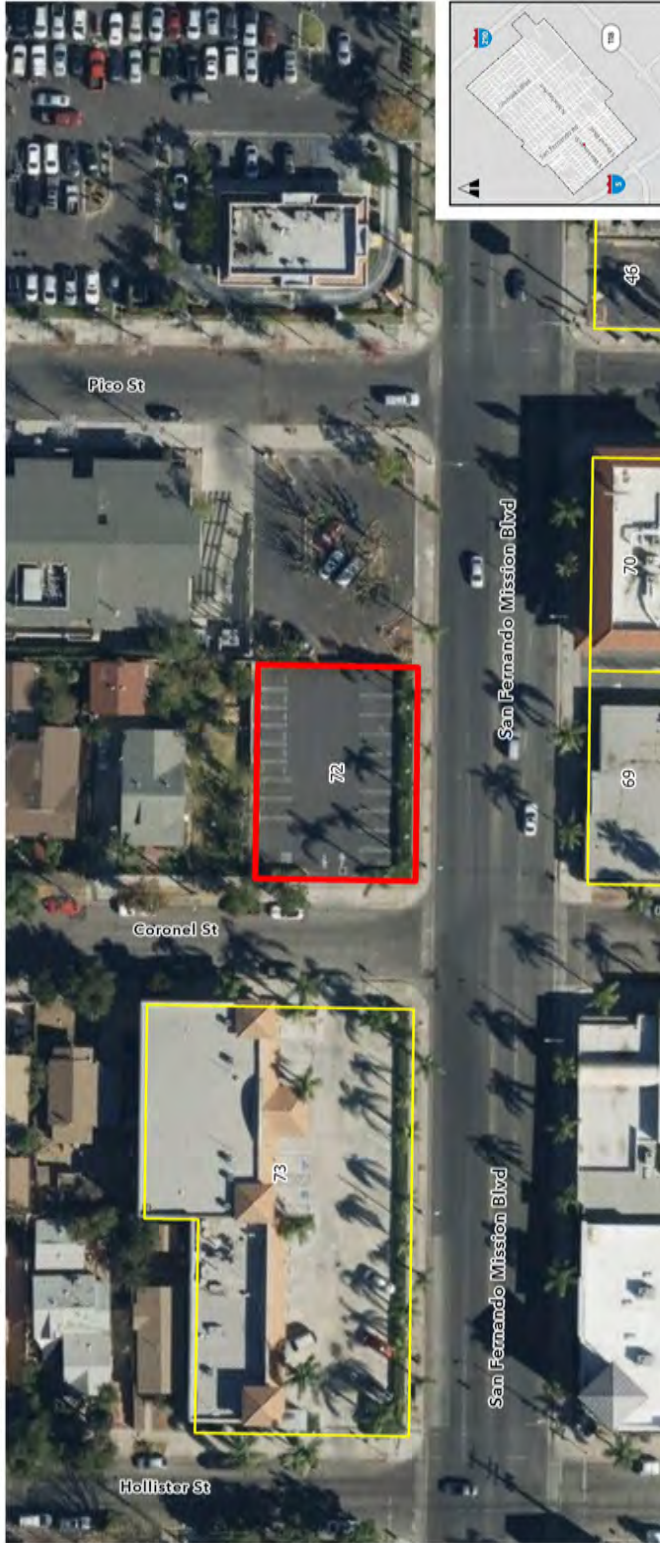
San Fernando RHINA Housing Element Update **Site 21**



| Parcel ID | APN          | City Boundary | Site In Focus | Site Address                  | Lot Acreage | Year Built | Vacant Type | Existing Use                        | Current General Land Use | Current Zone Code | Proposed Zoning Code  | Proposed DUA | Additional Net Future Units | Income Category |
|-----------|--------------|---------------|---------------|-------------------------------|-------------|------------|-------------|-------------------------------------|--------------------------|-------------------|-----------------------|--------------|-----------------------------|-----------------|
| 69        | 2521-030-030 |               |               | 418 SAN FERNANDO MISSION BLVD | 0.23        | 1957       | No          | Commercial - Professional Buildings | CBD                      | C-1               | C-1 Mixed Use Overlay | 35           | 6                           | Moderate Income |
| 70        | 2521-030-037 |               |               | 400 SAN FERNANDO MISSION BLVD | 0.3         | 1971       | No          | Commercial - Office Buildings       | CBD                      | C-1               | C-1 Mixed Use Overlay | 35           | 7                           | Moderate Income |
| 71        | 2521-030-024 |               |               |                               | 0.07        |            | No          | Commercial - Commercial             | CBD                      | C-1               | C-1 Mixed Use Overlay | 35           | 1                           | Moderate Income |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 22**

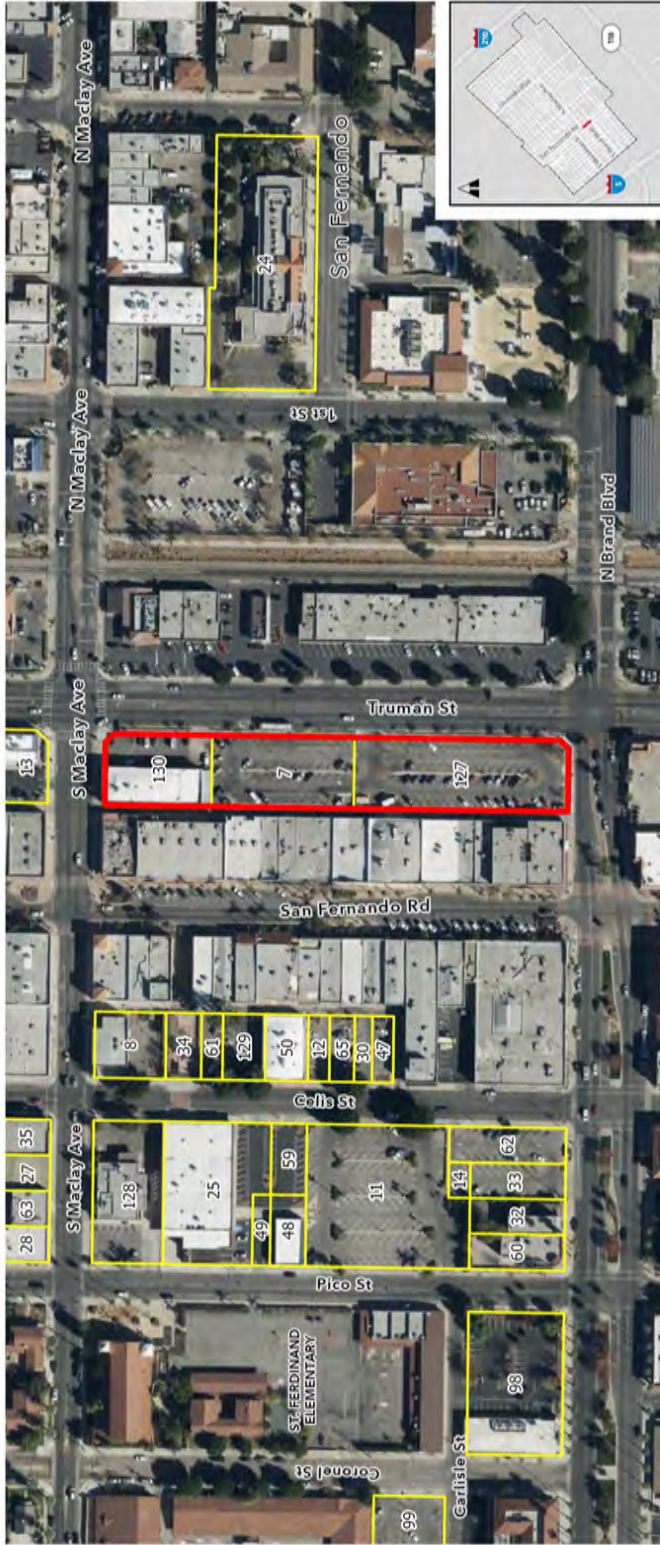


| Parcel ID | APN          | City Boundary | Site Address                  | Site In Focus | Opportunity Parcel | Vacant Type        | Year Built | Lot Acreage | Existing Use  | Current General Plan Land Use | Current Zone Code | Proposed Zoning Code  | Proposed DUA | Additional Net Future Units | Income Category |
|-----------|--------------|---------------|-------------------------------|---------------|--------------------|--------------------|------------|-------------|---|-------------------------------|-------------------|-----------------------|--------------|-----------------------------|-----------------|
| 72        | 2521-021-027 |               | 415 SAN FERNANDO MISSION BLVD |               |                    | Potentially Vacant | 1964       | 0.17        | Commercial - Parking Lots (Commercial Use Properties) | CBD                           | C-1               | C-1 Mixed Use Overlay | 35           | 4                           | Moderate Income |





**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update Site 23



| Parcel ID | APN          | City Boundary | Site Address     | Site In Focus | Lot Acreage | Year Built | Vacant Type        | Existing Use   | Current General Plan Land Use | Current Zone Code | Proposed Zoning Code               | Proposed DUA | Additional Net Future Units | Income Category |
|-----------|--------------|---------------|------------------|---------------|-------------|------------|--------------------|--|-------------------------------|-------------------|------------------------------------|--------------|-----------------------------|-----------------|
| 7         | 2522-001-902 |               |                  |               | 0.46        |            | Potentially Vacant | Government - Government Parcel   | SP-5                          | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 16                          | Moderate Income |
| 127       | 2522-001-901 |               |                  |               | 0.69        |            | Potentially Vacant | Government - Government Parcel   | SP-5                          | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 25                          | Low Income      |
| 130       | 2522-001-001 |               | 104 S MACLAY AVE |               | 0.34        | 1938       | No                 | Commercial - Auto, Recreation EOPT, Construction EOPT, Sales & Service | SP-5                          | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 12                          | Moderate Income |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 26**



| City Boundary |              | Site In Focus     |             | Opportunity Parcel |   |
|---------------|--------------|-------------------|-------------|--------------------|---|
| Parcel ID     | APN          | Site Address      | Lot Acreage | Year Built         | Vacant Type                             |
| 53            | 2521-012-025 | 1304 HOLLISTER ST | 0.58        | 1975               | No                                      |
|               |              |                   |             |                    | Existing Use                            |
|               |              |                   |             |                    | Institutional - Homes For Aged & Others |
|               |              |                   |             |                    | Current General Plan Land Use           |
|               |              |                   |             |                    | MDR                                     |
|               |              |                   |             |                    | Current Zone Code                       |
|               |              |                   |             |                    | R-2                                     |
|               |              |                   |             |                    | Proposed Zoning Code                    |
|               |              |                   |             |                    | R-2 Multiple Family Dwelling            |
|               |              |                   |             |                    | Proposed DUA                            |
|               |              |                   |             |                    | 20                                      |
|               |              |                   |             |                    | Additional Net Future Units             |
|               |              |                   |             |                    | 5                                       |
|               |              |                   |             |                    | Income Category                         |
|               |              |                   |             |                    | Moderate Income                         |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 27**



| Parcel ID | APN          | City Boundary | Site In Focus | Site Address                  | Lot Acreage | Year Built | Vacant Type | Existing Use        | Current General Plan Land Use | Current Zone Code | Proposed Zoning Code               | Proposed DUA | Additional Net Future Units | Income Category |
|-----------|--------------|---------------|---------------|-------------------------------|-------------|------------|-------------|---------------------|-------------------------------|-------------------|------------------------------------|--------------|-----------------------------|-----------------|
| 9         | 2521-032-008 |               |               | 1140 SAN FERNANDO RD          | 0.46        | 1953       | No          | Commercial - Stores | SP-5                          | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 17                          | Moderate Income |
| 26        | 2521-032-007 |               |               | 210 SAN FERNANDO MISSION BLVD | 0.34        | 1951       | No          | Commercial - Stores | SP-5                          | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 12                          | Moderate Income |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 28**



| Parcel ID | APN          | City Boundary | Site Address   | Site In Focus | Lot Acreage | Year Built | Vacant Type        | Existing Use                               | Current Plan Land Use | Current Zone Code | Proposed Zoning Code               | Proposed DUA | Additional Net Future Units | Income Category |
|-----------|--------------|---------------|----------------|---------------|-------------|------------|--------------------|--|-----------------------|-------------------|------------------------------------|--------------|-----------------------------|-----------------|
| 13        | 2521-034-009 |               | 1100 TRUMAN ST |               | 0.35        | 2014       | Potentially Vacant | Commercial - Restaurants, Cocktail Lounges | SP-5                  | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 10                          | Moderate Income |
| 31        | 2521-034-904 |               |                |               | 0.42        |            | Potentially Vacant | Government - Government Parcel             | SP-5                  | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 15                          | Moderate Income |
| 51        | 2521-034-905 |               |                |               | 0.15        |            | Potentially Vacant | Government - Government Parcel             | SP-5                  | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 5                           | Moderate Income |
| 64        | 2521-034-007 |               | 1120 TRUMAN ST |               | 0.22        | 2014       | Potentially Vacant | Commercial - Stores                        | SP-5                  | SP-5              | SP-5 - D Downtown Dist Res Overlay | 50           | 5                           | Moderate Income |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 29**



| City Boundary |    | Site In Focus |              | Opportunity Parcel |                  | Existing Use |      | Current General Plan Land Use |  | Current Zoning Code |    | Proposed Zoning Code |                                | Proposed DUA                  |      | Additional Net Future Units |      | Income Category      |                                    |              |    |                             |    |                 |            |
|---------------|----|---------------|--------------|--------------------|------------------|--------------|------|-------------------------------|--|---------------------|----|----------------------|--------------------------------|-------------------------------|------|-----------------------------|------|----------------------|------------------------------------|--------------|----|-----------------------------|----|-----------------|------------|
| Parcel ID     | 24 | APN           | 2519-002-900 | Site Address       | 117 N MACNEIL ST | Lot Acreage  | 1.19 | Year Built                    |  | Vacant Type         | No | Existing Use         | Government - Government Parcel | Current General Plan Land Use | SP-5 | Current Zoning Code         | SP-5 | Proposed Zoning Code | SP-5 - D Downtown Dist Res Overlay | Proposed DUA | 50 | Additional Net Future Units | 44 | Income Category | Low Income |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 30**



| City Boundary |              | Site In Focus    |             | Opportunity Parcel            |                                |
|---------------|--------------|------------------|-------------|-------------------------------|--------------------------------|
| Parcel ID     | APN          | Site Address     | Lot Acreage | Year Built                    | Vacant Type                    |
| 52            | 2519-016-906 | 300 N BRAND BLVD | 1.88        |                               | Potentially Vacant             |
|               |              |                  |             | Existing Use                  | Government - Government Parcel |
|               |              |                  |             | Current General Plan Land Use | HDR                            |
|               |              |                  |             | Current Zone Code             | R-3                            |
|               |              |                  |             | Proposed Zoning Code          | R-3 Multiple Family Dwelling   |
|               |              |                  |             | Proposed DUA                  | 43                             |
|               |              |                  |             | Additional Net Future Units   | 60                             |
|               |              |                  |             | Income Category               | Low Income                     |

**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update Site 31



| Parcel ID | APN          | Site Address         | Lot Acreage | Year Built | Vacant Type        | Existing Use   | Current General Plan Land Use | Current Zone Code | Proposed Zoning Code          | Proposed DUA | Additional Net Future Units | Income Category | Opportunity Parcel |               |
|-----------|--------------|----------------------|-------------|------------|--------------------|--|-------------------------------|-------------------|-------------------------------|--------------|-----------------------------|-----------------|--------------------|---------------|
|           |              |                      |             |            |                    |  |                               |                   |                               |              |                             |                 | City Boundary      | Site In Focus |
| 16        | 2521-016-900 | 1320 SAN FERNANDO RD | 0.92        |            | No                 | Commercial - Auto, Recreation EQPT, Construction EQPT, Sales & Service | SP-5                          | SP-5              | SP-5 - MUC Mixed Use Corridor | 37           | 25                          | Low Income      |                    |               |
| 17        | 2521-016-020 | 1334 SAN FERNANDO RD | 0.69        | 1971       | No                 | Recreational - Athletic & Amusement Facilities                         | SP-5                          | SP-5              | SP-5 - MUC Mixed Use Corridor | 37           | 17                          | Low Income      |                    |               |
| 18        | 2521-016-012 |                      | 0.06        | 1948       | Potentially Vacant | Commercial - Parking Lots (Commercial Use Properties)                  | SP-5                          | SP-5              | SP-5 - MUC Mixed Use Corridor | 37           | 1                           | Moderate Income |                    |               |
| 41        | 2521-016-011 |                      | 0.06        | 1948       | Potentially Vacant | Commercial - Parking Lots (Commercial Use Properties)                  | SP-5                          | SP-5              | SP-5 - MUC Mixed Use Corridor | 37           | 1                           | Moderate Income |                    |               |
| 42        | 2521-016-003 |                      | 0.11        |            | Potentially Vacant | Commercial - Commercial  | SP-5                          | SP-5              | SP-5 - MUC Mixed Use Corridor | 37           | 3                           | Moderate Income |                    |               |
| 55        | 2521-016-018 | 1300 SAN FERNANDO RD | 0.46        | 1964       | Potentially Vacant | Commercial - Parking Lots (Commercial Use Properties)                  | SP-5                          | SP-5              | SP-5 - MUC Mixed Use Corridor | 37           | 12                          | Moderate Income |                    |               |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 32**



| City Boundary |              | Site In Focus |             | Opportunity Parcel |                    |                         |                          |                   |  |              |                             |                 |
|---------------|--------------|---------------|-------------|--------------------|--------------------|-------------------------|--------------------------|-------------------|--|--------------|-----------------------------|-----------------|
| Parcel ID     | APN          | Site Address  | Lot Acreage | Year Built         | Vacant Type        | Existing Use            | Current General Land Use | Current Zone Code | Proposed Zoning Code                                 | Proposed DUA | Additional Net Future Units | Income Category |
| 23            | 2520-019-016 | 1321 1ST ST   | 0.74        |                    | Potentially Vacant | Industrial - Industrial | SP-5                     | SP-5              | SP-5 - WF Workplace Flex Dist Residential Supporting | 20           | 9                           | Moderate Income |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update Site 33



| Parcel ID | APN          | Site Address         | Lot Acreage | Year Built | Vacant Type        | Existing Use   | Current General Plan Land Use | Current Zone Code | Proposed Zoning Code          | Proposed DUA | Additional Net Future Units | Income Category |
|-----------|--------------|----------------------|-------------|------------|--------------------|--|-------------------------------|-------------------|-------------------------------|--------------|-----------------------------|-----------------|
| 117       | 2521-017-022 | 1345 SAN FERNANDO RD | 0.4         | 1964       | No                 | Commercial - Svc Ship<br>Shops, Radio, TV, Refrig. Pnt | SP-5                          | SP-5              | SP-5 - MUC Mixed Use Corridor | 37           | 10                          | Moderate Income |
| 118       | 2521-017-002 |                      | 0.03        |            | Potentially Vacant | Commercial - Commercial                                | SP-5                          | SP-5              | SP-5 - MUC Mixed Use Corridor | 37           | 0                           | Moderate Income |
| 119       | 2521-017-021 | 1245 SAN FERNANDO RD | 0.99        | 1925       | No                 | Commercial - Store Combination                         | SP-5                          | SP-5              | SP-5 - MUC Mixed Use Corridor | 37           | 27                          | Low Income      |
| 120       | 2521-017-023 | 1327 SAN FERNANDO RD | 0.48        | 1988       | No                 | Commercial - Restaurants, Cocktail Lounges             | SP-5                          | SP-5              | SP-5 - MUC Mixed Use Corridor | 37           | 11                          | Moderate Income |
| 121       | 2521-017-008 | 1315 SAN FERNANDO RD | 0.11        |            | Potentially Vacant | Commercial - Commercial                                | SP-5                          | SP-5              | SP-5 - MUC Mixed Use Corridor | 37           | 3                           | Moderate Income |
| 122       | 2521-034-901 |                      | 0.16        |            | Potentially Vacant | Government - Government Parcel                         | SP-5                          | SP-5              | SP-5 - MUC Mixed Use Corridor | 37           | 4                           | Moderate Income |
| 123       | 2521-034-011 | 1231 SAN FERNANDO RD | 1.53        | 1964       | No                 | Commercial - Stores                                    | SP-5                          | SP-5              | SP-5 - MUC Mixed Use Corridor | 37           | 42                          | Low Income      |
| 124       | 2521-033-013 | 1203 SAN FERNANDO RD | 0.04        | 1958       | No                 | Commercial - Stores                                    | SP-5                          | SP-5              | SP-5 - MUC Mixed Use Corridor | 37           | 0                           | Moderate Income |
| 125       | 2521-033-014 | 1201 SAN FERNANDO RD | 0.1         | 1965       | No                 | Commercial - Restaurants, Cocktail Lounges             | SP-5                          | SP-5              | SP-5 - MUC Mixed Use Corridor | 37           | 2                           | Moderate Income |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 34**



| City Boundary |              | Site In Focus    |             | Opportunity Parcel |             | Income Category               |                               |                   |                          |              |                             |                 |
|---------------|--------------|------------------|-------------|--------------------|-------------|-------------------------------|-------------------------------|-------------------|--------------------------|--------------|-----------------------------|-----------------|
| Parcel ID     | APN          | Site Address     | Lot Acreage | Year Built         | Vacant Type | Existing Use                  | Current General Plan Land Use | Current Zone Code | Proposed Zoning Code     | Proposed DUA | Additional Net Future Units | Income Category |
| 140           | 2518-008-022 | 403 N MACLAY AVE | 0.32        | 1980               | No          | Commercial - Office Buildings | SP-5                          | SP-5              | SP-5 - M McClay District | 37           | 8                           | Moderate Income |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 35**



| Parcel ID | APN          | City Boundary | Site Address         | Lot Acreage | Year Built | Vacant Type        | Existing Use                   | Current General Plan Land Use | Current Zone Code | Proposed Zoning Code          | Proposed DUA | Additional Net Future Units | Income Category | Opportunity Parcel |                    |
|-----------|--------------|---------------|----------------------|-------------|------------|--------------------|--------------------------------|-------------------------------|-------------------|-------------------------------|--------------|-----------------------------|-----------------|--------------------|--------------------|
|           |              |               |                      |             |            |                    |                                |                               |                   |                               |              |                             |                 | Site In Focus      | Opportunity Parcel |
| 110       | 2612-006-024 |               | 1522 SAN FERNANDO RD | 0.57        |            | Potentially Vacant | Commercial - Commercial        | SP-5                          | SP-5              | SP-5 - MUC Mixed Use Corridor | 37           | 15                          | Low Income      |                    |                    |
| 111       | 2612-006-028 |               | 1526 SAN FERNANDO RD | 0.23        | 1971       | No                 | Commercial - Stores            | SP-5                          | SP-5              | SP-5 - MUC Mixed Use Corridor | 37           | 1                           | Moderate Income |                    |                    |
| 112       | 2612-006-029 |               | 1542 SAN FERNANDO RD | 0.23        | 1953       | No                 | Commercial - Stores            | SP-5                          | SP-5              | SP-5 - MUC Mixed Use Corridor | 37           | 6                           | Moderate Income |                    |                    |
| 113       | 2612-006-009 |               | 1550 SAN FERNANDO RD | 0.23        | 1952       | No                 | Commercial - Store Combination | SP-5                          | SP-5              | SP-5 - MUC Mixed Use Corridor | 37           | 6                           | Moderate Income |                    |                    |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update Site 36



| Parcel ID | APN          | Site Address | Lot Acreage | Year Built | Vacant Type        | Existing Use  | Current General Plan Land Use | Current Zone Code | Proposed Zoning Code                                 | Proposed DUA | Additional Net Future Units | Income Category | Opportunity Parcel |               |
|-----------|--------------|--------------|-------------|------------|--------------------|---|-------------------------------|-------------------|--|--------------|-----------------------------|-----------------|--------------------|---------------|
|           |              |              |             |            |                    |   |                               |                   |  |              |                             |                 | City Boundary      | Site In Focus |
| 6         | 2520-011-043 | 1501 1ST ST  | 0.99        |            | Potentially Vacant | Industrial - Industrial   | SP-5                          | SP-5              | SP-5 - WF Workplace Flex Dist Residential Supporting | 20           | 12                          | Moderate Income | City Boundary      | Site In Focus |
| 15        | 2520-011-042 | 1501 1ST ST  | 0.61        | 1972       | No                 | Industrial - Lgt Mant Sm, EOPT, Manuf Sm, Ships Instr, Manuf, Pmt Pinks | SP-5                          | SP-5              | SP-5 - GN General Neighborhood Dist                  | 43           | 18                          | Low Income      | City Boundary      | Site In Focus |
| 45        | 2520-011-045 | 1621 1ST ST  | 0.63        | 1978       | No                 | Commercial - Office Buildings   | SP-5                          | SP-5              | SP-5 - WF Workplace Flex Dist Residential Supporting | 20           | 7                           | Moderate Income | City Boundary      | Site In Focus |
| 141       | 2520-011-041 | 1529 1ST ST  | 0.79        |            | No                 | Industrial - Industrial   | SP-5                          | SP-5              | SP-5 - GN General Neighborhood Dist                  | 43           | 25                          | Low Income      | City Boundary      | Site In Focus |



**OPPORTUNITY SITES**

San Fernando RHINA Housing Element Update Site 37



| Parcel ID | APN          | City Boundary | Site Address         | Site In Focus | Opportunity Parcel |                    |  | Existing Use | Current General Plan Land Use | Current Zone Code | Proposed Zoning Code | Proposed DUA    | Additional Net Future Units | Income Category |
|-----------|--------------|---------------|----------------------|---------------|--------------------|--------------------|--|--------------|-------------------------------|-------------------|----------------------|-----------------|-----------------------------|-----------------|
|           |              |               |                      |               | Year Built         | Vacant Type        | Lot Acreage  |              |                               |                   |                      |                 |                             |                 |
| 114       | 2612-003-001 |               | 107 S HUNTINGTON ST  |               | 1952               | No                 | Commercial - Restaurants, Cocktail Lounges                             | SP-5         | SP-5 - MUC Mixed Use Corridor | 37                | 7                    | Moderate Income |                             |                 |
| 115       | 2612-003-014 |               | 1511 SAN FERNANDO RD |               | 1970               | Potentially Vacant | Commercial - Parking Lots (Commercial Use Properties)                  | SP-5         | SP-5 - MUC Mixed Use Corridor | 37                | 21                   | Low Income      |                             |                 |
| 116       | 2612-003-013 |               | 1547 SAN FERNANDO RD |               | 2000               | No                 | Commercial - Auto, Recreation EQPT, Construction EQPT, Sales & Service | SP-5         | SP-5 - MUC Mixed Use Corridor | 37                | 9                    | Moderate Income |                             |                 |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update Site 38



| City Boundary        |  | Site In Focus            |              | Opportunity Parcel          |                      |
|----------------------|--|--------------------------|--------------|-----------------------------|----------------------|
| Parcel ID            | 43   | APN                      | 2612-004-017 | Site Address                | 1601 SAN FERNANDO RD |
| Lot Acreage          | 0.69   | Year Built               | 1965         | Vacant Type                 | No                   |
| Existing Use         | Commercial - Auto, Recreation EQPT, Construction EQPT, Sales & Service | Current General Land Use | SP-5         | Current Zoning Code         | SP-5                 |
| Proposed Zoning Code | SP-5 - MUC Mixed Use Corridor  | Proposed DUA             | 37           | Additional Net Future Units | 18                   |
| Income Category      | Low Income   |                          |              |                             |                      |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 39**



| City Boundary |              | Site In Focus    |             | Opportunity Parcel |             | Proposed Zoning Code                                  |                               | Proposed DUA      |                          | Additional Net Future Units |                             | Income Category |  |
|---------------|--------------|------------------|-------------|--------------------|-------------|---|-------------------------------|-------------------|--------------------------|-----------------------------|-----------------------------|-----------------|--|
| Parcel ID     | APN          | Site Address     | Lot Acreage | Year Built         | Vacant Type | Existing Use  | Current General Plan Land Use | Current Zone Code | Proposed Zoning Code     | Proposed DUA                | Additional Net Future Units | Income Category |  |
| 139           | 2518-031-009 | 661 N MACLAY AVE | 0.17        | 1962               | No          | Commercial - Parking Lots (Commercial Use Properties) | SP-5                          | SP-5              | SP-5 - M McClay District | 37                          | 4                           | Moderate Income |  |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 40**



| City Boundary |              | Site In Focus |             | Opportunity Parcel |             | Income Category   |                               |                   |  |              |                             |                 |
|---------------|--------------|---------------|-------------|--------------------|-------------|---|-------------------------------|-------------------|--|--------------|-----------------------------|-----------------|
| Parcel ID     | APN          | Site Address  | Lot Acreage | Year Built         | Vacant Type | Existing Use  | Current General Plan Land Use | Current Zone Code | Proposed Zoning Code                                 | Proposed DUA | Additional Net Future Units | Income Category |
| 22            | 2520-002-023 | 1901 1ST ST   | 0.53        | 1951               | No          | Industrial - Lgt Manuf Sm. EQP't, Manuf Sm. Ships Instr. Manuf. Pmt Pln's | SP-5                          | SP-5              | SP-5 - WF Workplace Flex Dist Residential Supporting | 20           | 5                           | Moderate Income |



**OPPORTUNITY SITES**

San Fernando RHINA Housing Element Update **Site 41**



| Parcel ID | APN          | City Boundary     | Site Address | Lot Acreage | Year Built | Vacant Type | Existing Use  | Opportunity Parcel |  |              | Income Category |                             |
|-----------|--------------|-------------------|--------------|-------------|------------|-------------|---|--------------------|--|--------------|-----------------|-----------------------------|
|           |              |                   |              |             |            |             |   | Site In Focus      | Proposed Zoning Code                                 | Proposed DUA |                 | Additional Net Future Units |
| 5         | 2520-002-015 | 100 N HUBBARD AVE |              | 0.62        | 1958       | No          | Industrial - Lumber Yards   | SP-5               | SP-5 - WF Workplace Flex Dist Residential Supporting | 20           | 8               | Moderate Income             |
| 58        | 2520-002-016 | 2021 1ST ST       |              | 0.68        | 1958       | No          | Industrial - Lgt Mant Sm. EOPT, Manuf Sm. Ships Instr. Manuf. Pmt Plnks | SP-5               | SP-5 - WF Workplace Flex Dist Residential Supporting | 20           | 9               | Moderate Income             |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 42**



| Parcel ID | City Boundary | APN          | Site Address     | Site In Focus | Lot Acreage | Year Built | Vacant Type | Existing Use             | Current General Land Use | Current Zone Code | Proposed Zoning Code     | Proposed DUA | Additional Net Future Units | Income Category |
|-----------|---------------|--------------|------------------|---------------|-------------|------------|-------------|--------------------------|--------------------------|-------------------|--------------------------|--------------|-----------------------------|-----------------|
| 131       |               | 2515-017-004 | 956 N MACLAY AVE |               | 0.6         | 1946       | No          | Institutional - Churches | SP-5                     | SP-5              | SP-5 - M McClay District | 37           | 16                          | Low Income      |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update Site 43



| City Boundary |              | Site In Focus     |             | Opportunity Parcel |             |  |                          |                   |                          |              |                             |                 |
|---------------|--------------|-------------------|-------------|--------------------|-------------|--|--------------------------|-------------------|--------------------------|--------------|-----------------------------|-----------------|
| Parcel ID     | APN          | Site Address      | Lot Acreage | Year Built         | Vacant Type | Existing Use   | Current General Land Use | Current Zone Code | Proposed Zoning Code     | Proposed DUA | Additional Net Future Units | Income Category |
| 137           | 2515-028-018 | 1012 N MACLAY AVE | 0.13        | 1947               | No          | Commercial - Auto, Recreation EQPT, Construction EQPT, Sales & Service | SP-5                     | SP-5              | SP-5 - M McClay District | 37           | 1                           | Moderate Income |
| 138           | 2515-028-017 | 1000 N MACLAY AVE | 0.27        | 1980               | No          | Commercial - Stores  | SP-5                     | SP-5              | SP-5 - M McClay District | 37           | 6                           | Moderate Income |

**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 44**



| Parcel ID | APN          | City Boundary | Site Address      | Site In Focus | Year Built | Vacant Type | Existing Use                        | Current General Land Use | Current Zone Code | Proposed Zoning Code     | Proposed DUA | Additional Net Future Units | Income Category |
|-----------|--------------|---------------|-------------------|---------------|------------|-------------|-------------------------------------|--------------------------|-------------------|--------------------------|--------------|-----------------------------|-----------------|
|           |              |               |                   |               |            |             |                                     |                          |                   |                          |              |                             |                 |
| 132       | 2515-028-025 |               | 1036 N MACLAY AVE | 0.26          | 1956       | No          | Commercial - Commercial Buildings   | SP-5                     | SP-5              | SP-5 - M McClay District | 37           | 5                           | Moderate Income |
| 133       | 2515-030-012 |               | 1056 N MACLAY AVE | 0.51          | 1956       | No          | Commercial - Professional Buildings | SP-5                     | SP-5              | SP-5 - M McClay District | 37           | 13                          | Low Income      |
| 134       | 2515-030-016 |               | 1110 N MACLAY AVE | 0.29          | 1925       | No          | Commercial - Office Buildings       | SP-5                     | SP-5              | SP-5 - M McClay District | 37           | 6                           | Moderate Income |
| 135       | 2515-030-023 |               | 1064 N MACLAY AVE | 0.66          | 1965       | No          | Institutional - Churches            | SP-5                     | SP-5              | SP-5 - M McClay District | 37           | 18                          | Low Income      |
| 136       | 2515-030-015 |               | 1104 N MACLAY AVE | 0.28          | 1959       | No          | Commercial - Stores                 | SP-5                     | SP-5              | SP-5 - M McClay District | 37           | 5                           | Moderate Income |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 46**



| City Boundary |              | Site In Focus      |             | Opportunity Parcel |   |
|---------------|--------------|--------------------|-------------|--------------------|---|
| Parcel ID     | APN          | Site Address       | Lot Acreage | Year Built         | Vacant Type   |
| 67            | 2516-019-024 | 1173 N MACCLAY AVE | 0.59        | 1990               | No  |
|               |              |                    |             |                    | Commercial - Office Buildings                           |
|               |              |                    |             |                    | Existing Use  |
|               |              |                    |             |                    | SP-5  |
|               |              |                    |             |                    | Current General Plan Land Use                           |
|               |              |                    |             |                    | SP-5 - M McCly District - Neighborhood Services Overlay |
|               |              |                    |             |                    | Proposed Zoning Code                                    |
|               |              |                    |             |                    | 37  |
|               |              |                    |             |                    | Proposed DUA  |
|               |              |                    |             |                    | 14  |
|               |              |                    |             |                    | Additional Net Future Units                             |
|               |              |                    |             |                    | Low Income  |
|               |              |                    |             |                    | Income Category   |

# OPPORTUNITY SITES

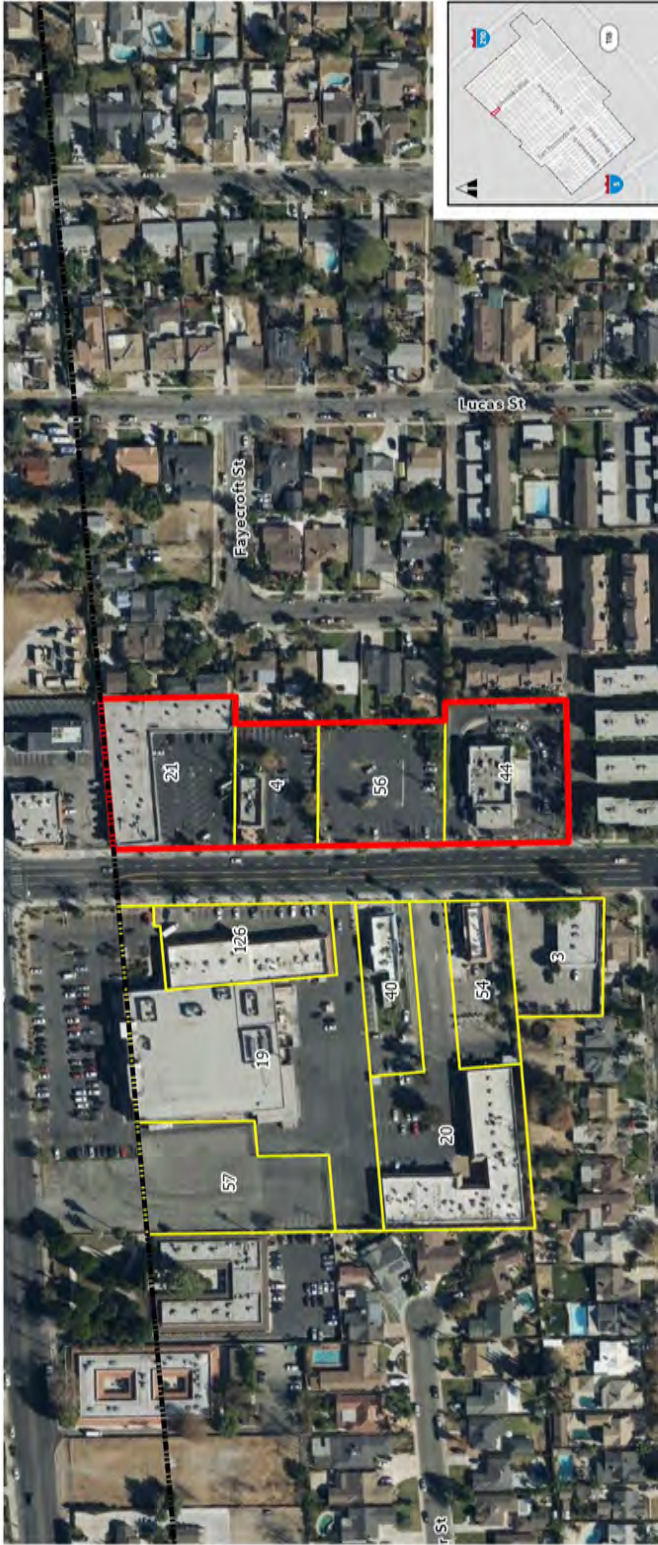
San Fernando RHINA Housing Element Update Site 47



| Parcel ID | APN          | City Boundary | Site Address            | Lot Acreage | Year Built | Vacant Type | Existing Use  | Current General Plan Land Use | Current Zone Code | Proposed Zoning Code  | Proposed DUA | Additional Net Future Units | Income Category | Opportunity Parcel |               |
|-----------|--------------|---------------|-------------------------|-------------|------------|-------------|---|-------------------------------|-------------------|-----------------------|--------------|-----------------------------|-----------------|--------------------|---------------|
|           |              |               |                         |             |            |             |   |                               |                   |                       |              |                             |                 | Site In Focus      | City Boundary |
| 3         | 2517-019-006 |               | 1980 GLENOAKS BLVD      | 0.48        | 1967       | No          | Commercial - Professional Buildings                     | COM                           | C-2               | C-2 Mixed Use Overlay | 35           | 11                          | Moderate Income |                    |               |
| 19        | 2517-015-043 |               | 2040 GLENOAKS BLVD      | 2.07        | 1973       | No          | Commercial - Supermarkets                               | COM                           | C-2               | C-2 Mixed Use Overlay | 35           | 54                          | Low Income      |                    |               |
| 20        | 2517-015-034 |               | 2002 GLENOAKS BLVD      | 1.37        | 1980       | No          | Commercial - Shopping Centers (Neighborhood, community) | COM                           | C-2               | C-2 Mixed Use Overlay | 35           | 35                          | Low Income      |                    |               |
| 40        | 2517-015-033 |               | 2014 GLENOAKS BLVD      | 0.42        | 1978       | No          | Commercial - Restaurants, Cocktail Lounges              | COM                           | C-2               | C-2 Mixed Use Overlay | 35           | 9                           | Moderate Income |                    |               |
| 54        | 2517-015-032 |               | 1988 GLENOAKS BLVD      | 0.47        | 1978       | No          | Commercial - Restaurants, Cocktail Lounges              | COM                           | C-2               | C-2 Mixed Use Overlay | 35           | 11                          | Moderate Income |                    |               |
| 57        | 2517-015-030 |               | 2010 GLENOAKS BLVD REAR | 0.84        | 1972       | No          | Commercial - Parking Lots (Commercial Use Properties)   | COM                           | C-2               | C-2 Mixed Use Overlay | 35           | 21                          | Low Income      |                    |               |
| 126       | 2517-015-042 |               | 2010 GLENOAKS BLVD      | 0.62        | 1989       | No          | Commercial - Shopping Centers (Neighborhood, community) | COM                           | C-2               | C-2 Mixed Use Overlay | 35           | 15                          | Low Income      |                    |               |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update **Site 48**



| Parcel ID | APN          | City Boundary | Site Address       | Site In Focus | Lot Acreage | Year Built | Vacant Type        | Existing Use  | Current General Plan Land Use | Current Zone Code | Proposed Zoning Code  | Proposed DUA | Additional Net Future Units | Income Category |
|-----------|--------------|---------------|--------------------|---------------|-------------|------------|--------------------|---|-------------------------------|-------------------|-----------------------|--------------|-----------------------------|-----------------|
| 4         | 2517-013-014 |               | 2021 GLENOAKS BLVD |               | 0.47        | 1978       | No                 | Commercial - Restaurants, Cocktail Lounges            | COM                           | C-2               | C-2 Mixed Use Overlay | 35           | 11                          | Moderate Income |
| 21        | 2517-013-013 |               | 2029 GLENOAKS BLVD |               | 0.88        | 1967       | No                 | Commercial - Stores                                   | COM                           | C-2               | C-2 Mixed Use Overlay | 35           | 21                          | Low Income      |
| 44        | 2517-014-054 |               | 1955 GLENOAKS BLVD |               | 0.79        | 1988       | No                 | Commercial - Restaurants, Cocktail Lounges            | COM                           | C-2               | C-2 Mixed Use Overlay | 35           | 20                          | Low Income      |
| 56        | 2517-013-015 |               | 2001 GLENOAKS BLVD |               | 0.71        | 1987       | Potentially Vacant | Commercial - Parking Lots (Commercial Use Properties) | COM                           | C-2               | C-2 Mixed Use Overlay | 35           | 18                          | Low Income      |



**OPPORTUNITY SITES**  
San Fernando RHINA Housing Element Update Site 50



| City Boundary |              | Site In Focus     |             | Opportunity Parcel |             | Existing Use             |                               | Current General Plan Land Use |                      | Current Zone Code |                             | Proposed Zoning Code |  | Proposed DUA |  | Additional Net Future Units |  | Income Category |  |
|---------------|--------------|-------------------|-------------|--------------------|-------------|--------------------------|-------------------------------|-------------------------------|----------------------|-------------------|-----------------------------|----------------------|--|--------------|--|-----------------------------|--|-----------------|--|
| Parcel ID     | APN          | Site Address      | Lot Acreage | Year Built         | Vacant Type | Existing Use             | Current General Plan Land Use | Current Zone Code             | Proposed Zoning Code | Proposed DUA      | Additional Net Future Units | Income Category      |  |              |  |                             |  |                 |  |
| 142           | 2612-015-012 | 1519 WOODWORTH ST | 6.01        |                    | No          | Institutional - Churches |                               | R-1                           | R-1 Subdivision      | 6                 | 27                          | Moderate Income      |  |              |  |                             |  |                 |  |



# APPENDIX D: ACRONYM DICTIONARY

|               |  |
|---------------|--|
| <b>AC</b>     | Auto Commercial District   |
| <b>ACS</b>    | American Community Survey  |
| <b>ADU</b>    | Accessory Dwelling Unit  |
| <b>AFFH</b>   | Affirmatively Furthering Fair Housing  |
| <b>JADU</b>   | Junior Accessory Dwelling Units  |
| <b>AFH</b>    | Assessment of Fair Housing   |
| <b>AMI</b>    | Area Median Income   |
| <b>CAPP</b>   | California Arrearage Payment Program   |
| <b>CBC</b>    | City Building Code   |
| <b>CDBG</b>   | Community Development Block Grants   |
| <b>CDC</b>    | (Los Angeles County) Community Development Commission  |
| <b>CHAS</b>   | Comprehensive Housing Affordability Strategy   |
| <b>CLIPPB</b> | Childhood Lead Poisoning Prevention Program  |
| <b>CUP</b>    | Conditional Use Permit   |
| <b>DUA</b>    | Dwelling Units per Acre  |
| <b>FAR</b>    | Floor Area Ratio   |
| <b>FHC</b>    | Fair Housing Council   |
| <b>FHCSEV</b> | Fair Housing Council of San Fernando Valley  |
| <b>GN</b>     | General Neighborhood District allows for multi-family housing near Downtown and the Metrolink Station and to ensure that housing along the south side of 2 <sup>nd</sup> Street provides a transition to the low-rise, single-family residential neighborhoods to the north. |
| <b>HaCOLA</b> | Housing Authority of the County of Los Angeles   |
| <b>HCD</b>    | State Department of Housing and Community Development  |
| <b>HMDA</b>   | Home Mortgage Disclosure   |
| <b>HOP</b>    | Home Ownership Program   |

|                |   |
|----------------|---|
| <b>HQS</b>     | Housing Quality Standards   |
| <b>HQTA</b>    | High Quality Transit Area   |
| <b>HUD</b>     | US Department of Housing and Urban Development                        |
| <b>J LAHSA</b> | Los Angeles Homeless Services Authority                               |
| <b>LEAP</b>    | Local Early Action Planning   |
| <b>LEED</b>    | Leadership in Energy and Environmental Design                         |
| <b>LIHTCs</b>  | Low Income Housing Tax Credits  |
| <b>LODES</b>   | Longitudinal Employee-Household Dynamics                              |
| <b>M</b>       | Maclay District   |
| <b>MCC</b>     | Mortgage Credit Certificate   |
| <b>MSA</b>     | Metropolitan Statistical Area   |
| <b>MUC</b>     | Mixed-Use Corridor District   |
| <b>MWD</b>     | Metropolitan Water District   |
| <b>NLSLA</b>   | Neighborhood Legal Services of Los Angeles County                     |
| <b>OEHHA</b>   | California Office of Environmental Health Hazard Assessment           |
| <b>RCAA</b>    | Redwood Community Action Agency                                       |
| <b>R/ECAPs</b> | Racially/Ethnically Concentrated Areas of Poverty                     |
| <b>RHNA</b>    | Regional Housing Needs Allocation                                     |
| <b>RPD</b>     | Residential Planned Development                                       |
| <b>RTP</b>     | Regional Transportation Plan  |
| <b>SCAG</b>    | Southern California Association of Governments                        |
| <b>SCHFA</b>   | Southern California Home Financing Authority                          |
| <b>SCS</b>     | Sustainable Communities Strategy                                      |
| <b>SRO</b>     | Single Room Occupancy   |
| <b>TAC</b>     | Technical Advisory Committee  |
| <b>TCAC</b>    | California Tax Credit Allocation Committee                            |
| <b>SP-5</b>    | Revised San Fernando Corridors Specific Plan adopted in December 2017 |
| <b>WF</b>      | Workplace Flex District   |
| <b>VASH</b>    | Veterans Affairs Supportive Housing                                   |



# City of San Fernando

## *Safety Element*

Public Draft | May 2022



# VIII. SAFETY ELEMENT

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## A. INTRODUCTION

The Safety Element evaluates safety hazards in San Fernando, both existing and potential. It establishes policies and actions to avoid and reduce these hazards to protect the community. Topics covered in this chapter include:

- Geologic and Seismic Hazards
- Dam Failure Inundation Hazards
- Peak Load Water Demand
- Hazardous Materials Hazards
- Climate Change Hazards

The Safety Element also establishes environmental justice policies and actions to reduce disproportionate environmental burden present in San Fernando. The negative impact of environmental hazards and pollution on the San Fernando community is described across the following key focus areas:

- Pollution Exposure and Air Quality
- Public Facilities
- Safe and Sanitary Homes
- Physical Activity, Food Access, and Public Health
- Civic and Community Engagement

Additional detail regarding safety hazards and environmental justice are available in Appendices A and B to the Safety Element.

## B. ABBREVIATIONS

Abbreviations used in the Safety Element are listed below.

---

|              |   |
|--------------|---|
| <b>AFY</b>   | Acre feet per year                            |
| <b>CPTED</b> | Crime Prevention Through Environmental Design |
| <b>CUPA</b>  | Certified Unified Programs Agency             |
| <b>EOC</b>   | Emergency Operations Center                   |
| <b>FEMA</b>  | Federal Emergency Management Agency           |
| <b>GHG</b>   | Greenhouse Gas                                |
| <b>HMP</b>   | San Fernando Hazard Mitigation Plan           |

---

|                |  |
|----------------|--|
| <b>IPCC</b>    | Intergovernmental Panel on Climate Change        |
| <b>LAFD</b>    | City of Los Angeles Fire Department              |
| <b>LUST</b>    | Leaking Underground Storage Tanks                |
| <b>MWD</b>     | Metropolitan Water District                      |
| <b>NIMS</b>    | National Incident Management System              |
| <b>RCPs</b>    | Representative Concentration Pathways            |
| <b>SB 1000</b> | Senate Bill 1000                                 |
| <b>SEMS</b>    | Standardized Emergency Management Systems        |
| <b>TIMS</b>    | Transportation Injury Mapping System             |
| <b>TOD</b>     | Transit Oriented Development                     |
| <b>USGS</b>    | United States Geological Survey                  |
| <b>UWMP</b>    | City of San Fernando Urban Water Management Plan |
| <b>WUI</b>     | Wildland Urban Interface                         |

## C. PUBLIC SAFETY SERVICES AND EMERGENCY PREPAREDNESS

Fire protection in the city is provided by the City of Los Angeles Fire Department. The Los Angeles County Fire Department 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 the city. The City operates their own Police Department. The police station is located at 910 1st Street, San Fernando.

The State of California requires all municipal governments to prepare and plan for potential emergencies including natural, man-made, and health related events. San Fernando seeks to keep residents, property, and infrastructure as safe as possible in the event of a disaster through land use controls, hazard mitigation and emergency response efforts, and community programs.

Emergency preparedness efforts in San Fernando include:

- Implementation of risk reduction measures identified in the City of San Fernando Hazard Mitigation Plan (HMP), including regular updates to the HMP
- Establishment of emergency protocols in the City of San Fernando Emergency Operations Plan
- Water conservation measures and programs identified in the City of San Fernando Urban Water Management Plan (UWMP), including regular updates to the UWMP
- Operate Alert San Fernando, a local emergency alert system to keep residents informed about emergencies

- Operating a cooling center at City of San Fernando Recreation Center in San Fernando when temperatures exceed 100°F
- Trainings for residents in Disaster Preparedness for emergencies and natural disasters
- Upgrades to buildings and infrastructure to comply with building and fire codes

San Fernando maintains multiple emergency planning documents to prepare for regional emergency events and hazard risks. The San Fernando Hazard Mitigation Plan (HMP) was adopted in 2021 and includes a hazard mitigation assessment. In addition to the HMP, San Fernando maintains an Emergency Operations Plan consistent with State guidelines. Emergency-related resources are available on the [Alert San Fernando](#) webpage.

The city's street system is primarily arranged on a grid pattern, and there are no identified neighborhoods with only one point of ingress and egress. Therefore, all neighborhoods in San Fernando have more than one point of vehicular access which allows residents to evacuate during an emergency and allow access for emergency responders.

## D. GEOLOGIC AND SEISMIC HAZARDS

The city of San Fernando is in a seismically active region at risk of hazards from earthquakes, including fault rupture, ground shaking, landslides, and liquefaction. The two most significant earthquakes to have recently affected the city are the 1971 San Fernando and the 1994 Northridge earthquakes. The 1971 San Fernando earthquake caused 65 fatalities and millions of dollars in property loss in the city, including damage to several bridges, sections of freeway, and a hospital. The 1994 Northridge earthquake caused 51 fatalities along with extensive damage to streets, the sewer system, the water system, public buildings, and privately-owned residential and commercial structures in the city. In the first six months following this disaster, the City spent approximately \$1.8 million and over 9,100 person hours on earthquake-related activities.

Several faults have the potential to impact the city, including the San Andreas fault. The San Andreas fault is known as a "master fault" because it is the boundary between the Pacific and North American geologic plates. The segment of the San Andreas fault closest to the city of San Fernando is the Mojave segment, which is approximately 83 miles long. According to the U.S. Geological Survey (USGS), the Mojave segment is estimated to be capable of producing a magnitude 7.1 earthquake. Scientists have calculated that this segment has a 26 percent probability of rupturing sometime between 1994 and 2024. Figure 1 shows the fault lines mapped in San Fernando and the surrounding region. There are several more active faults in eastern San Fernando and northern San Gabriel valleys, including the Northridge, Newport-Inglewood, and Sierra Madre faults. The presence of so many active faults increase the probability of a major earthquake impacting the city.

Figure 1: Faults in the City and Surrounding Area



- |                         |                    |                         |
|-------------------------|--------------------|-------------------------|
| City Boundary           | Northridge Fault   | <b>Parks</b>            |
| Railroads               | Oak Ridge Fault    |                         |
| <b>Faults</b>           | San Andreas Fault  | Local Park              |
| Newport-Inglewood Fault | Sierra Madre Fault | National Park or Forest |
| Other Fault             |                    | Regional Park           |

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Additional data provided by USGS, 2017.



## E. LIQUEFACTION HAZARDS

Liquefaction occurs when seismic waves pass through water-saturated granular soil, causing some of the empty spaces between granules to collapse. This results in a loss of ground strength and creates a near-liquid state. Liquefaction causes horizontal movements, soil flows, and loss of bearing strength, all of which could cause structures to settle or tip and may result in severe damage to property.

Areas with soil prone to liquefaction are known as liquefaction hazard zones. According to the California Department of Conversation Geologic Survey, San Fernando contains one liquefaction hazard zone that extends along its western boundary. Much of the area within the hazard zone is comprised of single family residential and multifamily residential. Figure 2 shows the liquefaction hazard zone in San Fernando and proximal lands. Landslide hazard zones are not present within the city.

Figure 2: Geologic and Seismic Hazards



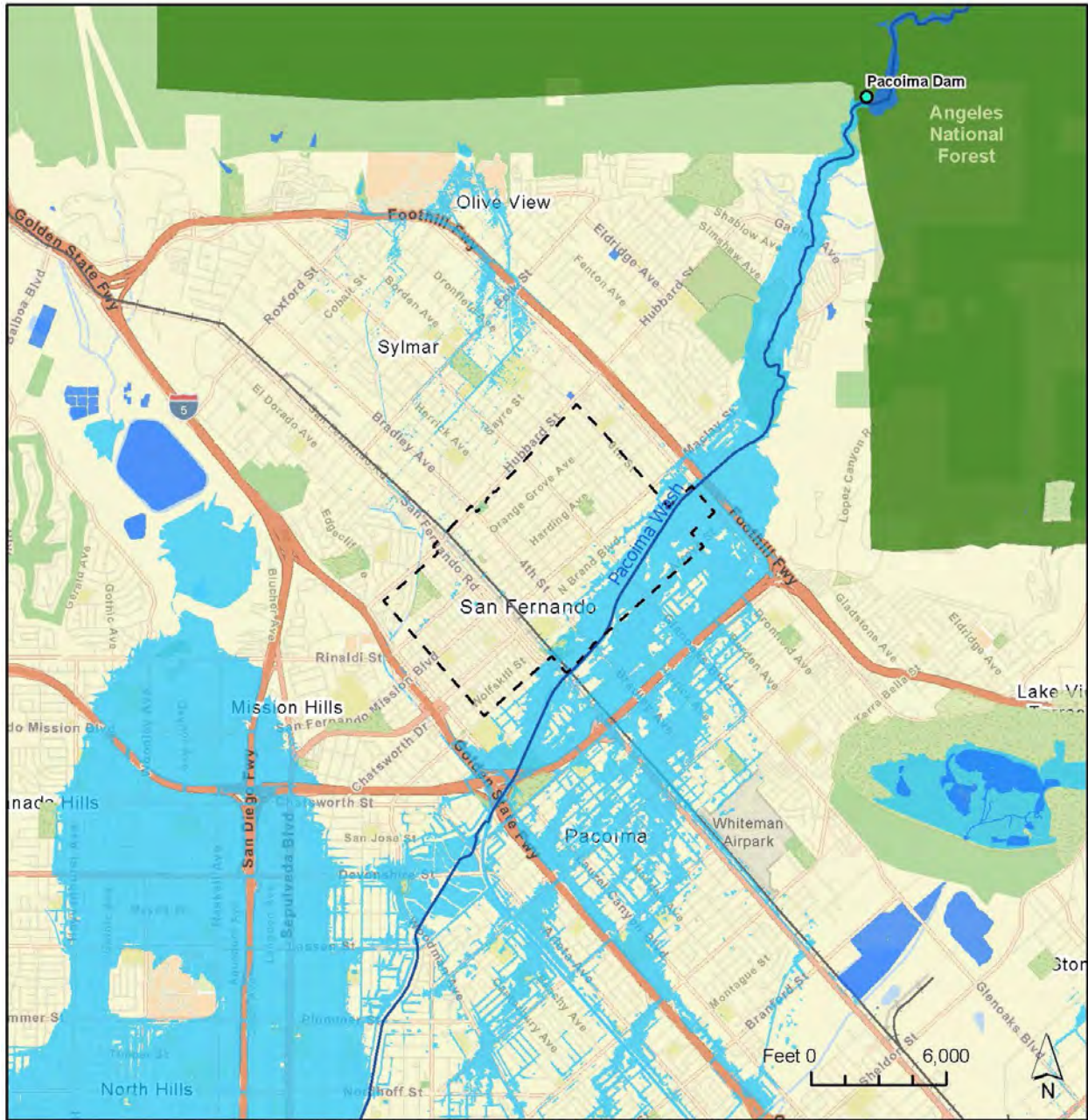
- |                          |                         |
|--------------------------|-------------------------|
| City Boundary            | <b>Parks</b>            |
| Liquefaction Hazard Zone | Local Park              |
| Landslide Hazard Zone    | National Park or Forest |
| Railroads                | Regional Park           |

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 Additional data provided by California Department of Conservation, California Geological Survey, 2021.

## F. DAM FAILURE INUNDATION HAZARD

According to the California Department of Water Resources, the only part of the city susceptible to possible flooding is the commercial/industrial strip that is adjacent to the Pacoima Wash. This area could flood if the Pacoima Dam suffers a complete failure. The dam is normally maintained at one-quarter of its capacity and no longer allowed to reach full capacity to reduce potential dam failure. Additionally, average rainfall is low. The Pacoima Dam utilizes a monitoring system that provides early warning of a structural failure, thus making the probability of this type of flood event minimal. Figure 3 below shows the Dam Failure Inundation Areas for the city.

Figure 3: Dam Failure Inundation Areas



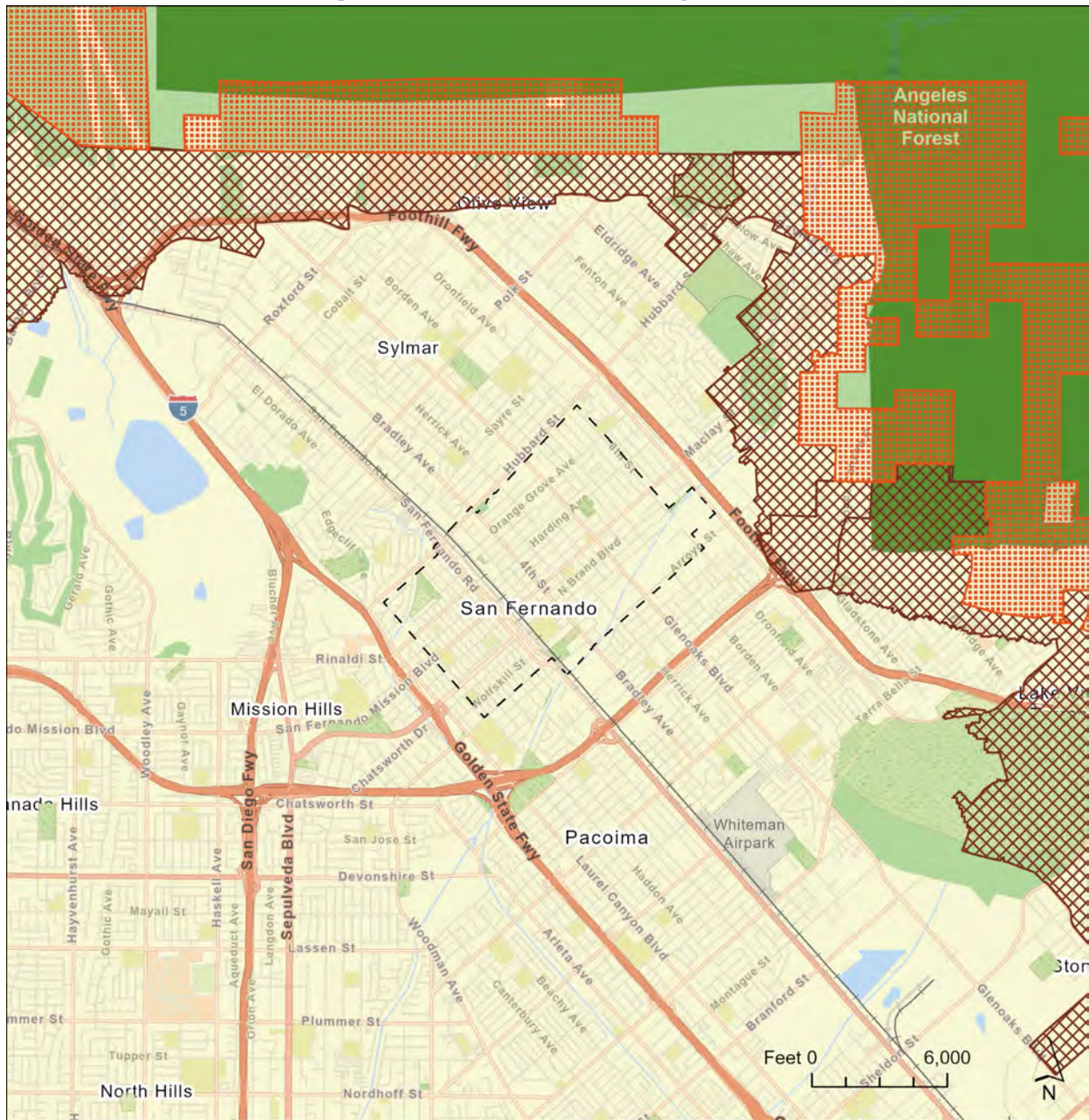
- City Boundary
- Reservoir
- Dam Inundation Area
- Pacoima Wash
- Pacoima Dam
- Railroads
- Parks**
- Local Park
- National Park or Forest
- Regional Park

Imagery provided by ESRI and their licensors © 2021.  
 Additional data provided by California Department of Water Resources, 2021.

## G. WILDLAND FIRE HAZARDS

Fire hazard severity zones are areas where environmental conditions create moderate, high, or very high wildfire risk. According to CALFIRE, there are no fire hazard severity zones located within the city. However, as shown in Figure 4, the city's proximity to the San Gabriel Mountains and nearby very high fire hazard severity zones does pose a threat of wildfire spreading into the city. Regionally, San Fernando is near other zones of high or very high wildfire severity, located to the northwest, north, and east. Windstorms increases the risk of wildland fires in the wildland urban interface (WUI) potentially spreading into the city when strong winds and wildland fires co-occur.

Figure 4: Fire Hazard Severity Zones



- City Boundary
- Railroads
- State Responsibility Area**
- Very High Fire Hazard Severity Zone
- Parks**
- Local Park
- Local Responsibility Area**
- National Park or Forest
- Regional Park
- Very High Fire Hazard Severity Zone

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Additional data provided by Cal Fire, 2021.

## H. PEAK LOAD WATER DEMAND

The existing water supplies available to the city include local groundwater extracted from the Sylmar Groundwater Basin. The City also has access to imported water from the Metropolitan Water District (MWD) as an emergency connection, and from the City of Los Angeles Department of Water and Power to be accessed only in extreme emergencies. The Sylmar Groundwater Basin has been adjudicated, and the City of San Fernando has a current allotted draw from the basin of 3,570 acre-feet per year. Additionally, the City has the right to receive stored water credit in the Sylmar Basin. In addition to these sources, the City of San Fernando 2020 Urban Water Management Plan (UWMP) discusses alternate water sources such as recycled stormwater, greywater (water used from bathroom sinks, showers, tubs, and washing machines), and desalinated seawater, as well as plans for reactivating one of the City's inactive ground wells (Well No. 3) to increase groundwater production capabilities.

The 2020 UWMP includes a Water Shortage Contingency Plan. 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 AFY<sup>54</sup>. By 2030, 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. MWD's 2020 UWMP finds that MWD can meet full service demands of its member agencies with existing supplies from 2025 through 2045 during normal years, single dry year, and multiple dry years. Prolonged dry periods may impact the City's imported water supply capacities significantly due to reductions in MWD's storage reservoirs resulting from increases in regional demand.

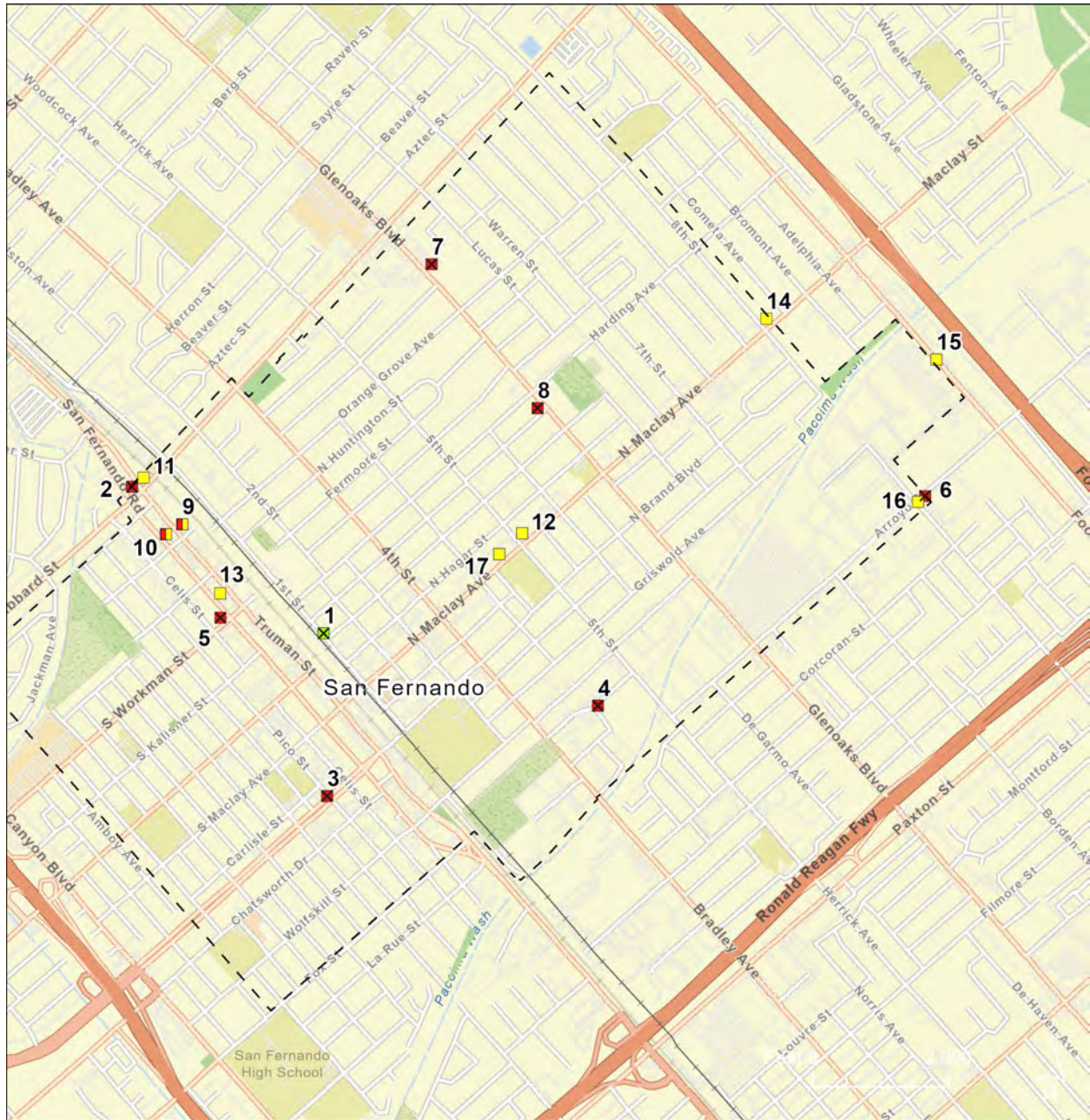
## I. HAZARDOUS MATERIALS HAZARDS

A wide variety of hazardous or toxic materials are used in households, commercial businesses, and industrial operations and processes, including home and pool related chlorine products, chemical fertilizers, stored fuels and waste oil, chemical solvents and lubricants, and a variety of medical materials. The improper use and management of hazardous materials can pose a potential threat to the community and the environment.

Leaking underground storage tanks (LUST) and former industrial and commercial sites can expose the community and environment to hazardous materials. Gasoline storage tanks from former or current gas stations are subject to leaking over time, which can contaminate soil, groundwater, and/or surface water. Leaks require immediate action to reduce the spread of contaminants and reduce potential harm. Industrial and commercial activities sometimes utilize hazardous and toxic chemicals for operations, and spills or mishandling of these materials can result in site contamination.

According to the Department of Toxic Substances Control (DTSC), San Fernando contains hazardous material sites such as LUST sites, contaminated groundwater sites, and hazardous sites. There are a total of 17 sites in the city that contain hazardous materials (see Figure 5 and Table 1 below). The City of San Fernando contracts with the LAFD to monitor facilities that generate hazardous waste. The LAFD is the Certified Unified Program Agency (CUPA) that provides regulatory oversight over hazardous materials and hazardous waste programs in both the City of Los Angeles and the City of San Fernando.

Figure 5 Hazardous Materials Sites



City Boundary

Railroads

**Parks**

Local Park

National Park or Forest

Regional Park

**Hazardous Materials Sites**

Permitted Underground Storage Tank (UST)

Leaking Underground Storage Tank (LUST)

Cleanup Program Site

Leaking Underground Storage Tank (LUST)/Permitted Underground Storage Tank (UST)

Completed - Case Closed

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Additional data provided by California Water Boards, 2021.



Table 1 Hazardous Waste Sites in the City of San Fernando

| Figure 7 Map Number | Site Id      | Site Name                     | Site Type                                | Site Status                                 | Site Address             | Contaminants Present       | Hazard Zone                     |
|---------------------|--------------|-------------------------------|--|---|--------------------------|----------------------------|---------------------------------|
| 1                   | SL184531436  | City National Bank Property   | Cleanup Program Site                     | Completed - Case Closed                     | 1321 1st Street          | Volatile Organic Compounds | Seismic                         |
| 2                   | T0603702259  | Desert Petroleum #59 (Former) | LUST Cleanup Site                        | Completed - Case Closed                     | 1753 San Fernando Road   | Gasoline                   | Liquefaction, Seismic           |
| 3                   | T0603702247  | GTE                           | LUST Cleanup Site                        | Completed - Case Closed                     | 401 Brand Boulevard S    | Gasoline                   | Seismic                         |
| 4                   | T0603703955  | GTE San Fernando Plant Yard   | LUST Cleanup Site                        | Completed - Case Closed                     | 510 Park Avenue          | Gasoline                   | Dam Failure Inundation, Seismic |
| 5                   | T0603702254  | John Angel Property           | LUST Cleanup Site                        | Completed - Case Closed                     | 1404 San Fernando Road   | Gasoline                   | Seismic                         |
| 6                   | T0603713084  | Pepsi Bottling Group          | LUST Cleanup Site                        | Completed - Case Closed                     | 1260 Arroyo Street       | Diesel                     | Dam Failure Inundation, Seismic |
| 7                   | T0603700025  | Richard Sterman               | LUST Cleanup Site                        | Completed - Case Closed                     | 1955 Glenoaks Boulevard  | Aviation                   | Seismic                         |
| 8                   | T10000000589 | Wm Waterston Trust            | LUST Cleanup Site                        | Completed - Case Closed                     | 1400 Glenoaks            | None Specified             | Seismic                         |
| 9                   | T0603702250  | Gem Fuel                      | LUST Cleanup Site                        | Open - Assessment & Interim Remedial Action | 1601 Truman Street       | Gasoline                   | Seismic                         |
| 9                   | 25541        | Commercial Fueling Network    | Permitted Underground Storage Tank (UST) | N/A   | 1601 Truman Street       | N/A                        | Seismic                         |
| 9                   | N/A          | Truman Fuel                   | Permitted Underground Storage Tank (UST) | N/A   | 1601 W Truman Avenue     | N/A                        | Seismic                         |
| 10                  | T0603704772  | Mission Car Wash              | LUST Cleanup Site                        | Open - Remediation                          | 1601 San Fernando Road N | Gasoline                   | Liquefaction, Seismic           |
| 10                  | FA0014075    | Mission Carwash               | Permitted Underground Storage Tank (UST) | N/A   | 1601 San Fernando Road   | N/A                        | Liquefaction, Seismic           |
| 11                  | N/A          | Arco #01904                   | Permitted Underground Storage Tank (UST) | N/A   | 1753 W Truman Street     | N/A                        | Liquefaction, Seismic           |
| 11                  | T0603702251  | Arco #1904                    | LUST Cleanup Site                        | Completed - Case Closed                     | 1753 Truman Street       | Gasoline                   | Liquefaction, Seismic           |

| Figure 7 Map Number | Site Id   | Site Name                    | Site Type                                | Site Status | Site Address               | Contaminants Present | Hazard Zone                     |
|---------------------|-----------|------------------------------|--|-------------|----------------------------|----------------------|---------------------------------|
| 12                  | N/A       | Arco - Maclay Inc.           | Permitted Underground Storage Tank (UST) | N/A         | 601 N Maclay Avenue        | N/A                  | Seismic                         |
| 13                  | 19752     | Goodyear Tire Center #905946 | Permitted Underground Storage Tank (UST) | N/A         | 1431 San Fernando Road     | N/A                  | Seismic                         |
| 14                  | N/A       | Maclay Ave Investments LLC   | Permitted Underground Storage Tank (UST) | N/A         | 1203 N Maclay Avenue       | N/A                  | Seismic                         |
| 15                  | FA0030348 | Oky LLC, Db: Sylmar Shell    | Permitted Underground Storage Tank (UST) | N/A         | 13641 W Foothill Boulevard | N/A                  | Dam Failure Inundation, Seismic |
| 16                  | FA0015007 | Pepsi-Cola Bottling Group    | Permitted Underground Storage Tank (UST) | N/A         | 1200 Arroyo Street         | N/A                  | Dam Failure Inundation, Seismic |
| 17                  | FA0023295 | Roy's Auto Repair            | Permitted Underground Storage Tank (UST) | N/A         | 537 N Maclay Avenue        | N/A                  | Seismic                         |

Notes: N/A = Not Applicable  
<sup>1</sup> Waste Discharge Requirements (WDR) Sites are sites that operate under Waste Discharger Requirements issued by the State Water Resources Control Board or a Regional Water quality Control Board. WDDRs address non-designated waste discharges that are typically applied to land.  
Source: California State Water Resources Control Board. 2021. GeoTracker. Available <<https://geotracker.waterboards.ca.gov/>>. Accessed 9/30/2021.

## J. CLIMATE CHANGE HAZARDS

Climate change is driven by the human contribution of certain gases like carbon dioxide and methane into the atmosphere. These gases, commonly known as greenhouse gases or GHGs, absorb and re-emit heat that has been discharged from the Earth's surface. This works to trap heat near the earth's surface, increasing the natural greenhouse effect. Greenhouse gases from human activities have been collecting in the atmosphere since the 1800's and are warming the climate more and more every year. This rise in average temperatures across the globe affects precipitation patterns, temperature, and ocean water levels. San Fernando is expected to experience increases in temperatures, more severe storms, increases in extreme heat events, changes in precipitation patterns, extended drought conditions, and increasing wildfire risk because of climate change.

The Intergovernmental Panel on Climate Change (IPCC), a United Nations subgroup responsible with global advancement and communication of Climate Change understandings, has established several GHG emissions scenarios used to describe possible future GHG emissions and associated warming. Two of these are commonly used to compare possible futures and have been selected for this assessment, consistent with guidance from the California Government Office of Emergency Services (Cal OES) California Adaptation Planning Guide.

- The Representative Concentration Pathway (RCP) 4.5 represents a “medium emissions” scenario in which emissions peak around 2040 and then decline at the end of the century. This scenario assumes global agreement and implementation of GHG reduction strategies.
- The Representative Concentration Pathway (RCP) 8.5 represents a “high emissions” scenario in which emissions continue to rise throughout the 21st century.

### 1. TEMPERATURE

According to the California Energy Commission's Cal-Adapt data tool, the average maximum temperature is expected to increase in San Fernando throughout the century by up to 8.7°F. In addition, the number of extreme heat days per year is expected to increase from 3 extreme heat days to up to 33 extreme heat days.

### 2. PRECIPITATION

As per Cal-Adapt, the city's modeled historical (1961-1990) annual precipitation is a 30-year average of approximately 17.5 inches. While average annual precipitation is not expected to change significantly, according to Cal-Adapt, precipitation will likely fall in more intense storms within a shorter wet season. For much of the state, research suggests that wet years will become wetter and dry years will become drier and will extend for longer stretches of time, increasing the risk of extended drought.

### 3. WILDFIRE

California is experiencing unprecedented wildland fires with increasing wildfire risk across the state. In the Southern California region wildfire risk is influenced by a multitude of compounding factors that include its dry and warm Mediterranean climate, periodic episodes of offshore Santa Ana winds, drought events, the type and spatial distribution of vegetation, varying topography, large urban-wildland interfaces, past fire suppression attempts, and human activities.

Cal-Adapt projections, using statistical modeling, indicate that Southern California may experience a larger number of wildfires and burned area by the mid-21st century under RCP 8.5. Overall burned area is projected to increase over 60 percent for Santa Ana-based fires and over 75 percent for non-Santa Ana fires. Many factors affect projected future occurrence of wildfire as a result of climate change. There are significant uncertainties associated with the influence of climate change on wildfire frequency.

## 4. VULNERABILITY

Communities will be affected by climate change to varying degrees depending on their sensitivity to its impacts. Social vulnerabilities can greatly inhibit the adaptive capacity of a community. On a larger scale, communities may be more vulnerable because of limited access to financial capital and resources, various institutional barriers, social network limitations, and compromised access to critical infrastructure.

Certain population groups may be disproportionately harmed by the impacts of climate change in San Fernando. Vulnerable populations identified in San Fernando include but are not limited to:

- Unemployed,
- Young children,
- Older adults,
- Outdoor workers,
- Individuals with asthma,
- Individuals living in poverty,
- Low birth weights,
- Individuals with low educational attainment (less than a bachelor’s degree), and
- Individuals that are linguistically isolated (non-English speakers).

The city’s residents and workers rely on infrastructure for mobility, water, power, and communications. These systems are vulnerable to climate change, which in turn can reduce the ability of people to adapt. Health risks may arise or be exacerbated as a result of damaged infrastructure, such as from the loss of access to electricity, or impacts to sanitation, safe food, water supplies, health care, communication, and transportation.

External factors present in the San Fernando community that also contribute to climate change vulnerability include high housing cost burden and exposure to poor air quality and drinking water contaminants as well as other environmental conditions. Because climate change impacts are closely intertwined with vulnerable populations and inequities, addressing underlying inequities can help increase resilience for all residents of San Fernando.

## K. ENVIRONMENTAL JUSTICE

Environmental degradation and pollution impact the health and well-being of communities. Historically, low-income and minority communities experience this impact at a higher rate than the broader population, as these communities tend to be located closer in proximity to hazardous or degraded environments. Environmental justice focuses on addressing the systemic causes of unequal environmental burdens placed on certain communities.

The State of California has developed regulation focused on improving the status of disproportionate environmental burden through Senate Bill 1000 (SB 1000), “The Planning for Healthy Communities Act” of

2016 which amended Section 65302 of the Government Code. Government Code Section 65040.12 defines environmental justice as “the fair treatment and meaningful involvement of people of all races, cultures and incomes, and national origins, with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.” State efforts towards environmental justice are primarily aimed at improving the status of disadvantaged communities through effective planning and policy decisions.

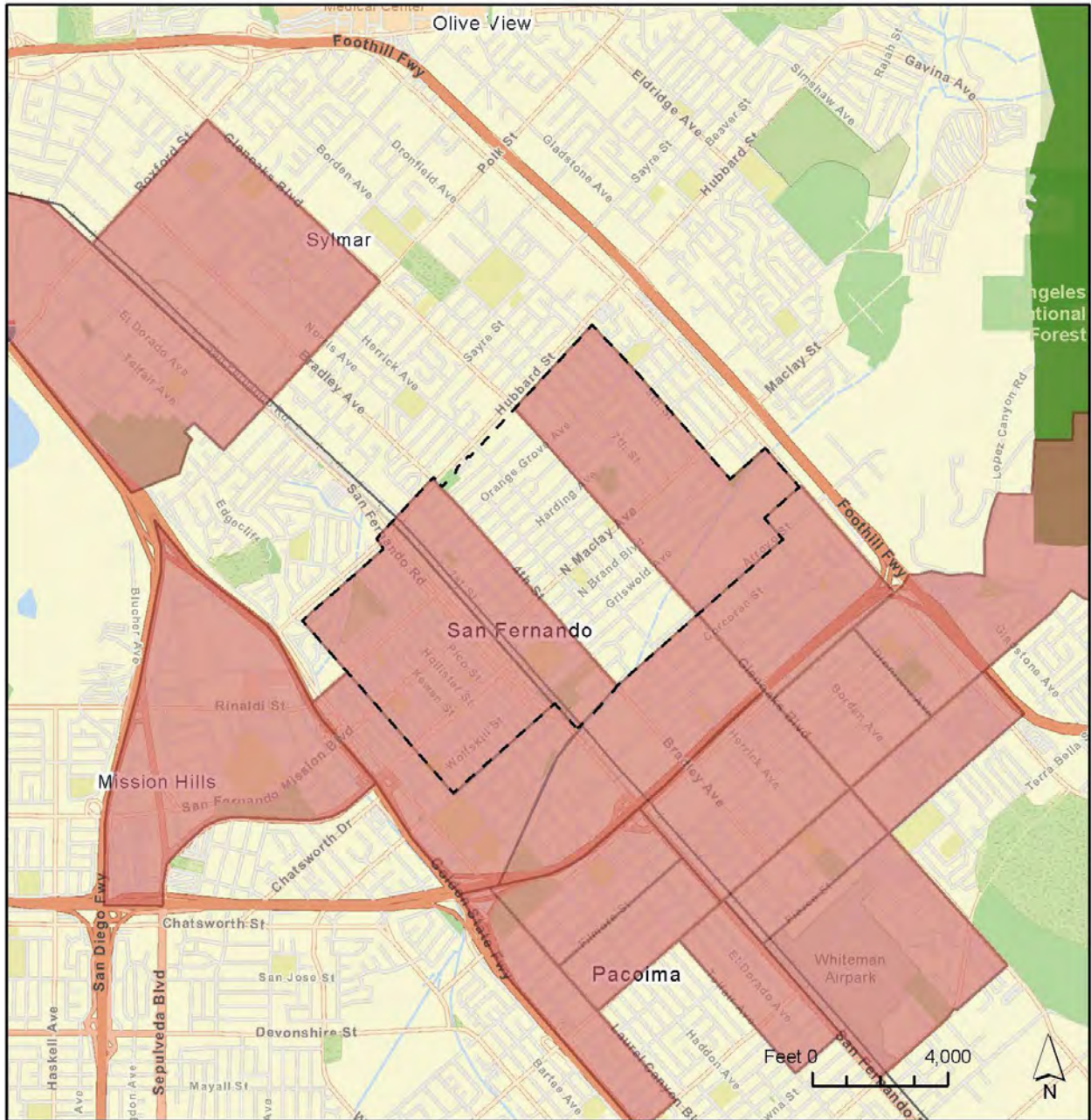
## **1. BRIEF HISTORY AND CULTURAL HERITAGE**

San Fernando was founded in 1874 and has a rich cultural past. In the early 1800s, while California was still Mexican territory, a mix of Spanish, Indian, and Mexican residents arrived and settled in the area. Residents traded farm crops, olives, wine, and other goods. Today with a population of 24,754 people, San Fernando is one of the San Fernando Valley’s smallest incorporated cities. Over 90 percent of the population of San Fernando identifies as Hispanic or Latino. The community maintains its identity with its rich cultural past, with celebrations such as Fiesta and the preservation of architecture from its Mexican Heritage.

## **2. CENSUS TRACTS WITH THE DISADVANTAGED COMMUNITIES DESIGNATION**

Disadvantaged communities may be disproportionately exposed to environmental pollution and degradation. The City of San Fernando geographic area is made up of four census tracts. According to CalEnviroScreen, three of the four census tracts within the city are currently designated as disadvantaged communities, as shown in Figure 6.

Figure 6: Census Tract-Designated Disadvantaged Communities



-  City Boundary
-  Census Tracts with Disadvantaged Communities Designation
-  Railroads
- Parks**
-  Local Park
-  National Park or Forest
-  Regional Park

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Disadvantaged Communities from OEHA, 2021.

### 3. ENVIRONMENTAL JUSTICE COMMUNITY CONTEXT

The negative impact of environmental hazards and pollution on communities in California can be measured across five key focus areas, which address a range of environmental factors that influence a person's health. The determinants include the following:

1. Pollution Exposure, Air Quality, and Water Quality
2. Public Facilities
3. Safe and Sanitary Homes
4. Physical Activity, Food Access, and Public Health
5. Civic and Community Engagement

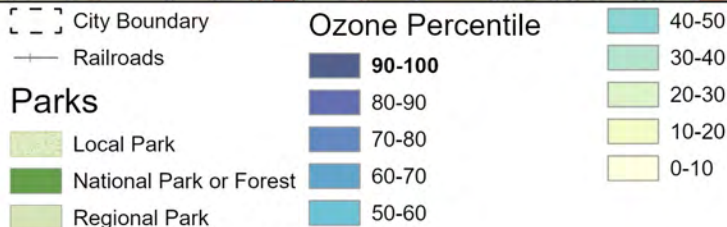
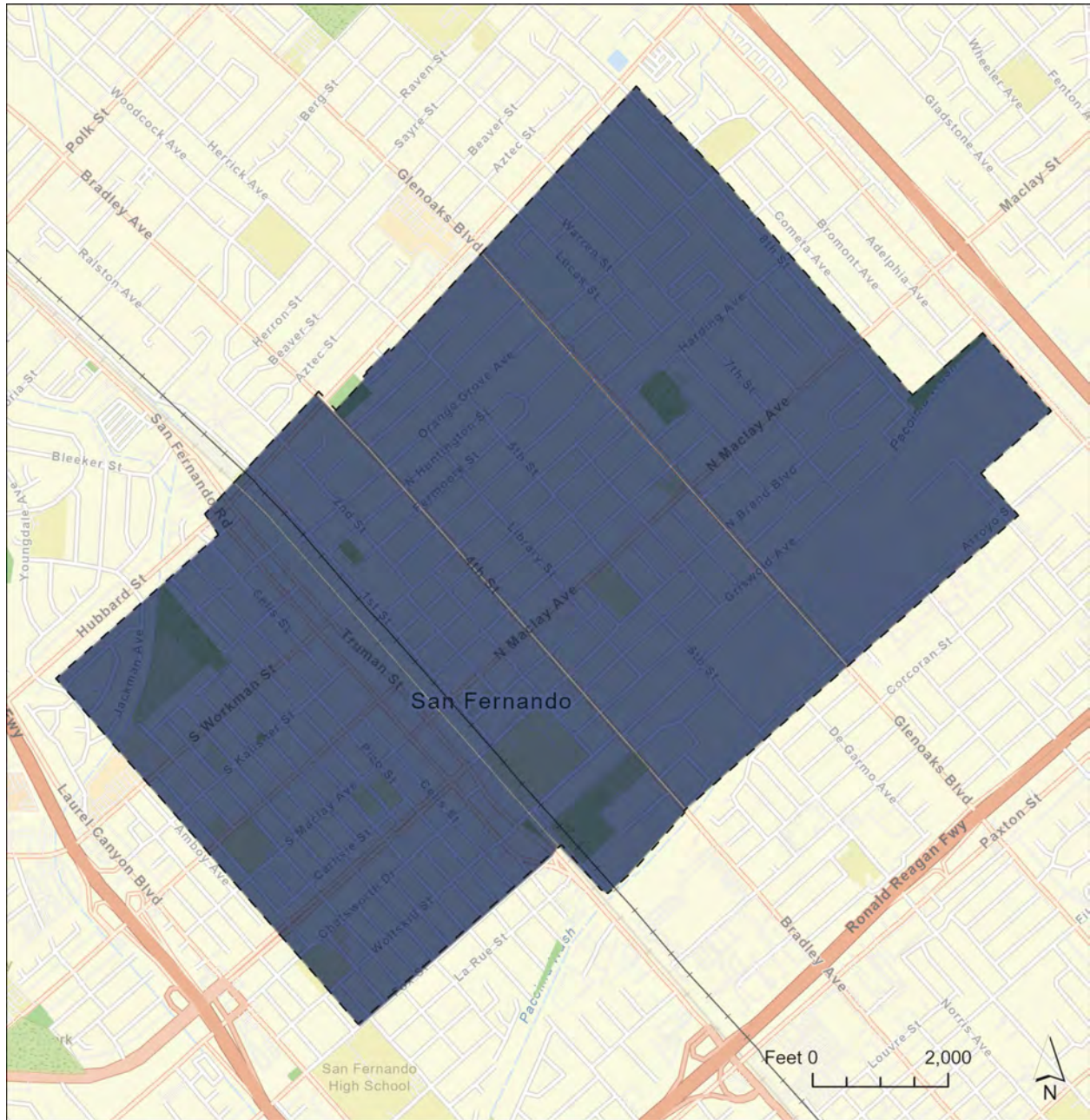
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#### POLLUTANT EXPOSURE, AIR QUALITY, AND WATER QUALITY

Exposure to polluting substances in the air, water, and soil can have a significant impact on health outcomes. When it comes to air pollution, San Fernando experiences some of the worst air quality in the state.

Air quality is measured by particulate matter and ozone. Particulate matter (PM) consists of a mixture of solid particles and liquid droplets found in the air. Diesel particulate matter is emitted by diesel engines. Diesel particulate matter impacts are characterized by carcinogenic risk and by chronic (i.e., long duration) and acute (i.e., severe but of short duration) effects on human health. Ozone is a gaseous air pollutant that is exacerbated by cars, refineries, and other polluting industries. Ozone (O<sub>3</sub>) pollution is known to trigger wheezing and shortness of breath and can worsen asthma symptoms. Groups most sensitive to Ozone (O<sub>3</sub>) include children, the elderly, people with respiratory disorders, and people who exercise strenuously outdoors. According to CalEnviroScreen, San Fernando experiences a higher ozone burden than 90 percent of other California census tracts (see Figure 7). Additionally, the southernmost portion of San Fernando experiences more diesel particulate matter than 80 percent of other California census tracts, likely due to proximity to the Interstate-5 freeway (see Figure 8). San Fernando's high ozone and diesel particulate matter directly correlate to areas in closest proximity to the three major highways that surround the city.

Figure 7: CalEnviroScreen Indicator Map – Ozone

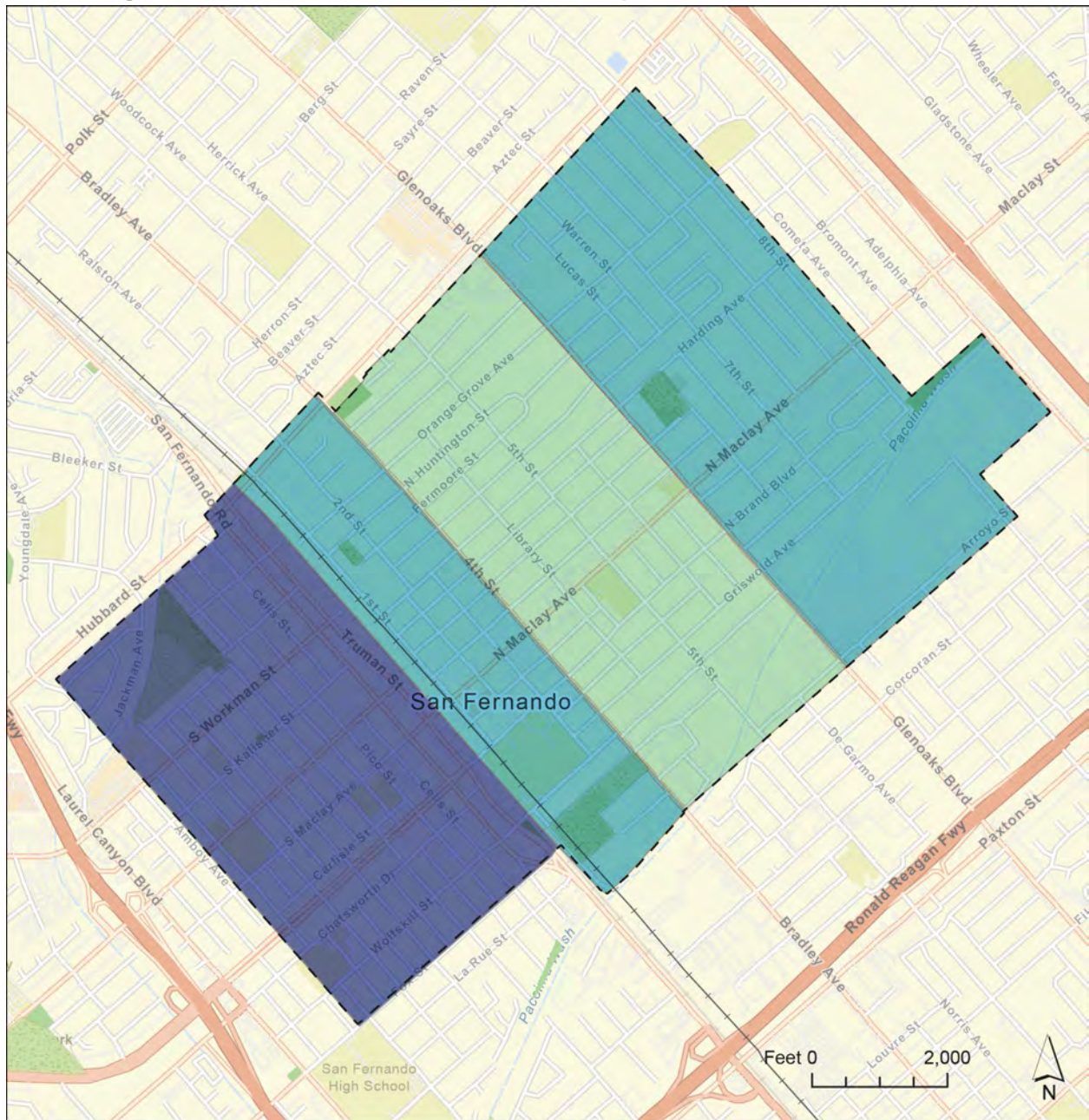


Notes:  
 - The higher the percentile score, the greater the level of impact  
 - Bolded indicates percentile present in San Fernando

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 Additional data provided by California Office of Environmental Health Hazard Assessment, CalEnviroScreen 4.0, 2021.



Figure 8: CalEnviroScreen Indicator Map – Diesel Particulate Matter



[ - - ] City Boundary

— Railroads

**Parks**

Local Park

National Park or Forest

Regional Park

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Additional data provided by California Office of Environmental Health Hazard Assessment, CalEnviroScreen 4.0, 2021.

**Diesel Particulate Matter Percentile**

90-100

80-90

70-80

60-70

50-60

40-50

30-40

20-30

10-20

0-10

**Notes:**

- The higher the percentile score, the greater the level of impact
- Bolded indicates percentile present in San Fernando

## PUBLIC FACILITIES

Parks and open spaces are critical public facilities that enable communities to participate in physical exercise and social engagement. According to CalEnviroScreen, approximately 96 percent of San Fernando residents live within walking distance (half-mile) of a park or open space. The location of parks within the city is mostly adequate for community needs, however the number of parks available in relation to the population is below the typical nationwide average. The City’s adopted Parks and Recreation Master Plan mapped a 0.5-mile service area radius around each park and recreation facility to identify areas of the city that may be underserved. The spatial distribution of parks and recreation in the city is even across the community, with the exception of residential areas located in the northwestern and southeastern corners. The City’s Parks and Recreation Master Plan also calculated that the city’s current ratio of parkland per 1,000 residents is 0.75 acres. This is significantly lower than the typical park and recreation ratio of 9.5 acres/1,000 residents found nationally, according to agencies surveyed by the National Recreation and Park Association Agency. These measures indicate that the spatial distribution of parks within the city is mostly adequate for community needs, however the number of parks available in relation to the population is below the typical nationwide average.

Tree canopy is also a natural public amenity that can serve to promote walkability, improve heat protection, and mitigate pollution within an area. Currently, San Fernando neighborhoods include minimal tree coverage. The San Fernando City Council has adopted a ‘Strategic Goal’ to plant 2,000 trees between 2022 and 2027. This goal is supported through multiple efforts, including the Calles Verdes tree planting program in partnership with TreePeople and the California State Coastal Conservancy. The goal of the project is to increase the city tree inventory by more than 10 percent. The City also prioritizes increased tree canopy through the Urban Forest Management Plan. The plan aims to improve air quality and expand native habitat in the community through greening efforts. Expanding San Fernando’s tree canopy would improve climate resiliency and would allow for increased physical activity and improve the overall health of the community.

Safe roads, bicycle, transit, and pedestrian facilities are also critical in promoting the health of a community and serve to prevent injury or fatalities associated with collisions. The design and maintenance of streets, sidewalks, and intersections can help to reduce the severity of collisions that could occur. According to the SafeTREC Transportation Injury Mapping System (TIMS), 8.25 percent of crashes in the City of San Fernando involved a collision with a pedestrian. Table 2 below displays the crash type data for the year 2018 in San Fernando.

**Table 2 SafeTREC Crash Type Statistics for San Fernando (2018)**

| Type of Crash      | Count | Percent (%) |
|--------------------|-------|-------------|
| Not Stated         | 1     | 1.03        |
| Head-On            | 9     | 9.28        |
| Sideswipe          | 8     | 8.25        |
| Rear End           | 13    | 13.40       |
| Broadside          | 50    | 51.55       |
| Hit Object         | 4     | 4.12        |
| Overtuned          | 2     | 2.06        |
| Vehicle/Pedestrian | 8     | 8.25        |
| Other              | 2     | 2.06        |

The City developed the Safe and Active Streets Plan in 2017. The plan aims to bolster active transportation throughout the community by improving pedestrian and bicycle safety for the future of San Fernando streets.

Broadband internet is a public facility that improves economic outcomes by allowing for expanded information and educational access. Individuals without access to the internet may be limited by the inability to access critical information that is published in online platforms. According to the U.S. Census, 2015-2019 American Community Survey, approximately 21 percent of households in San Fernando do not have access to a broadband internet superscription. In addition, approximately 13 percent of San Fernando households lack a computer in the home. Sufficient availability at public Wi-Fi hotspots within a community enables residents without personal home broadband to access the internet at key locations outside of the home. Currently, there are six Wi-Fi hotspot access points within San Fernando. Improving internet accessibility for residents of San Fernando may contribute to increased educational attainment and improved economic outcomes.

---

## SAFE AND SANITARY HOMES

Access to safe and sanitary homes is critical to the general health of a community. Poor quality housing, resulting from structural aging, overcrowding, or landlord neglect, may expose community members to contaminants and health hazards that can impact life expectancy. According to the U.S. Department of Housing and Urban Development (HUD), housing costs in San Fernando is relatively high, with over 60 percent of renters spending more than 30 percent of their income on housing. Additionally, San Fernando has a higher rate of overcrowding and severe overcrowding than the region, with 24 percent of rental units occupied by more than one person per room and 11 percent of rental units occupied by more than 1.5 persons per room. The extent of the overcrowding and housing burden within San Fernando may indicate an issue regarding the safety and sanitation of homes within the city.

The City is establishing a Housing Division within the Community Development Department to implement new local housing programs, including a Rehabilitation Loan Program. The goal of the division is to improve housing conditions and quality of life for low-income households within San Fernando.

---

## PHYSICAL ACTIVITY, FOOD ACCESS, AND PUBLIC HEALTH

Communities with higher pollution exposure and a lack of access to public facilities, safe and sanitary homes, and tree canopy, may experience poorer health outcomes, such as asthma and low birth rate, as a result of limited resources. According to CalEnviroScreen, the San Fernando community has a higher rate of asthma than over 80 percent of all census tracts in California. In addition, low birth weight is also significantly high across most of the census tracts in the city. Addressing pollution concerns and improving the environmental context in San Fernando can improve health outcomes and longevity relative to state levels.

Having access to a nearby supermarket can encourage a healthier diet and eating behaviors, lower the costs of obtaining food, reduce long-term diseases, and lower the risk of food insecurity. According to the U.S. Department of Agriculture (USDA), a significant number (73 percent) of San Fernando residents live less than half mile from a grocery store. This is a higher accessibility percentage than 94 percent of other California cities. Therefore, access to supermarkets does not appear to be a pertinent issue for San Fernando residents. Although there is sufficient access to supermarkets within San Fernando, the city has relatively high access and availability to fast food restaurants. Prevalence and access of fast food within an area has been linked to poorer health outcomes associated with diabetes, sugar spikes, and weight gain.

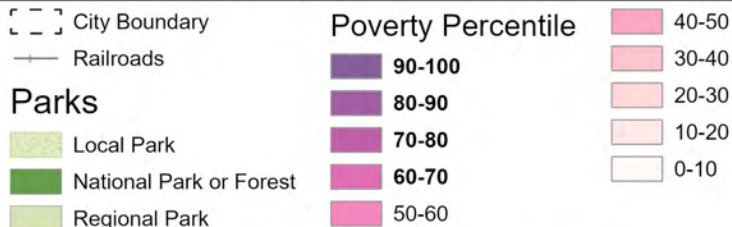
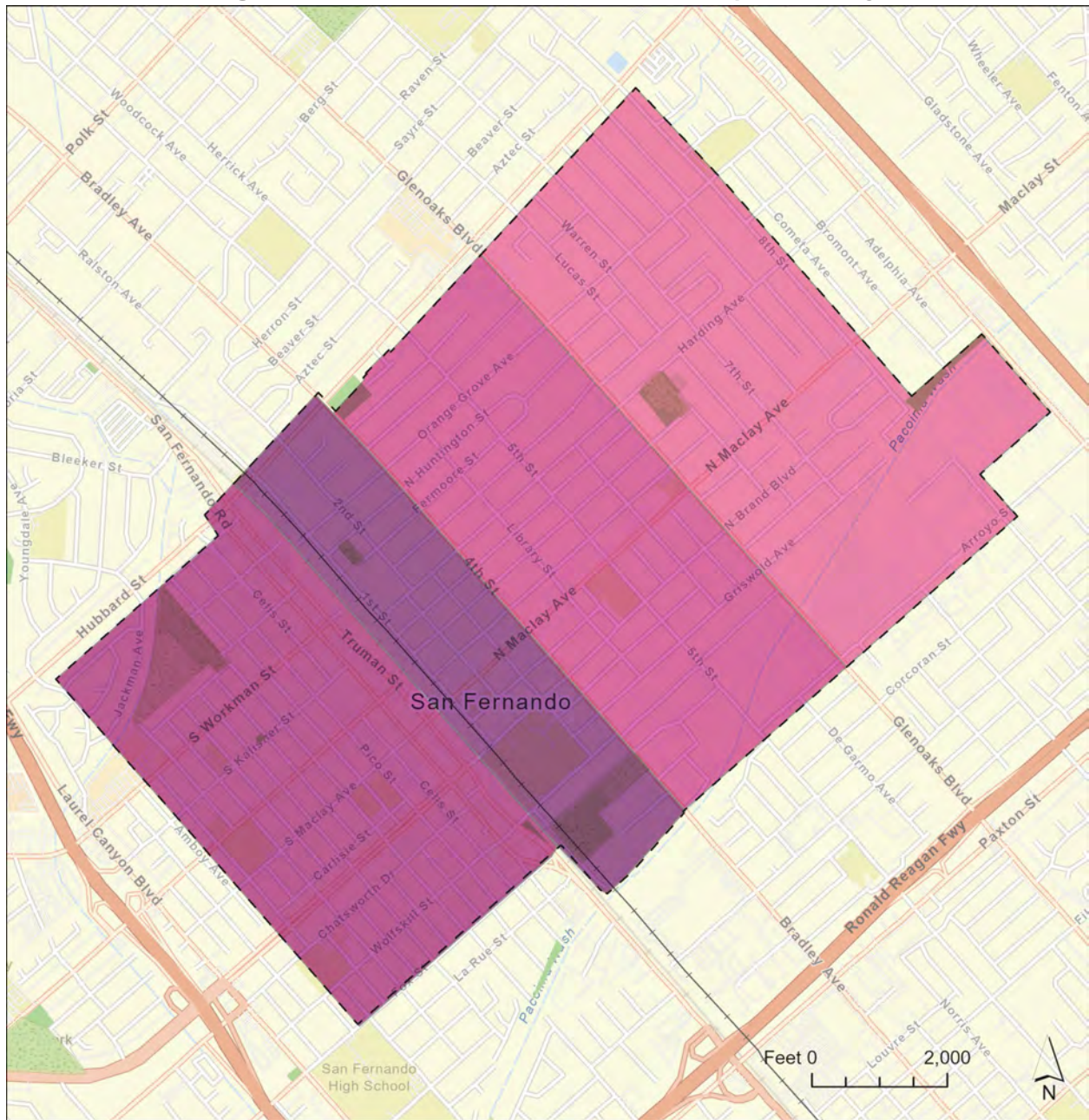
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## CIVIC AND COMMUNITY ENGAGEMENT

Within San Fernando, barriers to civic engagement include low rates of educational attainment, high poverty rates, and language barriers. Reduced opportunities for community engagement associated with these

factors can lead to a reduced community agency and lack of community prioritization within public programs. According to CalEnviroScreen, two of the four census tracts in San Fernando have a higher percentage of people living below twice the poverty line than 80 to 90 percent of all census tracts in California (see Figure 9). Similarly, the City of San Fernando has low educational attainment (see Figure 10) and high linguistic isolation (see Figure 11) relative to the state of California. Addressing these key community characteristics within the City's engagement programs is critical to reducing barriers to civic engagement. The City has prioritized the development of new employment positions in the year 2022 to promote community engagement efforts for initiatives across the community.

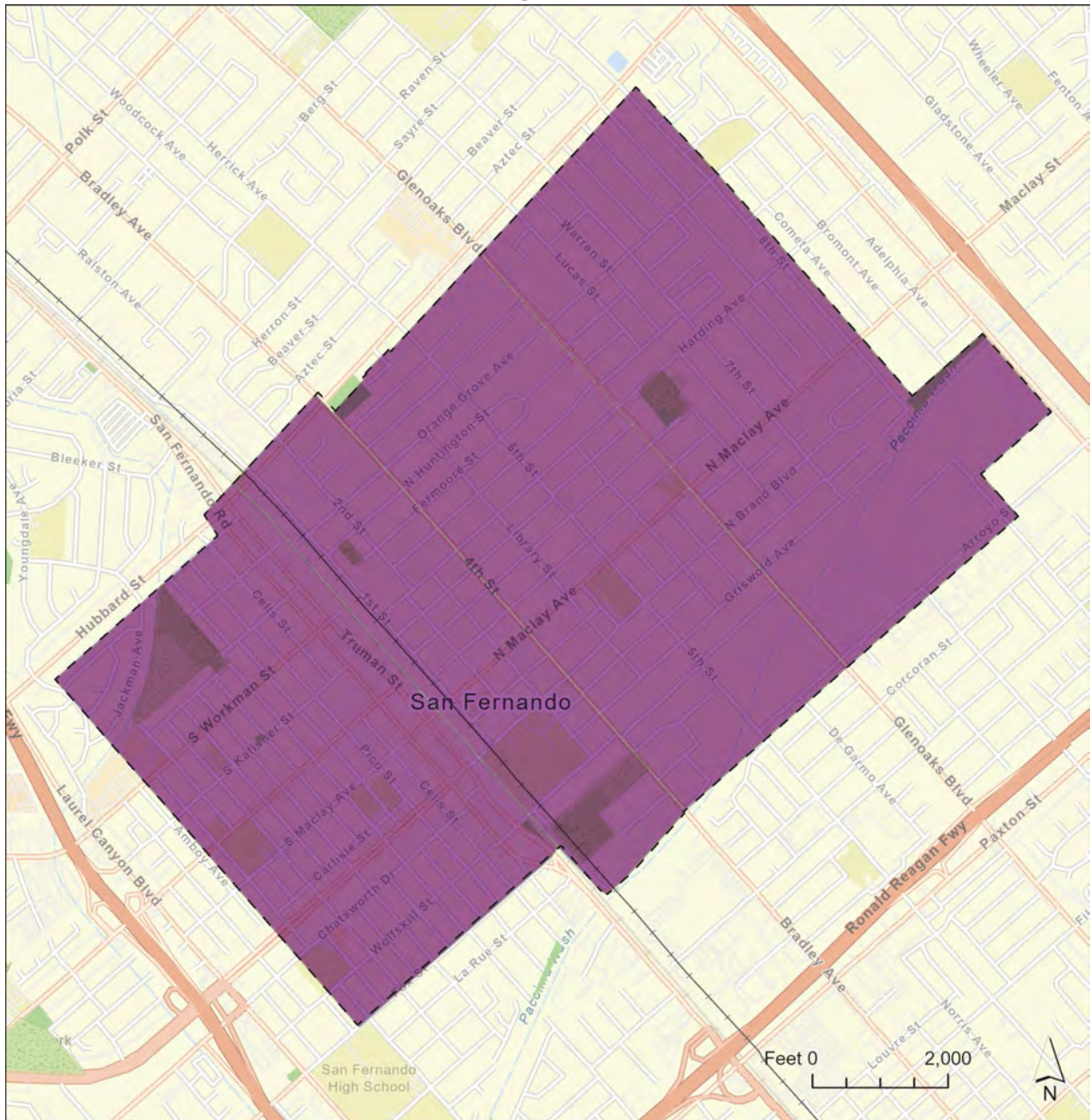
Figure 9: CalEnviroScreen Indicator Map – Poverty



Notes:  
 - The higher the percentile score, the greater the level of impact  
 - Bolded indicates percentile present in San Fernando

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 Additional data provided by California Office of Environmental Health Hazard Assessment, CalEnviroScreen 4.0, 2021.

Figure 10: CalEnviroScreen Indicator Map – Educational Attainment (Adults 25+ with less than a high school education)

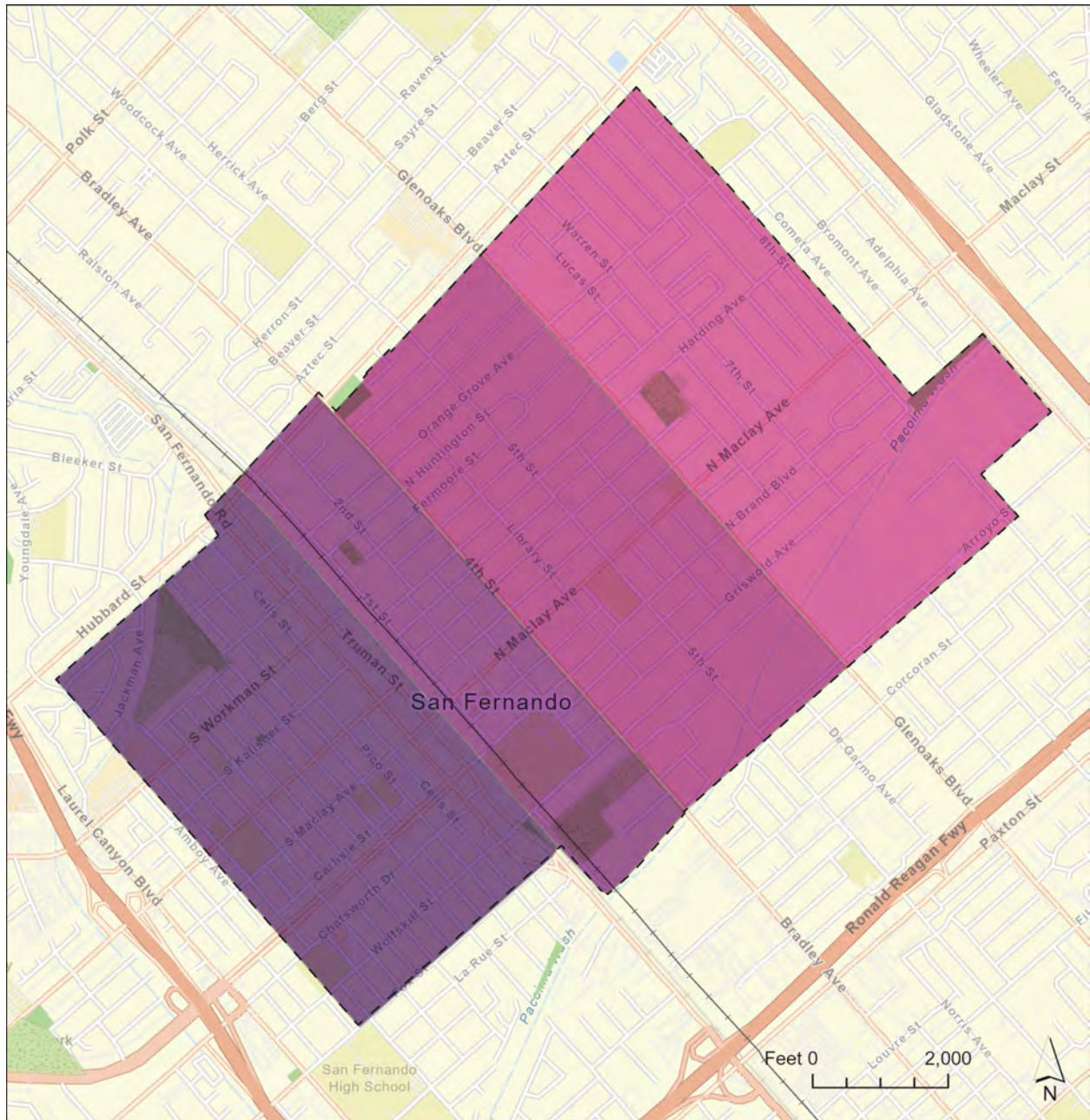


|                         |                             |       |
|-------------------------|-----------------------------|-------|
| [ - - ] City Boundary   | <b>Education Percentile</b> | 40-50 |
| — Railroads             | 90-100                      | 30-40 |
| <b>Parks</b>            | <b>80-90</b>                | 20-30 |
| Local Park              | 70-80                       | 10-20 |
| National Park or Forest | 60-70                       | 0-10  |
| Regional Park           | 50-60                       |       |

Notes:  
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 - Bolded indicates percentile present in San Fernando

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 Additional data provided by California Office of Environmental Health Hazard Assessment, CalEnviroScreen 4.0, 2021.

Figure 11: CalEnviroScreen Indicator Map – Linguistic Isolation (non-English Speakers)



[ - - ] City Boundary

— Railroads

**Parks**

Local Park

National Park or Forest

Regional Park

**Linguistic Isolation Percentile**

**90-100**

**80-90**

**70-80**

**60-70**

**50-60**

40-50

30-40

20-30

10-20

0-10

**Notes:**

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# L. GOALS AND POLICIES

Supporting the overall safety of a community is critical to fostering a healthy and livable environment for residents to thrive in. Adequate emergency response, hazardous material mitigation, and disaster preparedness are among the major contributors to community safety. The following goals and policies are related to the safety environment and hazard risk reduction in the City of San Fernando. The San Fernando General Plan Safety Element also sets forward goals and policies related to ensuring environmental justice in the City, particularly for the designated disadvantaged communities.

## 1. DISASTER PREPAREDNESS

### GOAL 1.0

**Citizens of San Fernando are protected from injury, loss of life, and property damage associated with natural hazards.**

#### *Objective*

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

**Policy 1.1. Regularly Update Plans:** Update disaster preparedness and emergency response plans every 5 years, in a manner that is compliant with state and federal standards.

**Policy 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 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 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 1.5. Accessible Signage.** Ensure informational signage related to hazards and disaster response is provided in multiple languages as appropriate.

**Policy 1.6. Utilities:** Ensure that utility services, including water and sewer services, are not interrupted in the case of a natural disaster.

**Policy 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 1.8. Secure Funds:** Establish centralized internal procedures to coordinate efforts for securing funds that support risk reduction measures.

**Policy 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 1.10. Multi-hazard Mitigation Plan:** Prioritize the implementation of the mitigation strategies outlined within the 2020 San Fernando Multi-Hazard Mitigation Plan.

## GOAL 2.0

**San Fernando is informed and prepared to respond effectively to emergencies and unavoidable hazards.**

### *Objective*

To enhance the City's ability to react and respond during hazardous events through awareness of the potential risks, an understanding of how to respond to hazardous events, and preparation for hazard response and recovery.

---

## POLICY

**Policy 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 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 2.3. Vulnerable Populations:** Incorporate procedures into emergency and hazard mitigation plans to take care of and prioritize vulnerable populations during hazardous events.

**Policy 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 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 2.6. Evacuation Routes:** Ensure that all residents have access to adequate and safe evacuation routes from their place of residence.

**Policy 2.7. Constrained Access:** Prioritize infrastructure improvements and safety programs in areas with constrained evacuation access.

**Policy 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 2.9. Safety Zones:** Establish designated City safety zones to provide shelter-in-place refuge when evacuation routes become blocked.

## GOAL 3.0

**San Fernando recovers quickly and equitably following natural disasters.**

### *Objective*

To enhance the City's resilience to hazards by planning effectively for disaster recovery, anticipating future remediation priorities, and planning for effective and equitable rehabilitation.

## POLICY

**Policy 3.1. Post-disaster Evaluation:** The City's essential facilities shall be the top priority in conducting post-disaster building evaluations.

**Policy 3.2. Optimize Community Benefits:** Ensure that post-disaster recovery decisions optimize long-term community and economic benefits.

**Policy 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 3.4. Assist Businesses:** Assist local and small businesses in planning for continuity of operations and emergency preparedness.

## 2. SEISMIC AND GEOLOGIC ACTIVITY

## GOAL 4.0

**The San Fernando community is protected from loss of life, injury, property damage and destruction resulting from earthquakes and geologic hazards.**

### *Objective*

To limit the risks associated with seismic hazards by updating local practices, regulations, and facilities in a manner consistent with recognized best practices for safety and loss prevention.

## POLICY

**Policy 4.1. Require Geotechnical Reports:** Geotechnical reports will be required for new development and infill projects in areas with the potential for liquefaction.

**Policy 4.2. Plan Checks:** Ensure that the Building Division implements thorough plan checks and inspections of structures vulnerable to seismic activity.

**Policy 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 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 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 4.6. FEMA Program Funding:** Seek grant funding from the National Earthquake Hazard Reduction Program of the Federal Emergency Management Agency (FEMA) to retrofit facilities and develop programs to mitigate earthquake risks.

**Policy 4.7. Seismic Risk Mapping:** Proactively seek compliance with the Alquist-Priolo Earthquake Fault Zoning Act by utilizing resources provided by the California Geological Survey and the United States Geological Survey (USGS) to establish and maintain maps depicting affected parcels within the City.

**Policy 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.

### 3. HIGH WINDS

#### GOAL 5.0

**San Fernando is prepared for the potential for adverse effects from high winds.**

##### *Objective*

To prepare for the impacts of regional high winds through effective planning and program development.

---

#### POLICY

**Policy 5.1. Development Review:** Incorporate the consideration of high-wind risk in the review of new development and permit applications, including signage applications.

**Policy 5.2. Dust Control:** Require implementation of best practices for dust control at all excavation and grading projects.

**Policy 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 South Coast AQMD.

**Policy 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 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.

## 4. FLOODING

The city of San Fernando is not located within a flood hazard zone. Therefore, policies that require new development or essential facilities to be located outside of flood hazard zones are not necessary. Instead, policies are focused on minimizing dangers due to unlikely or temporary hazards such as fast-moving storm water in the Pacoima Wash fed by surface runoff.

### GOAL 6.0

**The risks of damages from flooding and drainage in San Fernando are managed and mitigated to minimal levels.**

#### *Objective*

To avoid injury, loss of life, or property damage from the hazards associated with flood scenarios through planning and communication.

---

### POLICY

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

**Policy 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 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 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.

## 5. WILDLAND AND URBAN FIRE

### GOAL 7.0

**The community of San Fernando is protected from unreasonable risks due to wildland and urban fires.**

#### *Objective*

To avoid injury, loss of life, property damage and destruction due to wildland or urban fires, through strategic planning and coordination.

---

## POLICY

**Policy 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 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 7.3. Reduce Fire Hazards:** Reduce fire hazards associated with older buildings, multi-story structures, and industrial facilities.

**Policy 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 7.5. Provide Hazard Information:** Provide technical and policy information regarding structural and wildland fire hazards to developers, interested parties, and the general public through all available media.

**Policy 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 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.

## 6. HAZARDOUS MATERIALS

### GOAL 8

**San Fernando residents and businesses are protected from hazardous materials.**

#### *Objective*

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

**Policy 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 8.2. Hazardous Material Transport:** Maintain and implement specified travel routes for the transport of hazardous materials and wastes, and to the extent feasible routes should avoid residential and commercial areas.

**Policy 8.3. Hazardous Waste Storage and Disposal:** Enforce standards for storage and disposal of hazardous materials and waste, consistent with State and federal law. Regularly maintain a list of sites that pose the greatest risk of spills or related incidents. Prioritize engagement with owners of such sites to solicit voluntary implementation of methods that are more protective than State and federal standards.

**Policy 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 8.5. Safe Household Disposal:** Continue to update the City’s website and other public information outlets with resources regarding the safe handling and disposal of household chemicals.

## 7. CLIMATE CHANGE

### GOAL 9.0

**The City has considered and adequately prepared for climate change-related hazards.**

#### *Objective*

Increase the ability of the City and its residents to adapt to climate change.

---

#### POLICY

**Policy 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.

**Policy 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 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 10.0

**The City has minimized the risk associated with extreme heat and drought.**

#### *Objective*

Increase resident preparedness and accessibility to resources in the predicted scenarios of increased frequency and duration of extreme heat events and related impacts.

---

#### POLICY

**Policy 10.1. Green Infrastructure and Green Roofs:** Utilize drought-tolerant green infrastructure projects including street trees and landscaped areas and encourage installation of green roof systems as part of cooling strategies in public and private spaces to help reduce the heat island effect and energy demand during extreme heat events.

**Policy 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 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.

**Policy 10.4 Improve Access to Indoor Cooling:** Improve access to and use of air conditioning and other indoor cooling strategies, such as ceiling fans, air exchangers, increased insulation and low-solar-gain exterior materials, and address obstacles to the use of air conditioning and other indoor cooling strategies, especially for vulnerable populations.

**Policy 10.5 Early Warning Systems on Extreme Heat:** Partner with the Los Angeles County Health Department to develop and enhance disaster and emergency early warning systems to incorporate objective data and information on heat-illness.

**Policy 10.6 Retain Electrical Services during Extreme Heat Events.** Encourage Southern California Edison to retain and enhance lifeline programs for life sustaining services for vulnerable populations, especially due to hazards such as an increase in high heat days and the potential for related power disruptions.

**Policy 10.7 Protect City Employees from High Heat.** Evaluate protocols in place to limit City employee exposure to high heat and develop new methods of protection as necessary.

**Policy 10.8 Advocate for Heat Risk Training for Employers.** Advocate for training of employers and workers in industries with outdoor work in San Fernando, including assurance of adequate water, shade, rest breaks, and training on heat risk.

**Policy 10.9 Require Water Conservation Measures in Buildings.** Require enhanced water conservation measures in new development and redesign of existing buildings to address the possibility of constrained future water supplies and price hikes from demand which burden low-income households.

**Policy 10.10 Reduce Water Demand and Use.** Identify strategies to reduce water demand and increase water recycling across San Fernando, such as stormwater capture, grey water reuse and residential water use reduction.

## GOAL 11.0

**San Fernando has improved air quality, with reduced exposure to harmful air pollutants and particulate matter.**

### *Objective*

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

**Policy 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 11.2. Program Support:** Support programs that reduce congestion and vehicle trips such as the promotion of “Spare the Air” days.

**Policy 11.3. Land Use Planning:** Plan land uses to minimize exposure to toxic air pollutant emissions from industrial and other sources.

**Policy 11.4. Particulate Matter:** Reduce particulate matter emissions by prioritizing city-wide vehicle mile reduction measures.

**Policy 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 11.6. Increased Accessibility:** Improve accessibility for the City’s residents to places of employment, commercial centers, and other establishments.

**Policy 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 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.

## 8. PUBLIC SAFETY SERVICES AND CRIME PREVENTION

### GOAL 12.0

**San Fernando provides adequate emergency response and public safety services for the community’s needs with a focus on community-based crime prevention.**

#### *Objective*

To maintain superior emergency services in the city in order to limit preventable safety concerns and reduce crime.

---

### POLICY

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

**Policy 12.4. Community-Oriented:** Continue to foster positive, peaceful, mutually supportive relationships between San Fernando residents and the police.

**Policy 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.



**Policy 12.6. Construction and Road Maintenance:** Actively maintain the City’s transportation infrastructure to ensure safe conditions for pedestrians, bicyclists, and vehicles, and prioritize improvements that increase safety for all modes of travel. Coordinate transportation construction projects to limit congestion and avoid unsafe conditions and disseminate project information on a regular basis to affected community members.

## GOAL 13.0

**The San Fernando community prioritizes the safety of residents, visitors and businesses designing the built environment to reduce opportunities for criminal activity.**

### *Objective*

To maintain a well-designed community environment in a manner that fosters safety and community well-being.

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## POLICY

**Policy 13.1. Design Strategies:** Encourage the use of Crime Prevention Through Environmental Design (CPTED) principles in the design of projects and buildings.

**Policy 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 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.

## 9. ENVIRONMENTAL JUSTICE

### GOAL 14.0

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.

### Civic and Community Engagement

#### *Objective*

- Increase the number and diversity of community members engaged in local decision-making processes by instituting equitable engagement strategies.

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## POLICY

**Policy 14.1. Equitable Engagement:** Promote equitable engagement practices that serve to empower minorities and historically disenfranchised groups to participate in civic life.

**Policy 14.2. Communication Techniques:** Prioritize the utilization of a variety of communication techniques and tools to disseminate information to the public.

**Policy 14.3. Evaluation:** Periodically evaluate the City’s progress in involving the broader community in decisions affecting the environment and quality of life.

**Policy 14.4. Translation:** Ensure that all public information is available in multiple languages and make translation services available at all community meetings.

**Policy 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

### Objectives

- Increase safe and accessible opportunities for physical activity and improve multi-modal connections to services, jobs, and recreation.
- Enhance park and recreation amenities.

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## POLICY

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

**Policy 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 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.

**Policy 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 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.

**Policy 14.19. Mental Health Facilities:** Prioritize mental health within the community by supporting the on-going development of facilities and programs that are centered around mental well-being.

## Exposure to Pollution

### *Objective*

- Reduce exposure to pollution by sensitive receptors and limit polluting land uses.

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## POLICY

**Policy 14.20. Pollution Reduction:** Work with stationary pollutant generators to minimize the generation of pollution and associated impacts to surrounding residents through all available technologies.

**Policy 14.21. 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 14.22. 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*

- Improve the quality of existing stock housing by providing resources, increasing awareness of tenants' rights, and enforcement.

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## POLICY

**Policy 14.23. Home Maintenance:** Promote and administer programs that increase resident awareness of property maintenance resources and tools to sustain neighborhood quality.

**Policy 14.24. Housing Rights:** Prioritize the maintenance of safe and sanitary homes across San Fernando by promoting tenant's rights through resource and information dissemination.

**Policy 14.25. Community Preservation:** Broaden the role of Community Preservation in ensuring that homes within San Fernando are safe and adequate for human habitation.

**Policy 14.26. Housing Division:** Establish a housing division focused on improving housing conditions and quality of life for low-income households within San Fernando.

# M. IMPLEMENTATION MEASURES AND PROGRAMS

Table 2 identifies implementation measures for the Safety Element. All implementation measures have been assigned a time frame necessary for completion: short term (1-3 years), intermediate term (3-5 years), and long term (5 + years). Funding needs have also been identified: Low (ongoing staff time or a one-time relatively low cost), medium (requires technical studies and analyses), and high (requires capital investment).

Table 2: Safety Implementation Measures

| Program Number               | Implementation Measure or Program   | Priority | Time Frame (Short, Intermediate, Long) | Responsibility   | Funding Needs (Low, Medium, High) |
|------------------------------|---|----------|--|--|-----------------------------------|
| <b>Disaster Preparedness</b> |   |          |  |  |                                   |
| 1                            | <b>Community Risk Assessment.</b> Conduct a community risk assessment to identify critical facilities and community assets.   | Medium   | Short Term                             | All City Departments   | Medium                            |
| 2                            | <b>Climate Change Risk Assessment.</b> Conduct a detailed climate change vulnerability assessment to identify potential risks and vulnerable populations and assets. Include a fire hazard risk assessment consistent with the latest OPR Technical Advisory. Develop adaptation strategies to reduce risk and increase resilience. Prioritize programs and funding for populations and critical assets most likely to be impacted by climate change. | High     | Short Term                             | Planning Division, Public Works, Recreation and Community Services                         | Medium                            |
| 3                            | <b>Emergency Evacuation Scenarios.</b> Evaluate evacuation route capacity, safety, and viability under a range of emergency scenarios as part of the next update to the LHMP or emergency operation plan, in accordance with AB 747.  | High     | Short Term                             | Building & Safety, Planning Division, Recreation and Community Services, Police Department | Medium                            |
| 4                            | <b>Multi-Hazard Mitigation Plan.</b> Implement the programs and mitigation as outlined within the 2020 San Fernando Multi-Hazard Mitigation Plan.   | High     | Long Term                              | All City Departments   | High                              |
| 5                            | <b>Safety Information Campaign.</b> Develop an information program to familiarize citizens with seismic risk and to develop seismic awareness. Develop an educational campaign for residents and business owners to learn what to do during an earthquake and how to better prepare for an earthquake.  | Medium   | Short Term                             | Recreation and Community Services, Planning Division, Police Department                    | Low                               |
| 6                            | <b>Maintenance Fund.</b> Re-evaluate development impact fees to cover costs of maintaining community fire breaks and other similar activities.  | Medium   | Intermediate Term                      | City Manager's Office, Planning Division   | Medium                            |

| Program Number                       | Implementation Measure or Program  | Priority | Time Frame (Short, Intermediate, Long) | Responsibility  | Funding Needs (Low, Medium, High) |
|--------------------------------------|--|----------|--|---|-----------------------------------|
| <b>Seismic and Geologic Activity</b> |  |          |  |   |                                   |
| 7                                    | <b>California Building Codes.</b> Adopt the latest version of the California Building Code (CCR Title 24, published triennially) when released.  | High     | Short Term                             | Building & Safety Division                                  | Low                               |
| 8                                    | <b>Earthquake Hazard Reduction Ordinance.</b> Update zoning code to require strengthening of existing wood-frame buildings with soft, weak, or open-front wall lines in housing constructed before 1980.   | Medium   | Intermediate Term                      | Building & Safety Division, Planning Division               | Low                               |
| 9                                    | <b>Community Preservation.</b> Continue the code enforcement program, including identification of pre-1933 structures of large scale or occupied by large numbers of people, and require correction or demolition of structures found to be dangerous. | Medium   | Long-Term                              | Community Preservation                                      | Low                               |
| 10                                   | <b>Seismic Retrofit Incentive Program.</b> Develop a retrofit incentive program to help reduce earthquake hazards, focused on existing public facilities as well as existing multifamily housing constructed prior to 1980.                            | Medium   | Intermediate Term                      | Building & Safety Division                                  | Medium                            |
| <b>High Winds</b>                    |  |          |  |   |                                   |
| 11                                   | <b>Design Review.</b> Develop guidelines for multi-hazard design measures that mitigate the effects of high winds and consider other potential risks.  | Medium   | Intermediate Term                      | Planning Division, Building & Safety Division               | Low                               |
| 12                                   | <b>Dust Control.</b> Develop guidelines for dust control at all excavation and grading projects, including addressing high wind conditions.  | Medium   | Intermediate Term                      | Planning Division, Building & Safety Division               | Low                               |
| <b>Flooding</b>                      |  |          |  |   |                                   |
| 13                                   | <b>Flood Control Maps.</b> Regularly update City's maps to reflect latest FEMA designations.   | High     | Long Term                              | Planning Division, Public Works                             | Low                               |
| 14                                   | <b>Update Zoning Code.</b> Update zoning code to require: <ul style="list-style-type: none"> <li>On site stormwater runoff retention</li> <li>Limit stormwater runoff impacts on adjacent properties</li> </ul>  | Medium   | Intermediate Term                      | Planning Division, Public Works, Building & Safety Division | Low                               |
| 15                                   | <b>Dam Failure Contingency Plan.</b> Coordinate with the operator of the Pacoima Dam to develop and maintain a contingency plan in the unlikely event of a dam failure.  | Medium   | Intermediate Term                      | Public Works  | Medium                            |
| 16                                   | <b>Warning Signage.</b> Post warning signage and depth gauges at strategic locations near the Pacoima Wash to warn community members of the danger of storm runoff and provide a method for assessing the depth of runoff.                             | Low      | Short Term                             | Public Works  | Low                               |

| Program Number                 | Implementation Measure or Program   | Priority | Time Frame (Short, Intermediate, Long) | Responsibility   | Funding Needs (Low, Medium, High) |
|--------------------------------|---|----------|--|--|-----------------------------------|
| <b>Wildland and Urban Fire</b> |   |          |  |  |                                   |
| 17                             | <b>On-Site Fire Suppression.</b> Require, where appropriate, on-site fire suppression systems for all new commercial and industrial development to reduce the dependence on fire department equipment and personnel.  | Medium   | Short Term                             | Los Angeles Fire Department, Building & Safety Division, Planning Division | Low                               |
| 18                             | <b>Zoning Code Updates.</b> Update zoning code to require that <ul style="list-style-type: none"> <li>▪ New development provides emergency access (i.e., two viable points of ingress and egress) for emergency vehicles and evacuation in the event of a fire.</li> <li>▪ All existing and new homes and businesses have visible street addressing and signage.</li> </ul>   | High     | Short Term                             | Planning Division, Building & Safety Division                              | Medium                            |
| 19                             | <b>Fire Suppression Guidelines.</b> Develop fire suppression water system guidelines and implementation plans for existing and acquired lands, including fire protection water volumes, system distribution upgrades, and emergency water storage.  | Medium   | Intermediate Term                      | Los Angeles Fire Department, Building & Safety Division                    | Medium                            |
| 20                             | <b>Water Assessment.</b> Confirm that water pressure is adequate for firefighting purposes in existing and future developed areas.  | High     | Short Term                             | Los Angeles Fire Department, Building & Safety Division, Public Works      | Low                               |
| <b>Hazardous Materials</b>     |   |          |  |  |                                   |
| 21                             | <b>Setbacks.</b> Determine and enforce the use of adequate buffer zones between the installation and the property boundaries sufficient to protect public safety for industries which store and process hazardous or toxic materials in the City.   | High     | Intermediate Term                      | Building & Safety Division, Planning Division                              | Low                               |
| 22                             | <b>Proper Containment.</b> Future land uses that are anticipated to utilize hazardous materials or waste shall be required to provide adequate containment facilities to ensure that surface water and groundwater resources are protected from accidental releases. This shall include double-containment, levees to contain spills, and monitoring wells for underground storage tanks, as required by local, state, and federal standards. | High     | Intermediate Term                      | Public Works, Building & Safety Division, Planning Division                | Low                               |
| 23                             | <b>Remediation Strategies.</b> Establish protocols for regular coordination with regulating agencies regarding remediation strategies for hazardous and toxic materials.  | Low      | Short Term                             | Building & Safety Division, Planning Division                              | Low                               |
| 24                             | <b>Hazardous Materials Inventory.</b> Develop an inventory of hazardous materials used by businesses in the city. Maintain this inventory as a living document.   | Medium   | Short Term                             | Community Preservation   | Low                               |

| Program Number        | Implementation Measure or Program   | Priority | Time Frame (Short, Intermediate, Long) | Responsibility   | Funding Needs (Low, Medium, High) |
|-----------------------|---|----------|--|--|-----------------------------------|
| 25                    | <b>Contaminated Sites.</b> Maintain a public record of property locations, which contain hazardous materials, including a timetable for and the extent of remediation to be expected.   | Medium   | Short Term                             | Building & Safety Division, Planning Division                      | Low                               |
| <b>Climate Change</b> |   |          |  |  |                                   |
| 26                    | <b>Resilience Hubs.</b> Establish public facilities as designated resilience hubs by providing resources such as cooling, power, or water which may not be accessible to all the population in San Fernando during events of extreme heat, drought, or other natural disasters.   | High     | Medium Term                            | Planning Division, Recreation and Community Services               | High                              |
| 27                    | <b>Green Infrastructure Improvements.</b> Increase availability of public green space, urban forests or street trees and general shading features to mitigate urban heat island effects.  | Medium   | Long Term                              | Public Works, Recreation and Community Services, Planning Division | High                              |
| 28                    | <b>Green Roofing.</b> Explore the opportunity to incorporate green roof systems into local design standards for new multifamily and mixed-use developments.   | Medium   | Short Term                             | Planning Division, Building & Safety Division                      | Low                               |
| 29                    | <b>Retrofitting for Water and Energy Efficient Design.</b> Retrofit existing buildings, when possible, to incorporate water and energy efficient design. Consider purple pipes and on bill financing of building electrification as programs to implement.  | Low      | Long Term                              | Public Works, Building & Safety Division                           | High                              |
| 30                    | <b>Retrofitting Homes with Heat Pumps.</b> Create a program to help fund property owners to convert HVAC units to heat pumps, which provide water heating and space heating in addition to cooling and can improve indoor air quality and community adaptation to extreme heat. Include a microgrid energy storage component to increase power reliability. Prioritize at-risk populations for retrofit incentives. | High     | Intermediate Term                      | Building & Safety Division and Public Works                        | Medium                            |
| 31                    | <b>Building Efficiency.</b> Require the incorporation of water and energy efficiency strategies into new development projects to improve the adaptability of the buildings to extreme heat and drought.   | Medium   | Short Term                             | Planning Division, Building and Safety Division                    | Low                               |
| 32                    | <b>Updating Building Code Standards.</b> Explore the feasibility of adopting reach codes that seek to reduce the heat island effect.  | Medium   | Intermediate Term                      | Planning Division, Building & Safety Division                      | Low                               |
| 33                    | <b>Creating Pedestrian Shade Structures.</b> Evaluate San Fernando's zoning ordinance to encourage awnings, canopies, arcades and/or colonnades that can encroach into required setbacks and public sidewalk areas to create shade for pedestrians in certain circumstances or in specific areas of the City.   | Low      | Short Term                             | Planning Division, Building & Safety Division                      | Medium                            |

| Program Number | Implementation Measure or Program   | Priority | Time Frame (Short, Intermediate, Long) | Responsibility                                  | Funding Needs (Low, Medium, High) |
|----------------|---|----------|--|---|-----------------------------------|
| 34             | <b>Upgrade Park and Recreational Facilities.</b> Ensure all park and recreational facilities include tree canopy, shade structures and materials with low solar gain to improve usability on high heat days and reduce heat retention.  | Low      | Long Term                              | Public Works, Recreation and Community Services | High                              |
| 35             | <b>Education on Heat Related Illness.</b> Incorporate links and references on the City website and interpretive signage at transit facilities, parks, and community centers that provide education on heat related illness and personal care steps.   | High     | Long Term                              | Recreation and Community Services, Public Works | Low                               |
| 36             | <b>Heat Vulnerable Assistance Programs.</b> Explore the feasibility of developing a program to assist the public in accessing cooling infrastructure for in-home use, such as ceiling fans, air exchangers, increased insulation and low-solar-gain exterior materials.                               | Medium   | Intermediate Term                      | Recreation and Community Services               | Medium                            |
| 37             | <b>Retain Water Services during Extreme Heat Events.</b> Establish a lifeline program for vulnerable populations to sustain water services during high heat days.   | High     | Intermediate Term                      | Building & Safety Division, Public Works        | Medium                            |
| 38             | <b>Residential Water Use Information.</b> Disseminate information on the City webpage and within vulnerable communities regarding residential water use reduction,  | High     | Short Term                             | Recreation and Community Services, Public Works | Low                               |
| 39             | <b>Residential Water Use Incentives.</b> Evaluate the feasibility of developing an incentives program for residential water use reduction, focusing incentives on the needs of vulnerable and disadvantaged communities.  | Medium   | Short Term                             | Recreation and Community Services, Public Works | Low                               |
| 40             | <b>Air Quality Enforcement.</b> Implement emission reduction standards in the discretionary review of all planned development projects. Use “spare the air” days and VMT reductions to improve local air quality.   | High     | Intermediate Term                      | Planning Division, Building & Safety Division   | Low                               |
| 41             | <b>Active Transportation.</b> Implement alternative transportation requirements in the discretionary review of all planned development projects.  | Low      | Intermediate Term                      | Planning Division, Building & Safety Division.  | Low                               |
| 42             | <b>Education on Health Effects of Climate Change.</b> Update existing City-run educational programs and campaigns to incorporate information regarding potential health effects of climate change, particularly associated with worsening air quality and extreme heat days, and personal care steps. | High     | Short Term                             | Recreation and Community Services               | Low                               |



| Program Number   | Implementation Measure or Program   | Priority | Time Frame (Short, Intermediate, Long) | Responsibility   | Funding Needs (Low, Medium, High) |
|--|---|----------|--|--|-----------------------------------|
| <b>Public Safety Services</b>  |   |          |  |  |                                   |
| 42   | <b>Police Department Staffing Ratio.</b> Work with the police department to establish a concrete resource needs determination to sustain minimum staffing levels.                                       | High     | Short Term                             | Police Department, City Manager's Office                         | Low                               |
| 43   | <b>Crime Prevention Design.</b> Update zoning code to ensure that site design and planning techniques that reduce the potential for criminal activity (e.g., CPTED) are included.                       | Medium   | Short Term                             | Police Department, Building & Safety Division, Planning Division | Medium                            |
| 44   | <b>Traffic Study.</b> Conduct a traffic study and develop a traffic mitigation strategy in areas where response time targets are not achieved due to congestion.  | Medium   | Intermediate Term                      | Police Department  | Medium                            |
| 45   | <b>Community and Recreational Programs.</b> Establish/expand community and after-school programming for at-risk youth.  | Medium   | Intermediate Term                      | Recreation and Community Services                                | Medium                            |
| <b>Environmental Justice – Civic and Community Engagement</b>                |   |          |  |  |                                   |
| 46   | <b>Equitable Engagement Toolkit.</b> Develop an equitable engagement toolkit for City staff that establishes strategic engagement practices tailored to the diversity needs of San Fernando.            | High     | Short Term                             | City Manager's Office  | Low                               |
| 47   | <b>Annual Training.</b> Require all City staff to undergo annual diversity and equity training as part of an effort to improve community accessibility and empower historically disenfranchised groups. | Medium   | Intermediate Term                      | City Manager's Office  | Medium                            |
| 48   | <b>ESL Workshops.</b> Host a series of City-sponsored English as a Second language (ESL) workshops focused on writing, speaking, and vocabulary for the English language.                               | Medium   | Intermediate Term                      | Recreation and Community Services                                | Medium                            |
| <b>Environmental Justice – Access to Public Facilities and Healthy Foods</b> |   |          |  |  |                                   |
| 49   | <b>Park Maintenance.</b> Develop a park maintenance program that comprehensively assesses the quality of City parks and establishes plans for amenity improvement.                                      | Medium   | Intermediate Term                      | Recreation and Community Services                                | Medium                            |
| 50   | <b>Sidewalk Inventory.</b> Develop an ongoing inventory of current sidewalk conditions and the sidewalk network availability.   | Medium   | Intermediate Term                      | Public Works   | Low                               |
| 51   | <b>Sidewalk Conditions.</b> Establish a priority-based program for addressing identified deficiencies in the sidewalk network, as identified in the inventory of sidewalk conditions.                   | Medium   | Intermediate Term                      | Public Works   | Low                               |
| 52   | <b>Implementation Plan.</b> Address identified sidewalk deficiencies within the Safe and Active Streets Implementation Plan.  | Medium   | Intermediate Term                      | Public Works   | High                              |

| Program Number | Implementation Measure or Program   | Priority | Time Frame (Short, Intermediate, Long) | Responsibility  | Funding Needs (Low, Medium, High) |
|----------------|---|----------|--|---|-----------------------------------|
| 53             | <b>Street Lighting.</b> Require all new projects to include a street lighting plan for all streets within and adjacent to their sites as part of the site plan approval process.  | Medium   | Short Term                             | Building & Safety, Planning Division                                    | Low                               |
| 54             | <b>Park Funding.</b> Explore various resources for the funding of park development in the form of grants and sponsorship from local corporations.   | Medium   | Intermediate Term                      | Recreation and Community Services                                       | Low                               |
| 55             | <b>Private Park Ordinance.</b> Develop an ordinance for private park land dedication requiring new residential development projects to dedicate park land for its new residents in lieu of paying a park impact fee.                        | Medium   | Short Term                             | Building & Safety, Planning Division, Recreation and Community Services | Low                               |
| 56             | <b>Transportation Inventory.</b> Perform a comprehensive assessment of all existing transportation amenities, including bus shelters, bus stop locations and transit information programs, and establish priority areas for improvements.   | Medium   | Intermediate Term                      | Public Works  | Medium                            |
| 57             | <b>Public Campaign.</b> Create a public information campaign focused on informing all residents, especially those from disadvantaged communities, about the status, impacts, and safety of the East San Fernando Valley Light Rail project. | High     | Short Term                             | Planning Division and Public Works                                      | Low                               |
| 58             | <b>Bicycle Infrastructure.</b> Require all new multifamily development to incorporate bicycle infrastructure, such as bicycle storage facilities, bicycle repair resources, and resident bike sharing programs.                             | Medium   | Short Term                             | Building & Safety, Planning Division                                    | Low                               |
| 59             | <b>Healthy Food Campaign.</b> Disseminate information and resources related to local healthy food sources for interested individuals within the community.  | Medium   | Intermediate Term                      | Recreation and Community Services                                       | Low                               |
| 60             | <b>Farmers Markets Assessment.</b> Work with local stakeholders to identify locations conducive to hosting farmers markets and community gardens across the city.   | Medium   | Intermediate Term                      | Planning Division, Recreation and Community Services                    | Low                               |
| 61             | <b>Farmers Markets.</b> Establish a City-based farmers market program focused on increasing healthy food access within disadvantaged communities.   | Medium   | Intermediate Term                      | Planning Division, Recreation and Community Services                    | Medium                            |
| 62             | <b>Local Health Partnerships.</b> Partner with local health initiatives, including local hospitals, to provide culturally relevant educational programming on healthy living.   | Medium   | Intermediate Term                      | Planning Division, Recreation and Community Services                    | Low                               |
| 63             | <b>Childcare Facilities Ordinance.</b> Develop an ordinance to include childcare facilities as a potential provision to qualify affordable housing developments for density bonuses per Division 15 of the Municipal Code.                  | Medium   | Short Term                             | Planning Division, Building & Safety                                    | Low                               |

| Program Number   | Implementation Measure or Program  | Priority | Time Frame (Short, Intermediate, Long) | Responsibility                            | Funding Needs (Low, Medium, High) |
|--|--|----------|--|---|-----------------------------------|
| 64   | <b>Urban Forestry Program.</b> Develop an Urban Forestry program that inventories existing canopy cover and establishes programmatic strategies for tree preservation, maintenance, and future tree planting.  | High     | Long Term                              | Public Works                              | Medium                            |
| 65   | <b>Mental Health Resources.</b> Collaborate with local non-profit organizations to develop City-sponsored workshops focused on community mental health and self-care.  | Low      | Intermediate Term                      | Recreation and Community services         | Low                               |
| <b>Environmental Justice – Exposure to Pollution</b>   |  |          |  |   |                                   |
| 66   | <b>Zoning Code Update.</b> Update the Zoning Code to insulate residential uses from the impacts of industrial and roadway pollution by limiting the expansion potential of existing pollution sources and restricting the placement of new polluting sources near sensitive receptors. | High     | Short Term                             | Building & Safety, Planning Division      | Medium                            |
| 67   | <b>Illegal Dumping.</b> Develop educational materials and establish incentives to discourage illegal dumping in parks, outdoor areas, and vacant parcels throughout the city.  | Medium   | Intermediate Term                      | Planning Division, Community Preservation | Low                               |
| 68   | <b>Community Cleanup.</b> Develop a City-wide community cleanup program, mobilizing residents to participate in a monthly volunteer trash pickup event.  | Medium   | Short Term                             | Recreation and Community Services         | Low                               |
| 69   | <b>Smoke-Free Spaces.</b> Require multiunit buildings within the city to be designated smoke-free spaces.  | Medium   | Short Term                             | Building & Safety, Planning Division      | Low                               |
| 70   | <b>Land Use Requirements.</b> Require new sensitive land uses to include measures such as setbacks, landscaping, ventilation systems, and other effective measures to minimize potential impacts from air pollution.   | High     | Short Term                             | Building & Safety, Planning Division      | Medium                            |
| <b>Environmental Justice – Safe and Sanitary Homes</b> |  |          |  |   |                                   |
| 71   | <b>Home Maintenance.</b> Develop a home maintenance resource mailer that identifies tools, funding opportunities, and tips for vulnerable residents (low-income, seniors, and disabled residents) to maintain the health and safety of their properties.                               | High     | Short Term                             | Building & Safety, Planning Division      | Low                               |
| 72   | <b>Home Maintenance Funding.</b> Establish a grant and loan program for low-income residents to subsidize housing repairs necessary for maintaining safe and sanitary housing.   | High     | Long Term                              | Building & Safety, Planning Division      | Medium                            |
| 73   | <b>Fair Housing Campaign.</b> Develop a multi-language informational campaign, in partnership with regional fair housing organizations, focused on disseminating resources related to tenant's rights and safe living conditions.  | High     | Intermediate Term                      | Building & Safety, Planning Division      | Low                               |

| Program Number | Implementation Measure or Program   | Priority | Time Frame (Short, Intermediate, Long) | Responsibility                       | Funding Needs (Low, Medium, High) |
|----------------|---|----------|--|--------------------------------------|-----------------------------------|
| 74             | <b>Multi-family Inspection Program.</b> Develop a proactive multi-family inspection program to identify substandard rental units that do not meet current building standards and require property owners to rehabilitate identified issue areas. Rental Inspections shall occur every five years. | High     | Long Term                              | Building & Safety, Planning Division | High                              |

## N. GLOSSARY

|  |  |
|--|--|
| <b>Acre feet per year</b>                            | The volume of water necessary to cover one acre to a depth of one foot. Equal to 43,560 cubic feet, 325,851 gallons or 1,233 cubic meters  |
| <b>Buffer Zone</b>                                   | “An area established between potentially conflicting land uses, which, depending on the impact, may utilize landscaping or structural barriers such as setbacks or roads”  |
| <b>City</b>  | “City with a capital “C” generally refers to the City government or administration. City with a lower case “c” may mean any city or may refer to the geographical area”  |
| <b>Commercial</b>                                    | A land use designation that allows for a wide range of land use types, including retail, entertainment, and professional offices, often serving neighborhoods with services and retail goods of interest to residents  |
| <b>Conservation</b>                                  | The management of natural resources to prevent waste, destruction, or neglect  |
| <b>Crime Prevention Through Environmental Design</b> | A multi-disciplinary approach to deterring criminal behavior through environmental design  |
| <b>Dedication</b>                                    | The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites or other public uses are often required by a city or county as conditions for approval of a development. (See “in-lieu fee”)   |
| <b>Density</b>                                       | The expected amount of development or people per area, often expressed as units or people per acre. (See also “Density, residential” and “Floor Area Ratio”)   |
| <b>Development</b>                                   | On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility |
| <b>Development Review</b>                            | The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards. Development Review usually refers to a system established in the Municipal Code, whereby projects are reviewed against certain standards and criteria by a specially established design review board or other body such as the Planning Commission  |
| <b>Diesel PM</b>                                     | Solid particulate matter (particles) sourced from the exhaust of diesel engines (buses, trucks, trains, ships, and other equipment). Diesel PM contains an array of chemical that may be harmful to human health.  |
| <b>Disabled</b>                                      | Persons determined to have a physical impairment or mental disorder, which is expected to be of long, continued, or indefinite duration and is of such a nature that the person’s ability to live independently could be improved by more suitable housing conditions  |
| <b>Emergency Operations Center</b>                   | The centralized location of emergency response and recovery support operations during incidents  |
| <b>Fault</b>   | A fracture in the earth’s crust that forms a boundary between rock masses that have shifted.   |

|  |  |
|--|--|
| <b>General Plan</b>                              | A compendium of City goals, policies, and actions regarding long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council. In California, the General Plan has seven mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space and Public Safety) and may include any number of optional elements the City deems important |
| <b>Greenhouse Gas</b>                            | Atmospheric gases that contribute to the greenhouse effect by absorbing infrared radiation produced by solar warming of the Earth's surface  |
| <b>Groundwater</b>                               | Water that exists beneath the earth's surface, typically found between saturated soils and rock, and is used to supply wells and springs   |
| <b>Impact Fee</b>                                | A fee charged to a developer by the City according to the proposed development project, typically by number of units, square footage, or acreage. The fee is often used to offset costs incurred by the municipality for services and infrastructure such as schools, roads, police and fire services, and park  |
| <b>Infill Development</b>                        | Development that occurs on underutilized or vacant land within areas that are already largely developed  |
| <b>Intergovernmental Panel on Climate Change</b> | The Intergovernmental Panel on Climate Change (IPCC) is the United Nations body for assessing the science related to climate change  |
| <b>Land Use</b>                                  | The occupation or utilization of an area of land for any human activity or any purpose land use plan. The relevant portions of a local government's general plan, or local coastal element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions  |
| <b>Mitigation</b>                                | Mitigation is the effort to reduce loss of life and property by lessening the impact of disasters  |
| <b>National Incident Management System</b>       | A guide to all levels of government, nongovernmental organizations, and the private sector to work together to prevent, protect against, mitigate, respond to, and recover from incidents  |
| <b>Ozone (Ground-level)</b>                      | An air pollutant that is formed by photochemical reaction (sunlight) of pollutants from vehicle emission, industry emission, and volatile organic compounds.   |
| <b>Parcel</b>                                    | A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development   |
| <b>Representative Concentration Pathways</b>     | Prescribed pathways for greenhouse gas and aerosol concentrations, together with land use change, that are consistent with a set of broad climate outcomes used by the climate modelling community   |
| <b>Representative Concentration Pathways</b>     | Prescribed pathways for greenhouse gas and aerosol concentrations, together with land use change, that are consistent with a set of broad climate outcomes used by the climate modelling community   |
| <b>Resilience</b>                                | Resilient communities ensure that all residents are prepared and ready to withstand social or environmental challenges   |
| <b>Standardized Emergency Management Systems</b> | The cornerstone of California's emergency response system and the fundamental structure for the response phase of emergency management. The system unifies all elements of California's emergency management community into a single integrated system and standardizes key elements   |
| <b>Transit Oriented Development</b>              | The creation of compact, walkable, pedestrian-oriented, mixed-use communities centered around high-quality train systems   |
| <b>Transparency</b>                              | In the context of governance, transparency is a principle that allows those affected by decisions to be informed not only about the outcomes of a decision, but also the mechanisms and processes in which decisions are made  |
| <b>Wildland Urban Interface</b>                  | The zone where natural areas and development meet  |
| <b>Zoning</b>                                    | The division of a city by ordinance or other legislative regulation into districts or zones, which specify allowable uses for real property and size restrictions for buildings constructed in these areas; a program that implements the land use policies of the General Plan  |



# City of San Fernando

## *Appendix A* *Safety Element Existing* *Conditions Report*

Public Draft | May 2022





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# 1. INTRODUCTION

This document is the Existing Conditions Report for the City of San Fernando Safety Element Update. Each section provides an overview of a relevant hazard or public safety consideration as follows:

- Geologic and Seismic Hazards
- Flooding and Dam Failure Inundation Hazards
- Wildland Fire Hazards
- Peak Load Water Demand
- Hazardous Materials Hazards
- Climate Change Hazards & Climate Vulnerability Assessment

## A. Critical Facilities

The Federal Emergency Management Agency separates critical buildings and facilities into the five categories shown below based on their loss potential.<sup>1</sup> All of the following elements are considered critical facilities:

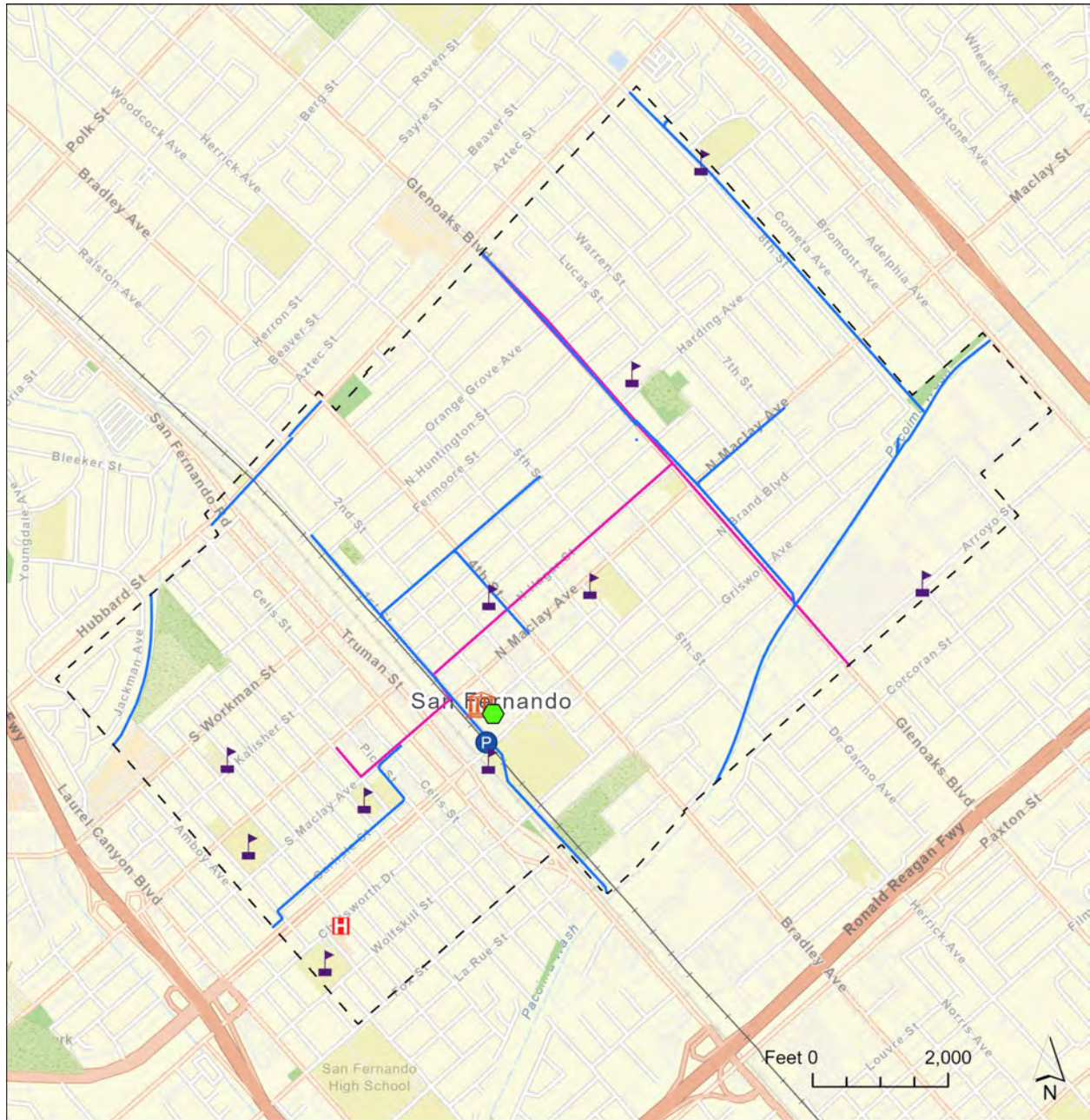
1. Essential Facilities are essential to the health and welfare of the whole population and are especially important following hazard events. Essential facilities include hospitals and other medical facilities, police and fire stations, emergency operations centers and evacuation shelters, and schools.
2. Transportation Systems include airways – airports, heliports; highways – bridges, tunnels, roadbeds, overpasses, transfer centers; railways – trackage, tunnels, bridges, rail yards, depots; and waterways – canals, locks, seaports, ferries, harbors, drydocks, piers.
3. Lifeline Utility Systems such as potable water, wastewater, oil, natural gas, electric power, and communication systems.
4. High Potential Loss Facilities are facilities that would have a high loss associated with them, such as nuclear power plants, dams, and military installations.
5. Hazardous Material Facilities include facilities housing industrial/hazardous materials, such as corrosives, explosives, flammable materials, radioactive materials, and toxins.

Figure 1 shows the Critical Facilities in the city of San Fernando. The critical facilities identified in the city include City Hall, the city yard, one police station, one hospital, storm drains, gas lines, and numerous schools and parks. These facilities are located throughout the city, with City Hall, the city yard, police station and San Fernando Middle School all clustered near Downtown San Fernando in the southern portion of the city.

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<sup>1</sup> City of San Fernando Multi-Hazard Mitigation Plan. 2021. <https://ci.san-fernando.ca.us/wp-content/uploads/2021/09/San-Fernando-MHMP-8.23.2021-.pdf> Accessed 9/30/2021

Figure 1 Critical Facilities



- |                                |             |                         |
|--------------------------------|-------------|-------------------------|
| [ - - - ] City Boundary        | City Hall   | <b>Parks</b>            |
| <b>Critical Infrastructure</b> | City Yard   | Local Park              |
| Hospital                       | Storm Drain | National Park or Forest |
| Police Station                 | Gas Line    | Regional Park           |
| School                         | Railroads   |                         |

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 Additional data provided by Los Angeles County, California Electric Commission, and SoCal Gas, 2021.

## 2. GEOLOGIC AND SEISMIC HAZARDS

Earthquakes are characterized by sudden shaking or movement caused by a release of strain accumulated along the edge of the Earth's tectonic plates. Earthquakes typically occur without warning and can cause damages ranging from minimal with few or no injuries, to catastrophic with extensive casualties. Earthquake severity is measured by the Modified Mercalli Intensity (MMI) scale. The MMI measures earthquake intensity at a given site based on observed impacts such as damage done to structures, changes in the earth surface, and personal experiences. The scale uses roman numerals of increasing value to indicate increasing intensity. The lower numbers represent effects of an earthquake on people, and the higher numbers generally represent increasing levels of observed structural damage. Peak ground acceleration (PGA) is used to measure earthquake intensity by quantifying how hard the earth shakes in a given location.

The city of San Fernando is in a seismically active region at risk of hazards from earthquakes, including fault rupture, ground shaking, landslides, and liquefaction. The degree of damage to structures and property from geologic hazards depend on numerous mitigating factors such as distance from the fault of origin, soil, and ground properties, and building materials and structural design. Los Angeles County has active faults capable of causing large earthquakes that could affect the entire region including the city.

### A. History of Earthquakes in San Fernando

The two most significant earthquakes to have recently affected the city are the 1971 San Fernando and the 1994 Northridge earthquakes. The epicenter of the 1971 San Fernando earthquake was located six miles northeast of Sylmar with a magnitude of 6.6. The earthquake caused 65 fatalities and millions of dollars in property loss in the city, including damage to several bridges, sections of freeway, and a hospital<sup>2</sup>. The Northridge earthquake occurred on January 17, 1994. This event was measured at a magnitude of 6.7 and caused 51 fatalities along with extensive damage to streets, the sewer system, the water system, public buildings, and privately-owned residential and commercial structures in the city. In the first six months following this disaster, the City spent approximately \$1.8 million and over 9,100 person hours on earthquake-related activities.<sup>3</sup> Table 1 and Table 2 list the historical earthquakes of significance for Los Angeles County and the city of San Fernando, along with a summary of the impacts.

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<sup>2</sup> City of San Fernando Multi-Hazard Mitigation Plan. 2021. <https://ci.san-fernando.ca.us/wp-content/uploads/2021/09/San-Fernando-MHMP-8.23.2021-.pdf> Accessed 9/30/2021

<sup>3</sup> Ibid

**Table 1 History of Earthquakes Impacting the City of San Fernando**

| Year | Location   | Impact on City of San Fernando   |
|------|------------|--|
| 1933 | Long Beach | No damage to the city  |
| 1971 | Sylmar     | 65 fatalities, millions of dollars of property loss  |
| 1987 | Whittier   | No damage to the city  |
| 1994 | Northridge | Damage specific to the City is unknown, however, county-wide there 51 fatalities and 9,000 injuries, thousands of structures damaged, \$1.8 million in economic loss |

Source: City of San Fernando Multi-Hazard Mitigation Plan, 2021

**Table 2 Los Angeles County Significant Earthquakes Over the Last 50 Years**

| Earthquake   | Magnitude | Date              | Impact within Los Angeles County  |
|--------------|-----------|-------------------|---|
| La Habra     | (M 5.1)   | March 28, 2014    | A few injuries and \$10 million dollars in damages                      |
| Chino Hills  | (M 5.5)   | July 29, 2008     | 8 injuries and limited damages  |
| Northridge   | (M 6.7)   | January 17, 1994  | 57 deaths, 8,700 injuries and up to \$40 billion dollars in damages     |
| Sierra Madre | (M 5.6)   | June 28, 199      | 1 death, 100+ injuries and up to \$40 million dollars in damages        |
| Upland       | (M 5.7)   | February 28, 1990 | 30 injuries and \$12.7 million dollars in damages                       |
| Whittier     | (M 5.9)   | October 1, 1987   | 8 deaths, 200 injuries and \$358 million in damages                     |
| San Fernando | (M 6.6)   | February 9, 1971  | 58 – 65 deaths, 200 – 2,000 injuries and up to \$553 million in damages |

Source: County of Los Angeles All-Hazards Mitigation Plan, 2019

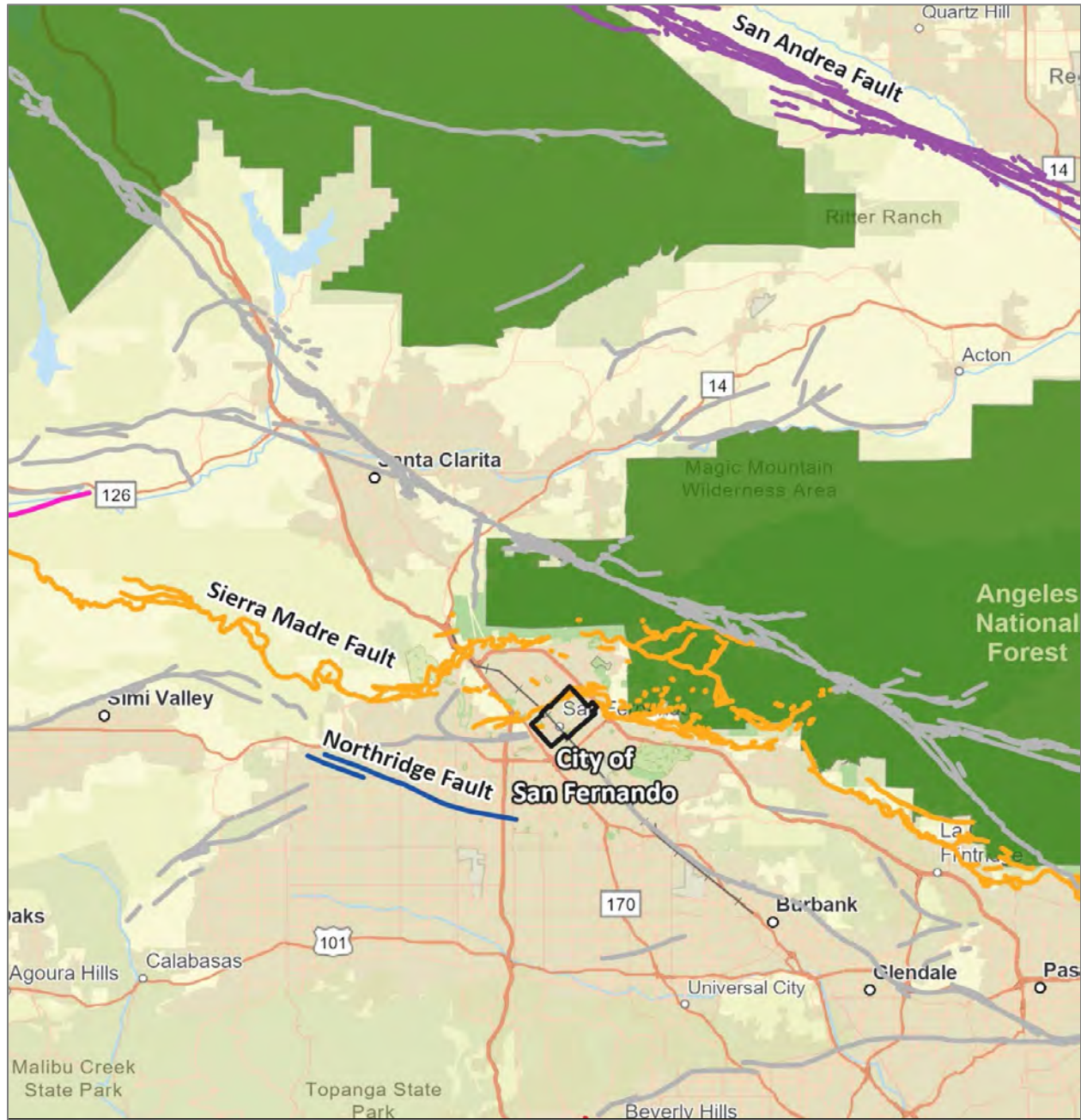
## B. Faults Affecting San Fernando

The City of San Fernando Multi-Hazard Mitigation Plan notes several faults that have the potential to impact the city. The San Andreas fault is considered a “master fault” because it is the boundary between the Pacific and North American geologic plates. There are several more active faults in eastern San Fernando and northern San Gabriel valleys, including the Northridge, Newport-Inglewood, and Sierra Madre faults. The presence of so many active faults increase the probability of a major earthquake impacting the city.

The segment of the San Andreas fault closest to the city of San Fernando is the Mojave segment, which is approximately 83 miles long. This segment extends from approximately Three Points (29 miles east of State Route 210 near Sulphur Springs) southward to just northwest of Cajon Creek, at the southern limit of the 1857 rupture. Using a slip rate of 30±8 millimeters per year (mm/yr) and a characteristic displacement of 4.5±1.5 meters (m), scientists have derived a recurrence interval of 150 years for this segment. The Mojave segment is estimated to be capable of producing a magnitude 7.1 earthquake. Scientists have calculated that this segment has a 26 percent probability of rupturing sometime between 1994 and 2024.<sup>4</sup> Figure 2 shows the fault lines mapped in San Fernando and the surrounding region.

<sup>4</sup> City of San Fernando Multi-Hazard Mitigation Plan. 2021. <https://ci.san-fernando.ca.us/wp-content/uploads/2021/09/San-Fernando-MHMP-8.23.2021-.pdf> Accessed 9/30/2021

Figure 2 Faults in the City and Surrounding Area



- |                         |                    |                         |
|-------------------------|--------------------|-------------------------|
| City Boundary           | Northridge Fault   | <b>Parks</b>            |
| Railroads               | Oak Ridge Fault    |                         |
| <b>Faults</b>           | San Andreas Fault  |                         |
| Newport-Inglewood Fault | Sierra Madre Fault | Local Park              |
| Other Fault             |                    | National Park or Forest |
|                         |                    | Regional Park           |

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Additional data provided by USGS, 2017.

## C. Landslides and Liquefaction Hazards

Landslides can occur as a result of ground shaking of an earthquake. The most common earthquake-induced landslides include shallow, disrupted landslides such as rock falls, rockslides, and soil slides. 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. Within the city there is one liquefaction hazard zone that extends along its western boundary beginning just southwest of 5th Street and extending to the southwest corner of the city. Much of the area within the hazard zone is comprised of single family residential and multifamily residential with the remainder made up of the western edge of the Corridors Specific Plan area, and the commercial development in the southwest of the city. There are no landslide hazard zones within the city. However, there is landslide hazard risk along the slopes of the San Gabriel mountains east of the city. Figure 3 shows the liquefaction and landslide hazard zones in San Fernando and proximal lands.



Figure 3 Geologic and Seismic Hazards



- |                          |                         |
|--------------------------|-------------------------|
| City Boundary            | <b>Parks</b>            |
| Liquefaction Hazard Zone | Local Park              |
| Landslide Hazard Zone    | National Park or Forest |
| Railroads                | Regional Park           |

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 Additional data provided by California Department of Conservation, California Geological Survey, 2021.

# 3. FLOODING AND DAM FAILURE INUNDATION HAZARD

## A. Flood Hazard

A floodplain is a land area around a river, stream, lake, estuary, or other water body that is subject to flooding. The 100-year flood event is a flood that has a one percent chance of occurring in any given year. Contrary to popular belief, it is not a flood that occurs once every 100 years. The 100-year floodplain is the area adjoining a river, stream, or watercourse that would be covered by water in a 100-year flood event. Two types of flooding primarily affect the Los Angeles county region: slow-rise or flash flooding. Slow-rise floods may be preceded by a warning period of hours or days. Evacuation and sandbagging for slow-rise floods have often effectively lessened flood related damage. Conversely, flash floods are most difficult to prepare for, due to extremely limited, if any, advance warning, and preparation time.

According to the County of Los Angeles All-Hazards Mitigation Plan (2019), the federal government has declared 13 flooding emergencies affecting Los Angeles County. See Table 3 for the dates and descriptions of the federally declared floods.

Table 3 Federally Declared Floods in Los Angeles County

| Date  | Description  |
|---|--|
| February 5, 1954  | California Flood and Erosion (Disaster Declaration # [DR]-15)      |
| December 23, 1955   | California Flooding (DR-47)  |
| April 4, 1958   | California Heavy Rainstorms, Flood (DR-82)                         |
| March 6, 1962   | California Floods (DR-122)   |
| October 24, 1962  | California Severe Storms, Flooding (DR-138)                        |
| February 25, 1963   | California Severe Storms, Heavy Rains, Flooding (DR-145)           |
| August 15, 1969   | California Flooding (DR-270)                                       |
| February 15, 1978   | California Winter Storms Flooding (DR-547)                         |
| February 7 and 21, 1980   | Southern California Winter Storms (DR-615)                         |
| December 21, 1988   | Coastal Storms (DR-812)  |
| February 12 and 19, 1992  | California Winter Storms (DR-935)                                  |
| January 7, 1993-February 19, 1993                               | California Winter Storms (DR-979)                                  |
| January 18, 2017-January 23, 2017                               | California Severe Winter Storms, Flooding, and Mudslides (DR-4305) |
| Source: County of Los Angeles All Hazards Mitigation Plan, 2019 |  |

As shown in Figure 4, the city is not situated within a 100-year floodplain. The last flooding event was in the 1930s and occurred prior to the completion of the Los Angeles River flood-control system. Following channelization, there is no record of occurrences of flooding in the city. The entirety of the city is located within an area of minimal flood risk. In 2017 there was a storm-related fatality believed to have been precipitated by the force of storm waters moving through the Pacoima Wash, and that caused the individual to be swept away as they attempted to cross the Pacoima Wash.

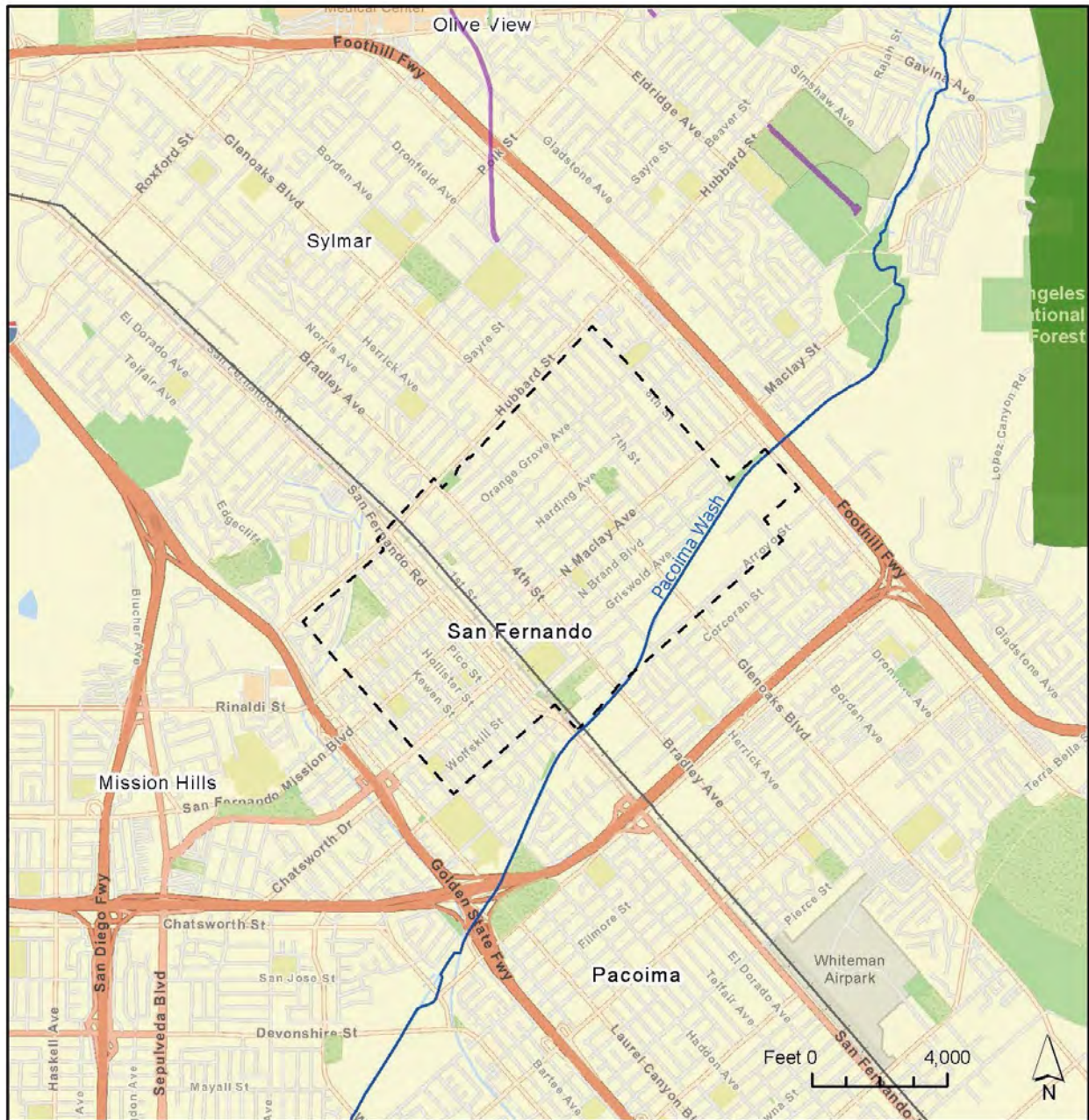
## B. Dam Failure Inundation Zone

According to the City of San Fernando 2021 Hazard Mitigation Plan, the only part of the city susceptible to possible flooding is the commercial/industrial strip that is adjacent to the Pacoima Wash if the Pacoima Dam suffers a complete failure. The strip is approximately one block wide on either side of the Wash (See Figure 5). The Los Angeles County Flood Control engineers believe that temporary flooding up to six feet could occur in the Pacoima Wash and adjacent area if the Pacoima Dam, located northeast of the city, was filled to capacity and suffered a complete failure. The Lopez Dam is on the Pacoima Wash about 2.2 miles northeast of San Fernando and is owned and operated by the U.S. Army Corps of Engineers (USACE). The Lopez Dam serves to reduce flood damage associated with the Pacoima Dam,<sup>5</sup>. Failure of these dams could inadvertently result in the release of large amounts of water that would reach the city and result in inundation. However, the dam is normally maintained at one-quarter of its capacity and no longer allowed to reach full capacity. Additionally, average rainfall is low, and the Dam utilizes a monitoring system that provides early warning of a structural failure, thus making the probability of this type of flood event minimal. Figure 5 below show the Dam Failure Inundation Areas for the city.

---

<sup>5</sup> Lopez Dam Basin. Master Plan and Environmental Assessment. Prepared by U.S. Army Corps of Engineers, Los Angeles District. June 2005. Available at: <https://usace.contentdm.oclc.org/digital/collection/p16021coll7/id/2811>.

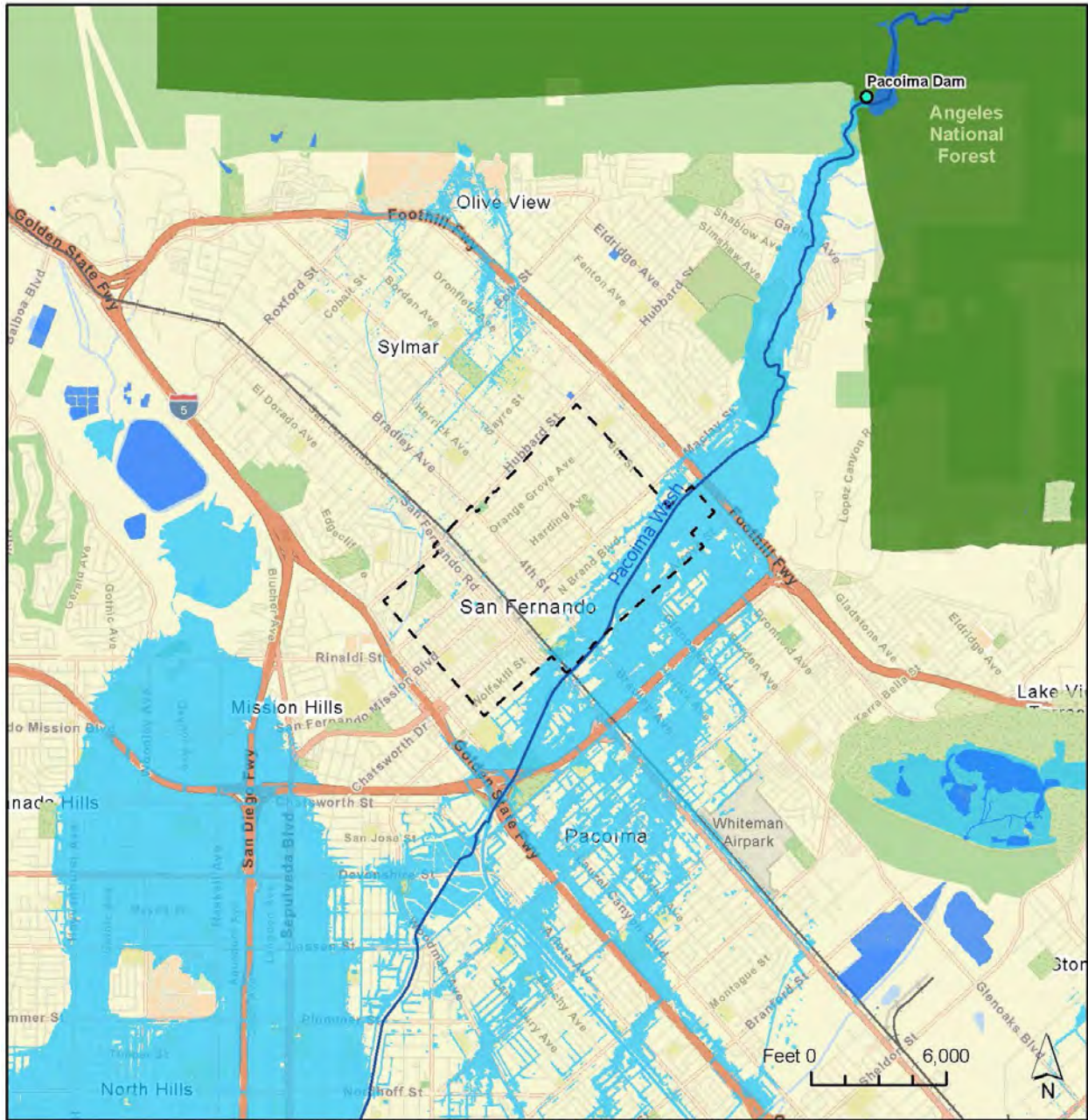
Figure 4 Flood Hazard Zones



- |                             |                         |
|-----------------------------|-------------------------|
| City Boundary               | <b>Parks</b>            |
| 1% Annual Chance Flood Risk | Local Park              |
| Pacoima Wash                | National Park or Forest |
| Railroads                   | Regional Park           |

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Additional data provided by Federal Emergency Management Agency (FEMA), 2021.

Figure 5 Dam Failure Inundation Areas



- City Boundary
- Reservoir
- Dam Inundation Area
- Pacoima Wash
- Pacoima Dam
- Railroads
- Parks**
- Local Park
- National Park or Forest
- Regional Park

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 Additional data provided by California Department of Water Resources, 2021.

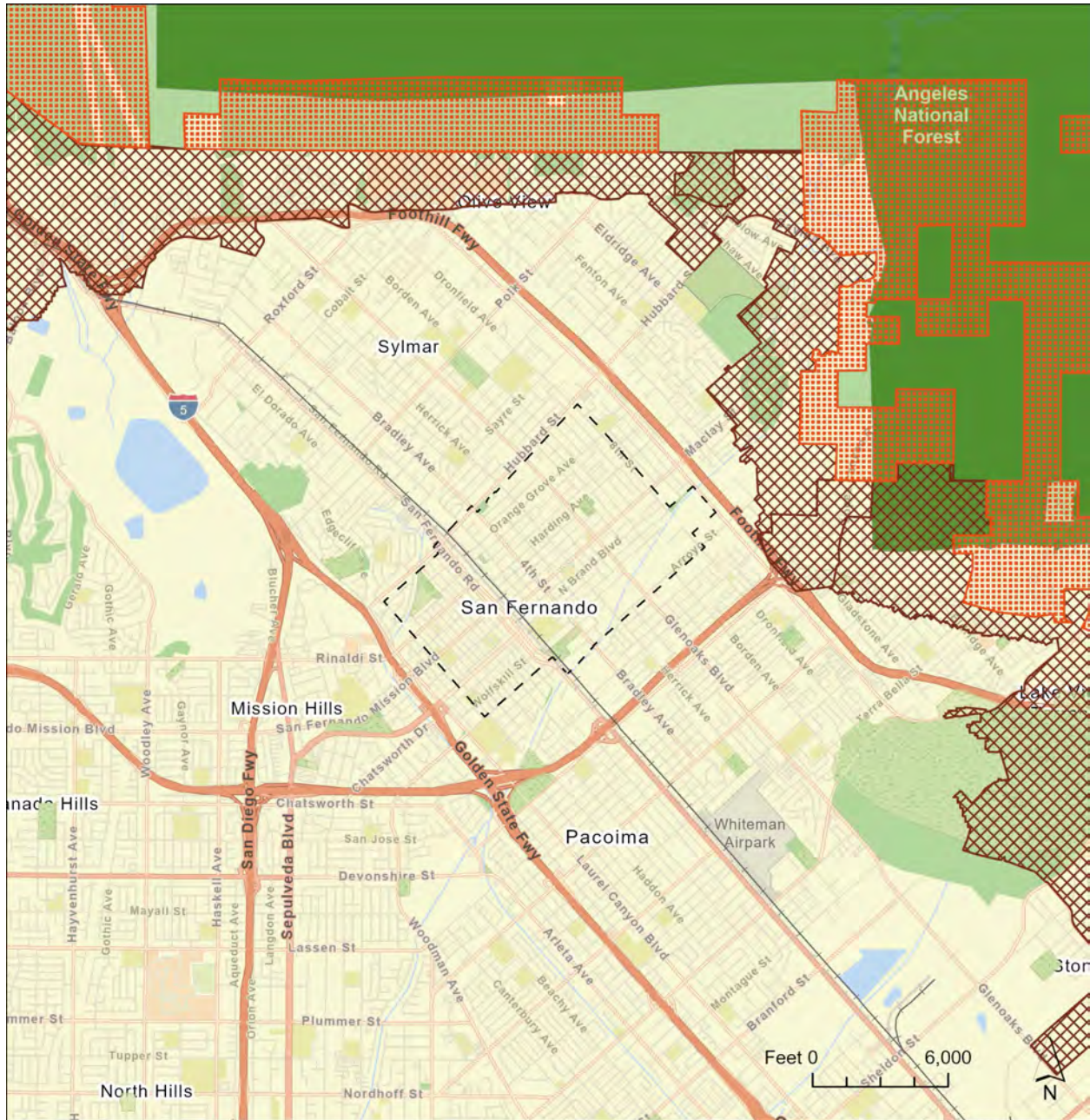
## 4. WILDLAND FIRE HAZARDS

California law requires CAL FIRE to assess and identify the fire hazard severity across the state. CAL FIRE identified Fire Hazard Severity Zones are based on factors that influence the likelihood and behavior of fire. Such factors include fire history, existing and potential fuel, predicted flame height, slope of the land and fire weather. There are three levels of hazard: moderate, high, and very high. Urban and wildland areas are treated differently in the model, but it does recognize the influence of burning embers traveling into urban areas, which is a major cause of the spread of fire. CAL FIRE assigns responsibility for each zone to either the State or local jurisdictions. There are no CAL FIRE hazard severity zones located within the city, as shown in Figure 6.

Regionally, San Fernando is near other zones of high or very high wildfire severity, located to the northwest, north, and east. While the city is not in an area of high fire hazard severity, the city's proximity to the San Gabriel Mountains and nearby VHFHZs does pose a threat of wildfire spreading into the city. Windstorms and the periodic occurrence of the Santa Ana winds increases the risk of wildland fires in the wildland urban interface (WUI) spreading into the city when strong winds and wildland fires co-occur. Strong winds can increase the speed and reach of flames and carry embers to adjacent areas. During the planning process for the City of San Fernando 2021 Hazard Mitigation Plan, the Los Angeles Fire Department (LAFD) recommended that "Wildfire" be eliminated as a hazard and the planning team agreed and removed wildfire from the plan.

The city's street system is primarily arranged on a grid pattern, and there are no identified neighborhoods with only one point of ingress and egress.

Figure 6 Fire Hazard Severity Zones



- [ - - ] City Boundary
- Railroads
- State Responsibility Area**
- [ Orange Cross-hatch ] Very High Fire Hazard Severity Zone
- Parks**
- [ Light Green ] Local Park
- [ Dark Green ] National Park or Forest
- [ Medium Green ] Regional Park
- [ Brown Cross-hatch ] Very High Fire Hazard Severity Zone

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 Additional data provided by Cal Fire, 2021.

# 5. PEAK LOAD WATER DEMAND

The existing water supplies available to the city include local groundwater extracted from the Sylmar Groundwater Basin. The City also has access to imported water from the Metropolitan Water District (MWD) as an emergency connection, and from the City of Los Angeles to be accessed only in extreme emergencies. The Sylmar Groundwater basin has been adjudicated, and the City of San Fernando has a current allotted draw from the basin of 3,570 acre-feet per year.<sup>6</sup> Additionally, the City has the right to receive stored water credit in the Sylmar Basin. In addition to these sources, the City of San Fernando 2021 Urban Water Management Plan (UWMP) discusses alternate water sources such as recycled stormwater, greywater (water used from bathroom sinks, showers, tubs, and washing machines), and desalinated seawater, as well as plans for reactivating one of the City's inactive ground wells to increase groundwater production capabilities.<sup>7</sup>

The 2020 UWMP includes a Water Shortage Contingency Plan. 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 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. MWD's 2020 UWMP finds that MWD can meet full service demands of its member agencies with existing supplies from 2025 through 2045 during normal years, single dry year, and multiple dry years. Prolonged dry periods may impact the City's imported water supply capacities significantly due to reductions in MWD's storage reservoirs resulting from increases in regional demand.

The City of San Fernando Water Production Division is responsible for the operation and maintenance of the City's four water wells, three booster pump stations, four reservoirs, and two pressure regulation stations. The current storage capacity for potable water across the City's four reservoirs is approximately 8.9 million gallons (MG). Peak day demand for the city as of 2008 was approximately 7.3 million gallons, or 82 percent of total storage capacity<sup>8</sup>. The City of San Fernando did not purchase any water during the window of peak demand from May 1<sup>st</sup> through September 30<sup>th</sup> during 2017, 2018, or 2019,<sup>9</sup> indicating that the City was able to supply enough water to meet peak demand during those years. The City of San Fernando is a member agency of the MWD; however, the last year the City purchased imported water from MWD was 2014 in the amount of 110 AF, and the City purchased no water at all from MWD during the period of 2015-2020.

<sup>6</sup> City of San Fernando Urban Water Management Plan. 2020. [https://ci.san-fernando.ca.us/wp-content/uploads/2021/06/San-Fernando\\_2020-UWMP\\_Public-Draft\\_2021-06-02.pdf](https://ci.san-fernando.ca.us/wp-content/uploads/2021/06/San-Fernando_2020-UWMP_Public-Draft_2021-06-02.pdf) Accessed 10/5/21

<sup>7</sup> Greywater Action. 2021. <https://greywateraction.org/greywater-reuse/#:~:text=Greywater%20is%20gently%20used%20water,and%20certain%20household%20cleaning%20products.> Accessed 10/8/2021

<sup>8</sup> City of San Fernando 2013-2021 Housing Element. 2014. <https://ci.san-fernando.ca.us/wp-content/uploads/2016/02/Adopted-2013-2021-Housing-Element-1.21.20141.pdf> Accessed 9/30/21

<sup>9</sup> Metropolitan Water District Urban Water Management Plan. 2020. <https://www.mwdh2o.com/media/21641/2020-urban-water-management-plan-june-2021.pdf> Accessed 9/30/21



# 6. HAZARDOUS MATERIALS HAZARDS

A wide variety of products, chemicals and purified chemical compounds, and elements considered either hazardous or toxic are used in households, commercial businesses, and industrial operations and processes. These include home and pool related chlorine products, chemical fertilizers, stored fuels and waste oil, chemical solvents and lubricants, and a variety of medical materials. The improper use and management of hazardous materials can pose a potential threat to the community and the environment.

Leaking underground storage tanks (LUST) and former industrial and commercial sites can expose the community and environment to hazardous materials. Gasoline storage tanks from former or current gas stations are subject to leaking over time, which can contaminate soil, groundwater, and/or surface water. Leaks require immediate action upon detection to reduce the spread of contaminants and reduce potential harm. Industrial and commercial activities sometimes utilize hazardous and toxic chemicals for operations, and spills or mishandling of these materials can result in site contamination. These sites are known as “brownfields,” and their clean-up and revitalization are regulated by the United States Environmental Protection Agency (USEPA).

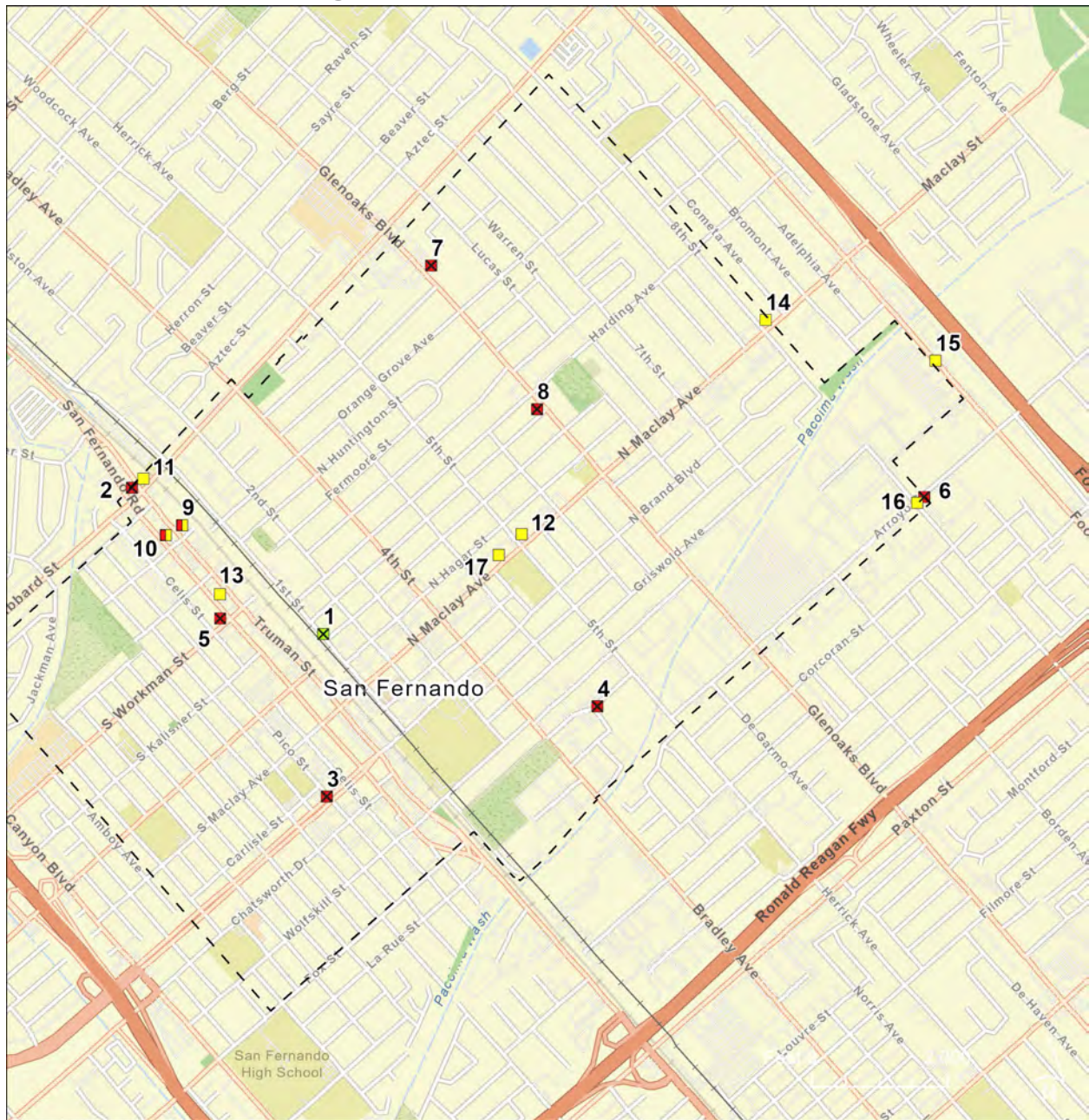
San Fernando contains hazardous material sites such as LUST sites, contaminated groundwater sites under the jurisdiction of the State Water Resources Control Board (SWRCB) Site Cleanup Program, and hazardous sites under the California Department of Toxic Substances Control (DTSC) Site Cleanup Program. There are a total of 17 sites in the city that contain hazardous materials (see Figure 7 and Table 4 below). Some sites have more than one type of site designation associated with the same physical address. There are 2 open or active cleanup sites in the city that have not been remediated or completed the remediation process. There are 9 closed sites which have been remediated. There are 10 permitted underground storage tank (UST) sites. As indicated in Table 4 below, 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 within the city may be subject to seismic activity during such an event. While Figure 7 depicts hazardous materials sites within city borders, there are additional hazardous materials sites adjacent to the city to the southwest, southeast, northeast, and north that may be impacted during seismic events or by other hazards, which could in turn affect the city.

Because of the widespread use of hazardous materials in our communities, minor and major hazardous materials spills and incidents occur. Most of these incidents are related to transport of chemicals over roadways or through industrial accidents. Though no major transportation corridors go through the city of San Fernando, Interstate 5, State Route 118, and Interstate 210 surround the city on three sides. The City of San Fernando contracts with the LAFD to monitor facilities that generate hazardous waste. The LAFD is the Certified Unified Program Agency (CUPA) that provides regulatory oversight over hazardous materials and hazardous waste programs in both the City of Los Angeles and the City of San Fernando. The following programs are operated by the LAFD:

- Hazardous Materials Inventory and Business Plan
- Hazardous Waste Generator
- Onsite Hazardous Waste Treatment
- Underground Storage Tank
- Above-ground Storage Tank Spill Prevention Control and Countermeasure
- California Accidental Release Prevention

Every business that handles hazardous materials above established thresholds must file a Hazardous Materials Business Plan and Emergency Response Plan in the California Environmental Reporting System (CERS). State Assembly Bill 2948 (Tanner 1986) mandates that each local government has a hazardous waste management plan for dealing with hazardous waste generated within the community.

Figure 7 Hazardous Materials Sites



- |                         |  |
|-------------------------|--|
| City Boundary           | <b>Hazardous Materials Sites</b>   |
| Railroads               | Permitted Underground Storage Tank (UST)   |
| <b>Parks</b>            | Leaking Underground Storage Tank (LUST)  |
| Local Park              | Cleanup Program Site   |
| National Park or Forest | Leaking Underground Storage Tank (LUST)/Permitted Underground Storage Tank (UST) |
| Regional Park           | Completed - Case Closed  |

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Additional data provided by California Water Boards, 2021.

Table 4 Hazardous Waste Sites in the City of San Fernando

| Figure 7 Map Number | Site Id      | Site Name                     | Site Type                                | Site Status                                 | Site Address             | Contaminants Present       | Hazard Zone                     |
|---------------------|--------------|-------------------------------|--|---|--------------------------|----------------------------|---------------------------------|
| 1                   | SL184531436  | City National Bank Property   | Cleanup Program Site                     | Completed - Case Closed                     | 1321 1st Street          | Volatile Organic Compounds | Seismic                         |
| 2                   | T0603702259  | Desert Petroleum #59 (Former) | LUST Cleanup Site                        | Completed - Case Closed                     | 1753 San Fernando Road   | Gasoline                   | Liquefaction, Seismic           |
| 3                   | T0603702247  | GTE                           | LUST Cleanup Site                        | Completed - Case Closed                     | 401 Brand Boulevard S    | Gasoline                   | Seismic                         |
| 4                   | T0603703955  | GTE San Fernando Plant Yard   | LUST Cleanup Site                        | Completed - Case Closed                     | 510 Park Avenue          | Gasoline                   | Dam Failure Inundation, Seismic |
| 5                   | T0603702254  | John Angel Property           | LUST Cleanup Site                        | Completed - Case Closed                     | 1404 San Fernando Road   | Gasoline                   | Seismic                         |
| 6                   | T0603713084  | Pepsi Bottling Group          | LUST Cleanup Site                        | Completed - Case Closed                     | 1260 Arroyo Street       | Diesel                     | Dam Failure Inundation, Seismic |
| 7                   | T0603700025  | Richard Sterman               | LUST Cleanup Site                        | Completed - Case Closed                     | 1955 Glenoaks Boulevard  | Aviation                   | Seismic                         |
| 8                   | T10000000589 | Wm Waterston Trust            | LUST Cleanup Site                        | Completed - Case Closed                     | 1400 Glenoaks            | None Specified             | Seismic                         |
| 9                   | T0603702250  | Gem Fuel                      | LUST Cleanup Site                        | Open - Assessment & Interim Remedial Action | 1601 Truman Street       | Gasoline                   | Seismic                         |
| 9                   | 25541        | Commercial Fueling Network    | Permitted Underground Storage Tank (UST) | N/A   | 1601 Truman Street       | N/A                        | Seismic                         |
| 9                   | N/A          | Truman Fuel                   | Permitted Underground Storage Tank (UST) | N/A   | 1601 W Truman Avenue     | N/A                        | Seismic                         |
| 10                  | T0603704772  | Mission Car Wash              | LUST Cleanup Site                        | Open - Remediation                          | 1601 San Fernando Road N | Gasoline                   | Liquefaction, Seismic           |
| 10                  | FA0014075    | Mission Carwash               | Permitted Underground Storage Tank (UST) | N/A   | 1601 San Fernando Road   | N/A                        | Liquefaction, Seismic           |
| 11                  | N/A          | Arco #01904                   | Permitted Underground Storage Tank (UST) | N/A   | 1753 W Truman Street     | N/A                        | Liquefaction, Seismic           |
| 11                  | T0603702251  | Arco #1904                    | LUST Cleanup Site                        | Completed - Case Closed                     | 1753 Truman Street       | Gasoline                   | Liquefaction, Seismic           |

| Figure 7 Map Number | Site Id   | Site Name                    | Site Type                                | Site Status | Site Address               | Contaminants Present | Hazard Zone                     |
|---------------------|-----------|------------------------------|--|-------------|----------------------------|----------------------|---------------------------------|
| 12                  | N/A       | Arco - Maclay Inc.           | Permitted Underground Storage Tank (UST) | N/A         | 601 N Maclay Avenue        | N/A                  | Seismic                         |
| 13                  | 19752     | Goodyear Tire Center #905946 | Permitted Underground Storage Tank (UST) | N/A         | 1431 San Fernando Road     | N/A                  | Seismic                         |
| 14                  | N/A       | Maclay Ave Investments LLC   | Permitted Underground Storage Tank (UST) | N/A         | 1203 N Maclay Avenue       | N/A                  | Seismic                         |
| 15                  | FA0030348 | Oky LLC, Db: Slymar Shell    | Permitted Underground Storage Tank (UST) | N/A         | 13641 W Foothill Boulevard | N/A                  | Dam Failure Inundation, Seismic |
| 16                  | FA0015007 | Pepsi-Cola Bottling Group    | Permitted Underground Storage Tank (UST) | N/A         | 1200 Arroyo Street         | N/A                  | Dam Failure Inundation, Seismic |
| 17                  | FA0023295 | Roy's Auto Repair            | Permitted Underground Storage Tank (UST) | N/A         | 537 N Maclay Avenue        | N/A                  | Seismic                         |

Notes: N/A = Not Applicable  
<sup>1</sup> Waste Discharge Requirements (WDR) Sites are sites that operate under Waste Discharger Requirements issued by the State Water Resources Control Board or a Regional Water quality Control Board. WDDRs address non-designated waste discharges that are typically applied to land.  
Source: California State Water Resources Control Board. 2021. GeoTracker. Available <<https://geotracker.waterboards.ca.gov/>>. Accessed 9/30/2021.

# 7. CLIMATE CHANGE HAZARDS AND CLIMATE VULNERABILITY ASSESSMENT

## A. Climate Change and Vulnerable Populations

This section describes climate change impacts associated with increases in temperatures, more severe storms, increases in extreme heat events, changes in precipitation patterns, extended drought conditions, and increasing wildfire risk.

## B. General Plan Approach

Climate change adaptation and resilience strategies must be included in the City's General Plan via its Safety Element in accordance with California Government Code Section 65302(g) (as updated by SB 379). The review and update must consist of the following components:

1. A vulnerability assessment that identifies the risks climate change poses to the local jurisdiction and the geographic areas at risk from climate change.
2. Set of adaptation and resilience goals, policies, and objectives based on the information specified in the vulnerability assessment.
3. Set of feasible implementation measures designed to carry out the goals, policies, and objectives identified in the adaptation objectives.

The Intergovernmental Panel on Climate Change (IPCC) provides several greenhouse gas (GHG) emissions scenarios used to describe possible future GHG emissions and associated changes to global climate patterns. The State recommends two 'Representative Concentration Pathways (RCPs) to assess the city's potential vulnerability to climate change. RCP 4.5 represents a "medium emissions" scenario in which global emissions peak around 2040 and then decline at the end of the century. This scenario assumes global agreement and implementation of GHG reduction strategies. RCP 8.5 represents a "high emissions" scenario in which emissions continue to rise throughout the 21st century.

The State provides the Cal-Adapt tool to local jurisdictions for climate adaptation and resilience planning. Cal-Adapt is a web-based platform that provides climate change projections and climate impact research that are downscaled to the local level for different RCP scenarios. The projections are based on the extensive body of climate research described in California's Fourth Climate Change Assessment. The Safety Element includes climate change projections for the RCP 4.5 and RCP 8.5 scenarios taken from Cal-Adapt for temperature, precipitation, and wildfire relative to the health and safety of San Fernando residents. These climate change projections provide an understanding of possible future climate change impacts and help prioritize policies to increase community resilience to climate change.

## C. Temperature

Observations over the past century indicate that temperature has increased across the Southern California region. Based on historical temperature records (1896-2015) from the California South Coast NOAA Climate Division, which encompasses the Los Angeles region, significant trends were identified in annual average, maximum, and minimum temperatures.<sup>10</sup>

Warming is expected to increase across the Los Angeles region in the coming decades. Under RCP 4.5, future model-average temperature values are projected to increase by 2.3 degrees Fahrenheit (°F) by the early-21st century, 4.2°F by the mid-21st century, and 5.2°F by the late-21st century compared to the modeled historical annual average maximum temperature of 72.5°F. Furthermore, the intensity and frequency of extreme heat days are also projected to increase over the Los Angeles region. Under RCP 4.5, the average hottest day of the year is expected to increase by 4-7°F.

Average maximum and minimum temperatures are expected to increase in the city. Compared to the 1961-1990 baseline, average maximum temperatures in San Fernando are expected to rise between 5.3°F (RCP 4.5) and 8.7°F (RCP 8.5) by the end of the century.<sup>11</sup> Average minimum temperatures in San Fernando are expected to rise similarly, between 4.8°F (RCP 4.5) and 8.2°F (RCP 8.5) by the end of the century.

The number of extreme heat days per year is also expected to increase. In San Fernando, an extreme heat day is when the maximum temperature exceeds 101.7°F. Historically, between 1961-1990, the region experienced 3 extreme heat days per year on average. By the end of the century, extreme heat days are expected to increase by 15 days per year under RCP 4.5 and approximately 33 days per year under RCP 8.5.

Changes in average maximum temperature extreme heat days are in Figure 8 and Figure 9, respectively. In both figures, the purple lines show high emissions scenario (RCP 8.5), the blue line shows the medium emissions scenario (RCP 4.5), the grey lines show the current trend (observed). The shaded areas indicate the range for the emissions scenario. For example, the blue shaded areas represent the range of data for the medium emissions scenario (RCP 4.5).

<sup>10</sup> Hall, Alex, Neil Berg, Katherine Reich (University of California, Los Angeles). 2018. Los Angeles Summary Report, California's Fourth Climate Change Assessment. Available: <[https://www.energy.ca.gov/sites/default/files/2019-11/Reg%20Report-%20SUM-CCCA4-2018-007%20LosAngeles\\_ADA.pdf](https://www.energy.ca.gov/sites/default/files/2019-11/Reg%20Report-%20SUM-CCCA4-2018-007%20LosAngeles_ADA.pdf)>. Accessed September 26, 2021.

<sup>11</sup> California Energy Commission. N.d. Cal-Adapt. Available: <<https://cal-adapt.org/tools/local-climate-change-snapshot/>>. Accessed September 26, 2021.

Figure 8 Annual Average Maximum Temperature

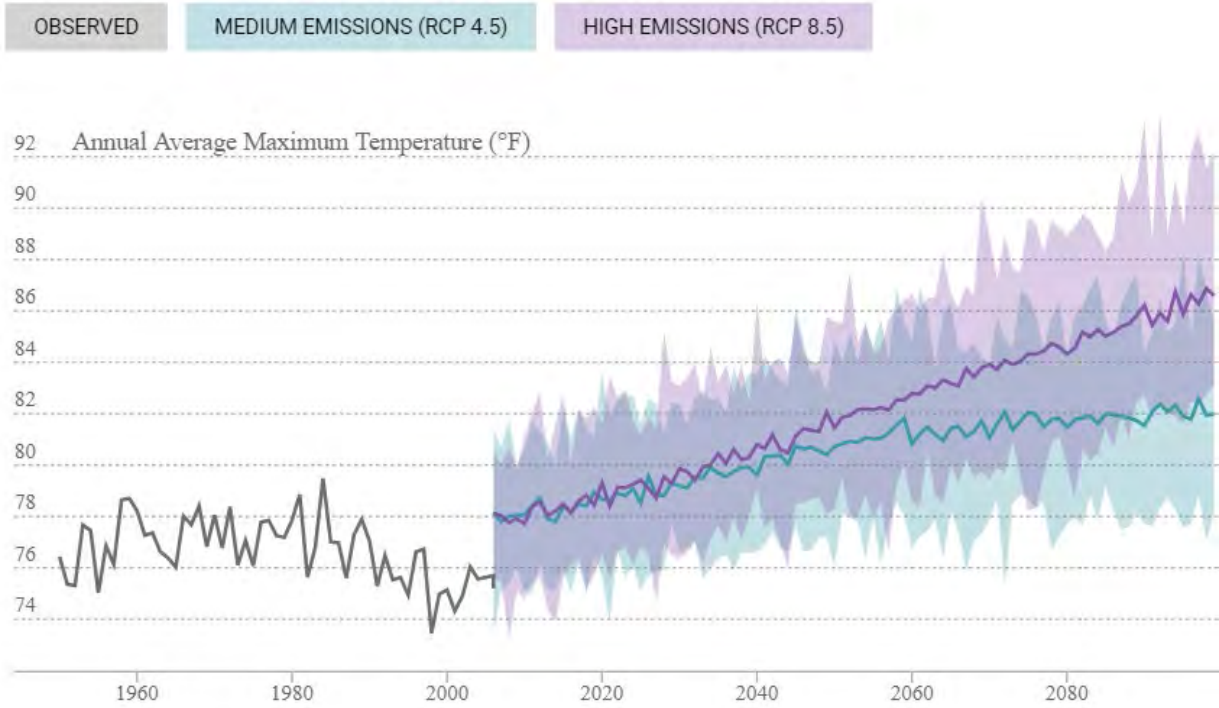
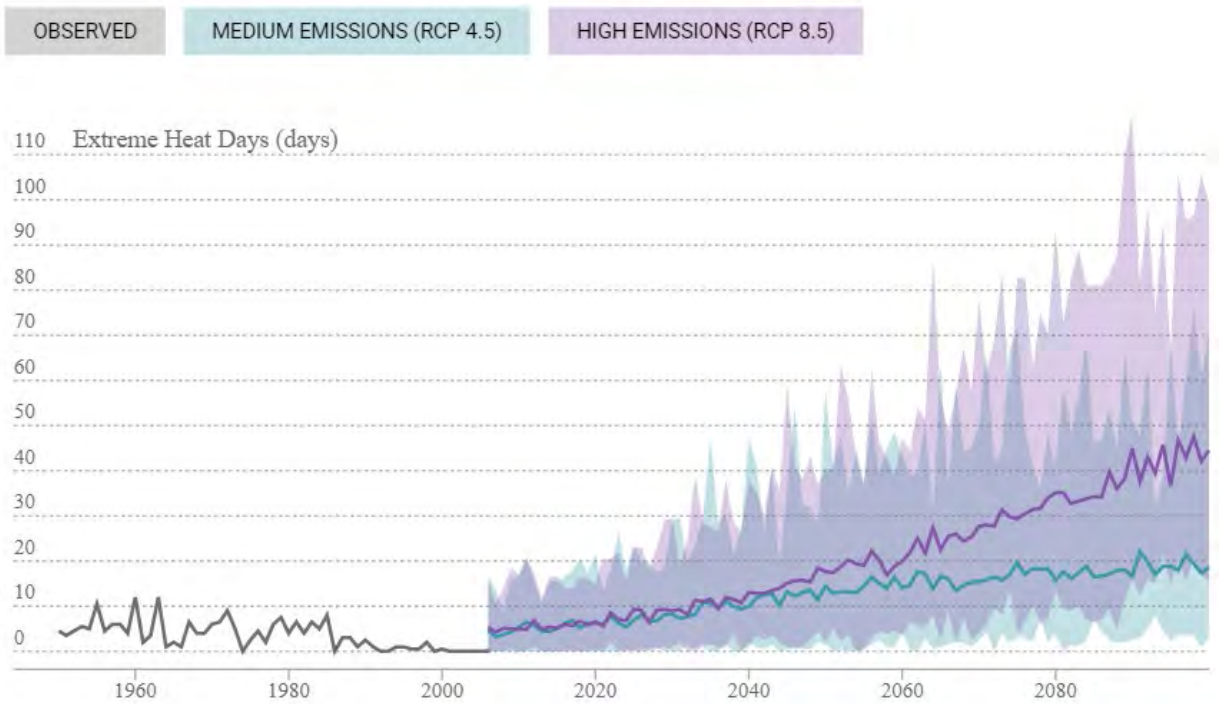


Figure 9 Extreme Heat Days





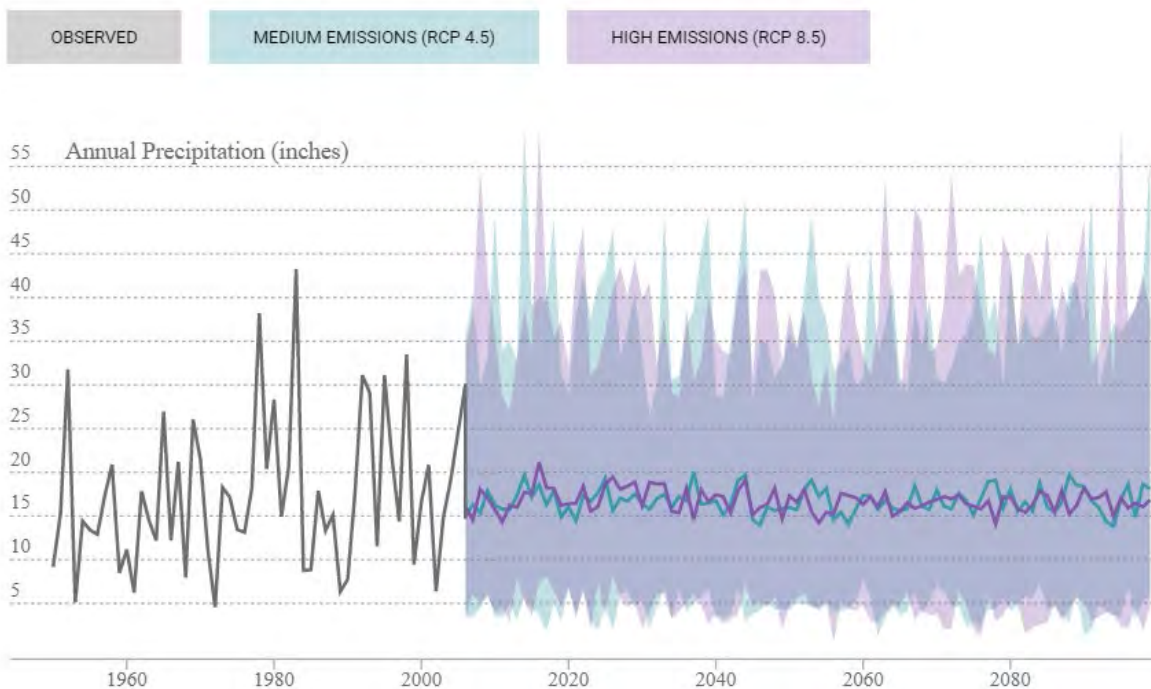
## D. Precipitation

Precipitation over the Los Angeles region is highly variable from year to year. Typically, about five storms each year generate approximately 50 percent of total precipitation.<sup>12</sup> Model projections are inconsistent, but in general, small changes are expected relative to the region’s historic variability in average annual precipitation. However, dry, and wet extremes are both expected to increase in the future thus increasing the potential for higher variability in precipitation. By the late-21st century, the wettest day of the year is expected to increase across most of the Los Angeles region, with some locations experiencing 25-30 percent increases under RCP 8.5.

In the city, the modeled historical (1961-1990) annual precipitation is a 30-year average of approximately 17.5 inches.<sup>13</sup> Mid-century projections predict annual precipitation to decrease about 0.6 inches (both RCP4.5 and RCP8.5). By the end of the century, annual precipitation is expected to decrease between 0.3 (RCP4.5) to 0.6 inches (RCP8.5) below the current 30-year average of 17.5 inches. While average annual precipitation is not expected to change significantly, precipitation will likely fall in more intense storms within a shorter wet season. For much of the state, research suggests that wet years will become wetter and dry years will become drier and will extend for longer stretches of time, increasing the risk of extended drought.

Changes in precipitation are shown in Figure 10. The purple line shows high emissions scenario (RCP 8.5), the blue line shows the medium emissions scenario (RCP 4.5), the grey line shows the current trend (observed). The shaded areas indicate the range for the emissions scenario. For example, the blue shaded areas represent the range of data for the medium emissions scenario (RCP 4.5).

Figure 10 Annual Precipitation



<sup>12</sup> Hall, Alex, Neil Berg, Katherine Reich (University of California, Los Angeles). 2018. Los Angeles Summary Report, California’s Fourth Climate Change Assessment. Available: <[https://www.energy.ca.gov/sites/default/files/2019-11/Reg%20Report-%20SUM-CCCA4-2018-007%20LosAngeles\\_ADA.pdf](https://www.energy.ca.gov/sites/default/files/2019-11/Reg%20Report-%20SUM-CCCA4-2018-007%20LosAngeles_ADA.pdf)>. Accessed September 26, 2021.

<sup>13</sup> California Energy Commission. N.d. Cal-Adapt. Available: <<https://cal-adapt.org/tools/local-climate-change-snapshot/>>. Accessed September 26, 2021.

## E. Wildfire

In the Southern California region wildfire risk is influenced by a multitude of compounding factors that include its dry and warm Mediterranean climate, periodic episodes of offshore Santa Ana winds, drought events, the type and spatial distribution of vegetation, varying topography, large urban-wildland interfaces, past fire suppression attempts, and human activities.<sup>14</sup> Regionally, approximately 80 percent of wildfire events occur during the summer and fall, with a quarter of annual wildfires occurring during Santa Ana wind events. Future projections using statistical models indicate that Southern California may experience a larger number of wildfires and burned area by the mid-21st century under RCP 8.5. Overall burned area is projected to increase over 60 percent for Santa Ana-based fires and over 75 percent for non-Santa Ana fires. Many factors affect projected future occurrence of wildfire as a result of climate change. There are significant uncertainties associated with the influence of climate change on the future occurrence of wildfire in the city.

## F. Vulnerability

Communities will be affected by climate change to varying degrees depending on their sensitivity to its impacts. Social vulnerabilities can greatly inhibit the adaptive capacity of a community. On a larger scale, communities may be more vulnerable because of limited access to financial capital and resources, various institutional barriers, social network limitations, and compromised access to critical infrastructure. Adaptive capacity is largely influenced by governance, management, and institutions, thus making it imperative that adaptive capacity is addressed through effective policy implementation. On a more local level, the sensitivity of a community depends more on the specific makeup of the community (i.e., specific populations and assets).

The most likely impacts of climate change that San Fernando may experience include increases in average maximum and minimum temperatures, more severe storms, increases in extreme heat events, changes in precipitation patterns, extended drought conditions, and increasing wildfire risk.

Certain population groups may be disproportionately harmed by the impacts of climate change in San Fernando. The California Healthy Places Index tool identifies vulnerable populations by census tract. Vulnerable populations identified in San Fernando include but are not limited to:

- Unemployed,
- Young children,
- Older adults,
- Outdoor workers,
- Individuals with asthma,
- Individuals living in poverty,
- Low birth weights,
- Individuals with low educational attainment (less than a bachelor's degree), and
- Individuals that are linguistically isolated (non-English speakers).

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<sup>14</sup> Hall, Alex, Neil Berg, Katherine Reich (University of California, Los Angeles). 2018. Los Angeles Summary Report, California's Fourth Climate Change Assessment. Available:<[https://www.energy.ca.gov/sites/default/files/2019-11/Reg%20Report-%20SUM-CCCA4-2018-007%20LosAngeles\\_ADA.pdf](https://www.energy.ca.gov/sites/default/files/2019-11/Reg%20Report-%20SUM-CCCA4-2018-007%20LosAngeles_ADA.pdf)>. Accessed September 26, 2021.

The city's residents and workers rely on infrastructure for mobility, water, power, and communications. These systems are vulnerable to climate change, which in turn can reduce the ability of people to adapt. Health risks may arise or be exacerbated because of damaged infrastructure, such as from the loss of access to electricity, or impacts to sanitation, safe food, water supplies, health care, communication, and transportation. To help reduce negative impacts on vulnerable populations and increase adaptive capacity, strategies and policies are identified regarding vulnerable infrastructure, ensuring a high standard of condition and performance on infrastructure systems, and overall disaster preparedness.

External factors present in the San Fernando community that also contribute to climate change vulnerability include high housing cost burden and exposure to poor air quality and drinking water contaminants as well as other environmental conditions. Because climate change impacts are closely intertwined with vulnerable populations and inequities, climate adaptation planning presents a unique opportunity to address some of the external factors that contribute to climate change vulnerability, which are also root causes of inequity. Addressing these underlying causes can help increase resilience for all residents of San Fernando.

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# City of San Fernando

## *Appendix B* *Environmental* *Justice Element* *Technical Report*

Public Draft | May 2022



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# 1. INTRODUCTION

Environmental degradation and pollution impact the health and well-being of communities across the globe. Historically, low-income and minority communities experience this impact at a higher rate than the broader population, as these communities tend to be located closer in proximity to hazardous or degraded environments. These disproportionate environmental impacts are referred to as an unequal environmental burden. Environmental justice is a concept focused on addressing the systemic causes of the unequal environmental burden placed on certain communities. Efforts to address environmental justice involves mitigating the causes of environmental burden and the associated health and economic impacts on minority communities, particularly communities of color and low-income communities.

The State of California has developed regulation focused on improving the status of disproportionate environmental burden through Senate Bill 1000 (SB 1000), “The Planning for Healthy Communities Act” of 2016 which amended Section 65302 of the Government Code. Government Code Section 65040.12 defines environmental justice as “the fair treatment and meaningful involvement of people of all races, cultures and incomes, and national origins, with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.” State efforts towards environmental justice are primarily aimed at improving the status of disadvantaged communities through effective planning and policy decisions.

Government Code Section 65302 requires jurisdictions to identify environmental justice communities (called “disadvantaged communities”) within their planning area and incorporate an environmental justice element into their general plans, or related environmental justice goals, policies and objectives integrated into other elements of the General Plan. The term disadvantaged communities refers to “an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.” In the context of environmental justice, disadvantaged communities are those areas throughout California which most suffer from a combination of economic, health, and environmental burdens. These burdens can include air and water pollution, exposure to hazardous chemicals, lack of public resources, and high rates of asthma and heart disease.

For the purposes of environmental justice policy development, disadvantaged communities have been pre-identified by the State and made available through the CalEnviroScreen data tool. CalEnviroScreen is a science-based tool that depicts the layout of environmental impacts in California communities by census tract. The tool utilizes existing environmental, health, and socioeconomic data to rank census tracts based on 20 distinct environmental indicators. The higher the score, the more impacted a community is by pollution burdens and population vulnerabilities. Designated disadvantaged communities are those communities that scored within the highest 25 percent of census tracts across California (CalEnviroScreen percentile scores of 75 or higher).

## 2. SAN FERNANDO

### A. Brief History and Cultural Heritage

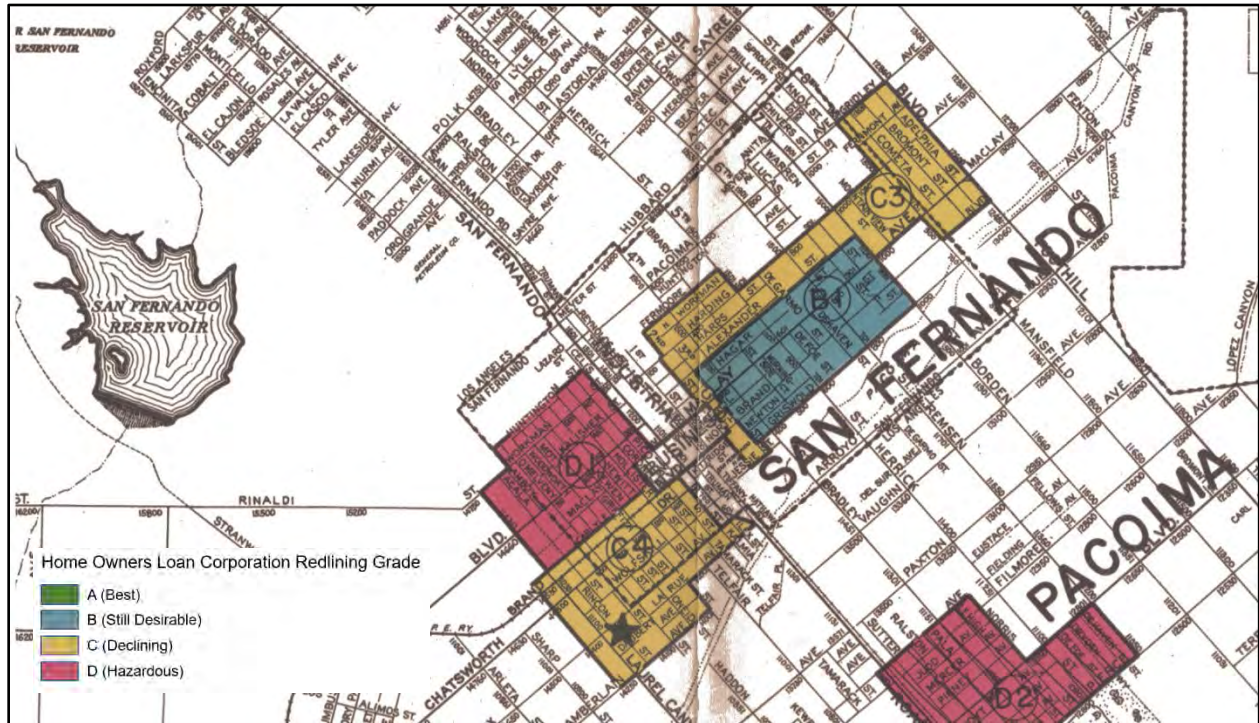
San Fernando was founded in 1874 and has a rich cultural past. In the early 1800s, while California was still Mexican territory, a mix of Spanish, Indian, and Mexican residents arrived and settled in the area. Residents traded farm crops, olives, wine, and other goods. Today with a population of 24,754 people, San Fernando is one of the San Fernando Valley's smallest incorporated cities. Over 90 percent of the population of San Fernando identifies as Hispanic or Latino. The community maintains its identity with its rich cultural past, with celebrations such as Fiesta and the preservation of architecture from its Mexican Heritage.

San Fernando has a proud history of community building and cultural heritage. However, there have been federally sponsored barriers and discriminatory practices that have impacted the community, including housing discrimination in the form of redlining. A federal agency called the Home Owners' Loan Corporation created residential security maps in the 1930s throughout American cities to support the Federal Housing Administration and its new mortgage program. These maps designated certain neighborhoods as desirable or not worth investment based on several factors. These included housing age, condition, and value, as well as proximity to services, amenities, and transportation

"Security" levels were color-coded from green (least risk), blue, yellow, and red (highest level of risk). Problematically, the key factors in determining risk were race and ethnicity. Neighborhoods with a multicultural community, recent immigrants, or families of color were severely downgraded or redlined. Areas that saw majority populations of white residents were either left unmarked or were given a high-desirability rating. These maps documented the perceived risk of lending and determined the lending practices of banks and other mortgage lenders administering the federal loans. This led to disinvestment in cities and a loss of wealth building for generations of American families. This practice of racial exclusion from homeownership allowed white Americans to accumulate wealth through government backed homeownership while minority communities were excluded and marginalized.

The Home Owners' Loan Corporation maps of Northern Los Angeles show that areas in and around San Fernando were impacted by redlining (see Figure 1). Areas colored blue were designated as desirable or worth investment. The areas that are marked in yellow and red represented areas of high-risk or undesirable for investment. This meant that residents in the yellow or red parts of this map would not qualify to receive federally backed loans.

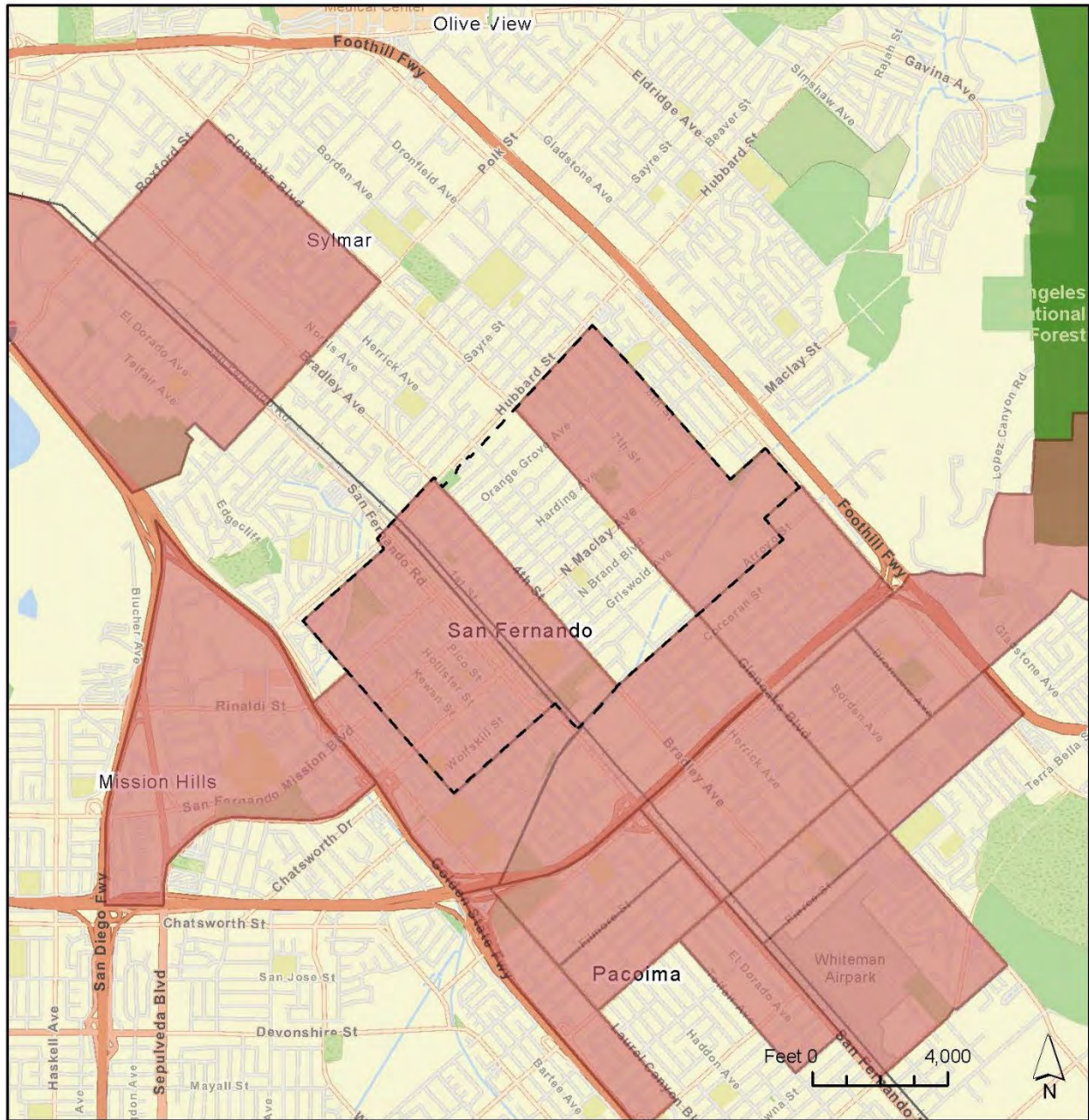
Figure 1 Home Owners Loan Corporation Map of Northern Los Angeles



## B. Census Tracts with the Disadvantaged Communities Designation

The City of San Fernando geographic area is made up of four census tracts. According to the CalEnviroScreen tool, three of the four census tracts within the city are currently designated as disadvantaged communities. Figure 2 on the preceding page identifies the disadvantaged communities within San Fernando. As previously mentioned, disadvantaged communities may be disproportionately exposed to environmental pollution and degradation. When assessing environmental justice at the local context, it is pertinent that any disparities that exist within identified disadvantaged communities are highlighted and addressed.

Figure 2 Census Tract Designated Disadvantaged Communities



- City Boundary
- Census Tracts with Disadvantaged Communities Designation
- Railroads

- Parks**
- Local Park
  - National Park or Forest
  - Regional Park

Imagery provided by ESRI and their licensors © 2021.  
Disadvantaged Communities from OEHPA, 2021.

# 3. ENVIRONMENTAL JUSTICE COMMUNITY CONTEXT

The negative impact of environmental hazards and pollution on communities in California can be measured across five key focus areas. These focus areas encompass the range of environmental factors that may influence a person's health status. They are commonly referred to as the environmental determinants of health. Government Code Section 65302 requires goals, policies, and objectives in the General Plan to address these environmental determinants. The determinants include the following:

1. Pollution Exposure and Air Quality,
2. Public Facilities,
3. Safe and Sanitary Homes,
4. Physical Activity, Food Access, and Public Health, and
5. Civic and Community Engagement.

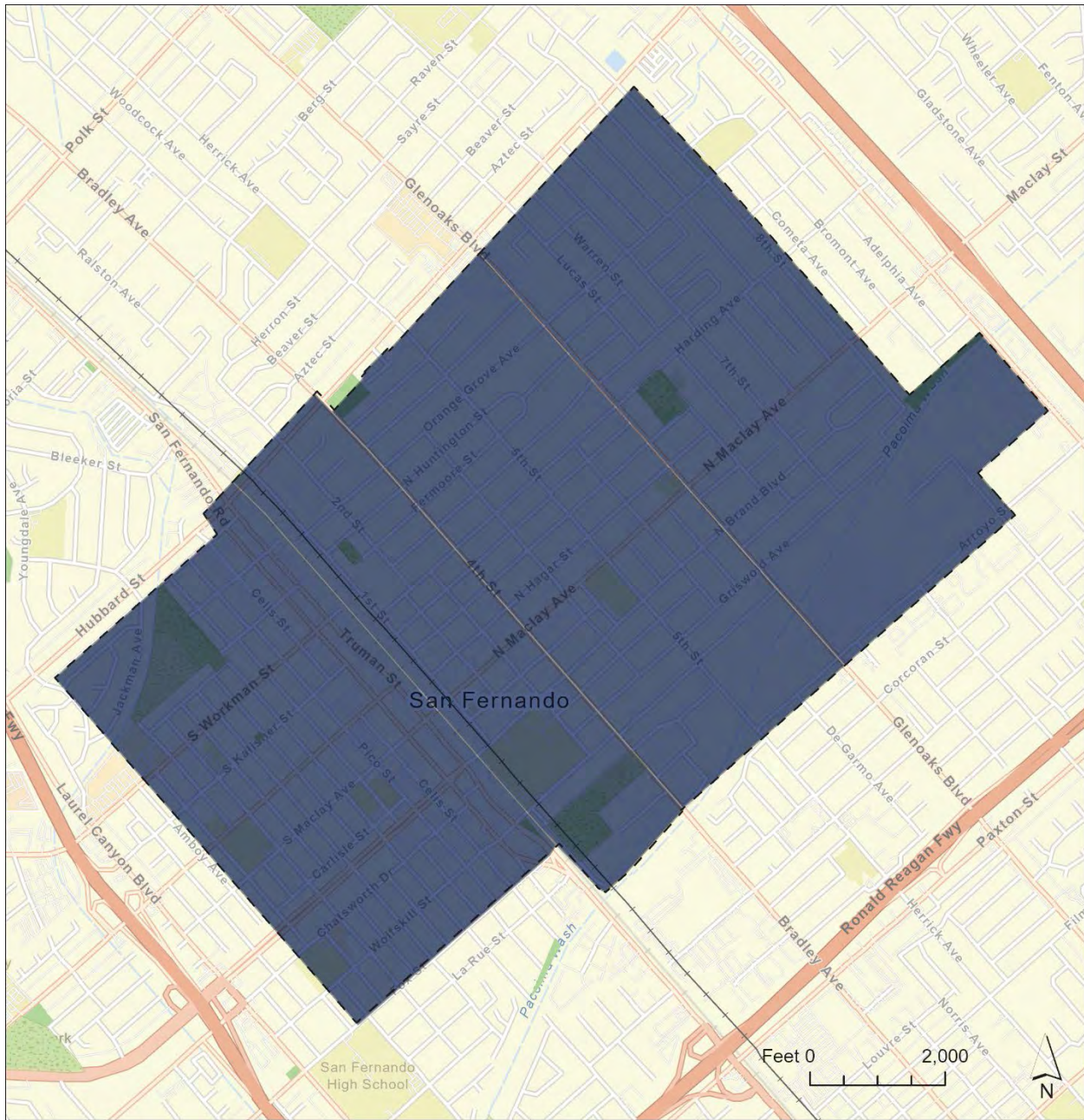
## A. Pollutant Exposure and Air Quality

Exposure to polluting substance in the air, water, and soil can have a significant impact on health outcomes. Certain diseases have been directly associated with pollutant exposure including heart disease, cancer, birth defects, asthma, reproductive disorders, and neurological disorders. Pollutant exposure is an environmental determinant of health that may disproportionately impact disadvantaged communities.

When it comes to air pollution, San Fernando experiences some of the worst air quality in the state. The city is part of the highly polluted South Coast Air Basin, which encompasses a majority of Los Angeles County. Key contributors to degraded air quality within the city include the city's proximity to high traffic freeways and roadways (Interstate-5, Interstate-210, and State Highway 118). These air quality issues are expected to be exacerbated by the future impacts of climate change.

Particulate matter and ozone are two forms of air pollution that may impact the health of a community. Particulate matter is a type of air pollution that consists of a mixture of solid particles and liquid droplets found in the air. Ozone is a gaseous air pollutant that is exacerbated by cars, refineries, and other polluting industries. The city is in the 90<sup>th</sup> percentile for ozone exposure across California, which means that San Fernando experiences a higher ozone burden than 90 percent of other California cities (see Figure 3). These local ozone levels can be exacerbated by increased temperatures. With climate change expected to increase temperatures across the state, local ozone level will likely increase beyond the current measured rates in the future. In addition to Ozone, the southernmost census tract in San Fernando measured at the 80<sup>th</sup> percentile for Diesel Particulate Matter (DPM), likely due to proximity to the Interstate-5 freeway (see Figure 4). The remaining three census tracts measured below the 60<sup>th</sup> percentile for DPM. San Fernando does not have a significant concentration of particulate matter 2.5 (PM<sub>2.5</sub>) relative to other California census tracts in California. All census tracts in the city measured within the 50<sup>th</sup> to 60<sup>th</sup> percentile for PM<sub>2.5</sub>.

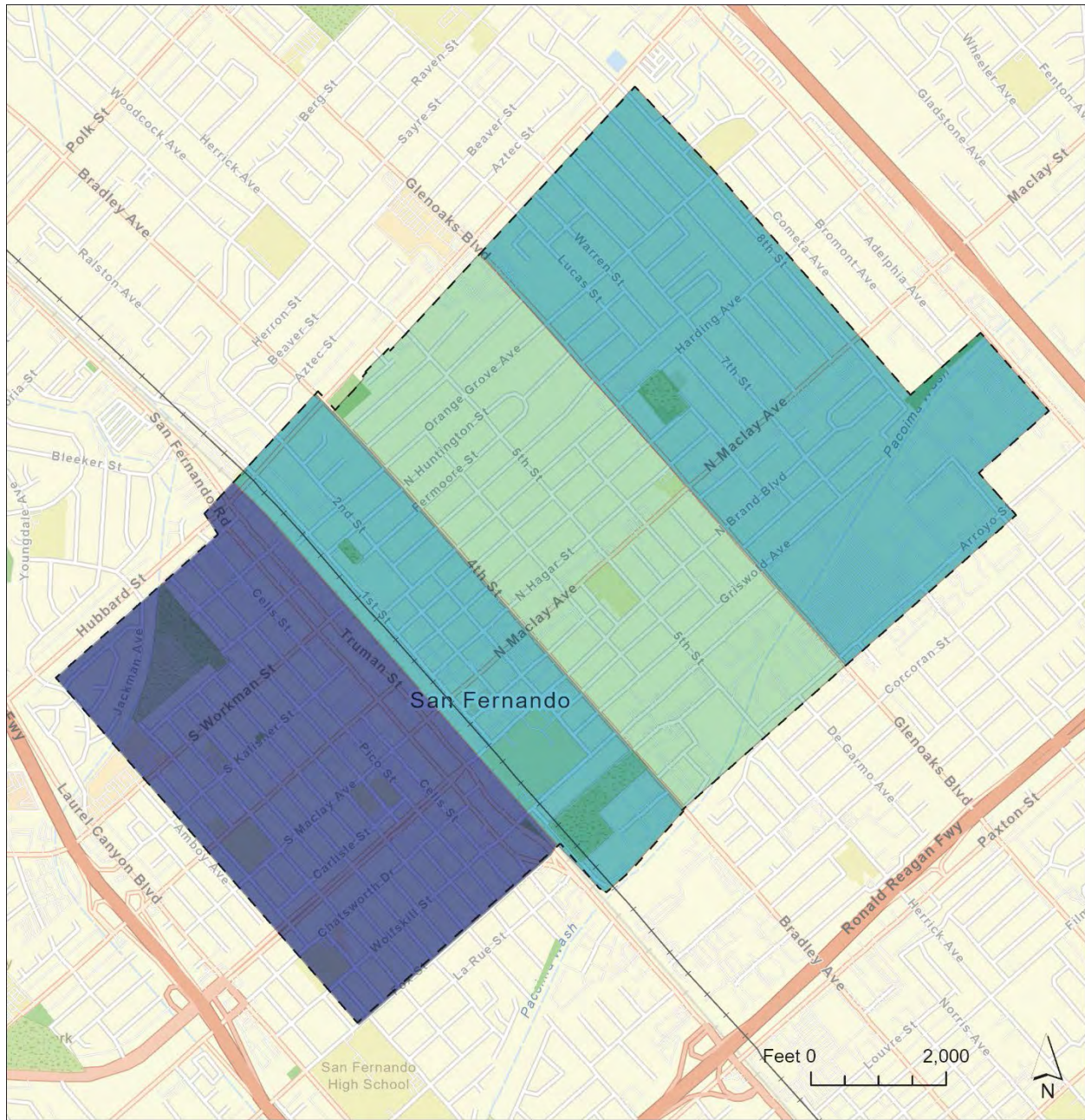
Figure 3 CalEnviroScreen Indicator Map – Ozone



|                         |                         |   |
|-------------------------|-------------------------|---|
| City Boundary           | <b>Ozone Percentile</b> | 40-50   |
| Railroads               | <b>90-100</b>           | 30-40   |
| <b>Parks</b>            | 80-90                   | 20-30   |
| Local Park              | 70-80                   | 10-20   |
| National Park or Forest | 60-70                   | 0-10  |
| Regional Park           | 50-60                   | Bolded indicates percentile present in San Fernando |

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 Additional data provided by California Office of Environmental Health Hazard Assessment, CalEnviroScreen 4.0, 2021.

Figure 4 CalEnviroScreen Indicator Map – Diesel Particulate Matter



|                         |   |   |
|-------------------------|---|---|
| City Boundary           | <b>Diesel Particulate Matter Percentile</b> | 40-50   |
| Railroads               | 90-100                                      | 30-40   |
| <b>Parks</b>            | 80-90                                       | 20-30   |
| Local Park              | 70-80                                       | 10-20   |
| National Park or Forest | 60-70                                       | 0-10  |
| Regional Park           | 50-60                                       | Bolded indicates percentile present in San Fernando |

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Additional data provided by California Office of Environmental Health Hazard Assessment, CalEnviroScreen 4.0, 2021.

Water pollution is also a present source of pollution within the census tracts in San Fernando. For two of the four census tracts within the city, the drinking water pollution exposure indicator was measured to be higher than 75 percent of all census tracts in California. The drinking water exposure indicator is an index score combining information about 13 water contaminants and two types of water quality violations that are sometimes found when taking drinking water samples.

San Fernando contains hazardous material sites such as 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. There are 19 open or active cleanup sites in the city that have not been remediated or closed and 15 closed sites. A map of the hazardous material sites is provided in the Safety Element Update, Existing Conditions Report as Figure 7.

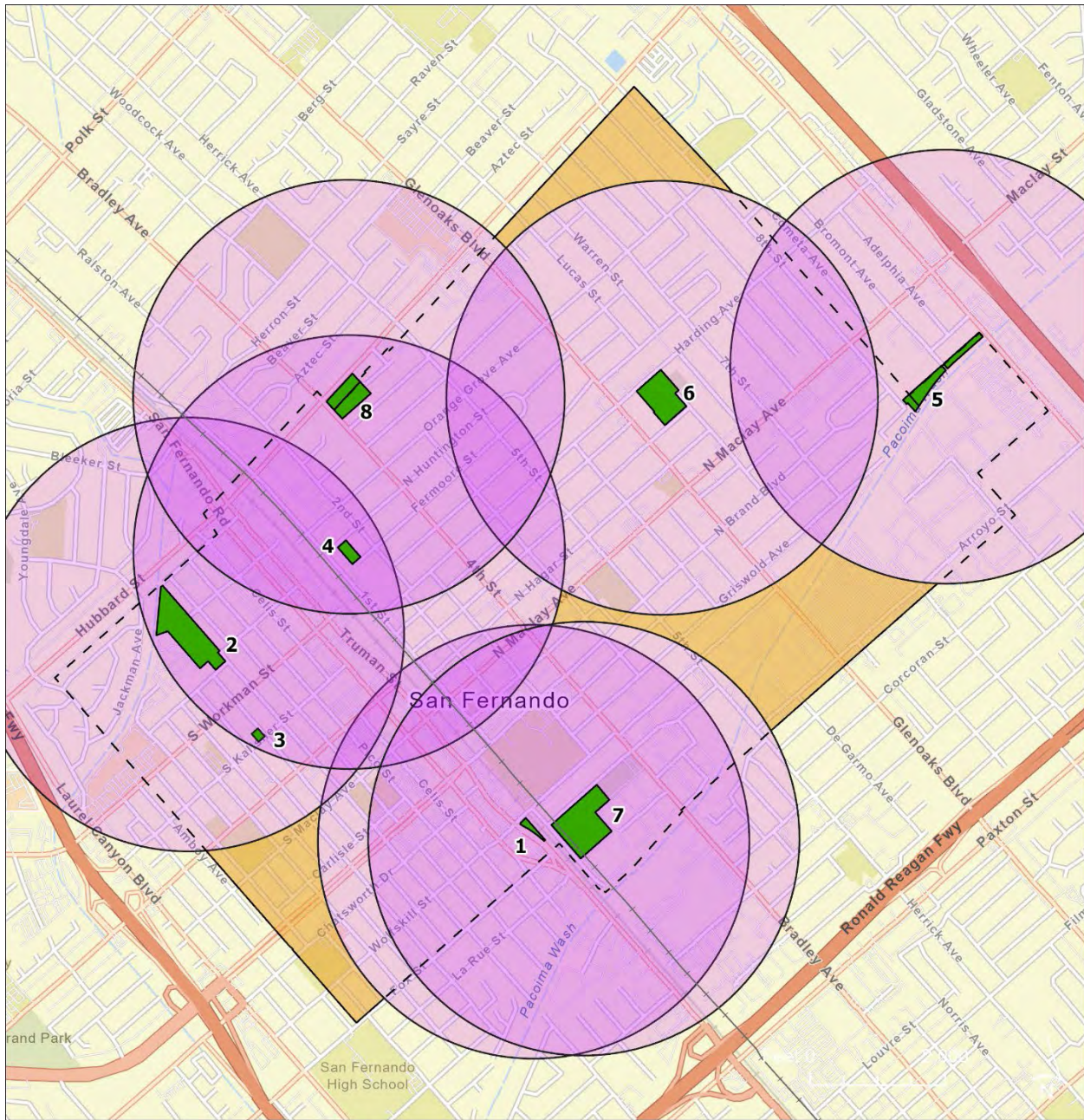
## B. Public Facilities

### 3.B.1 Parks and Open Space

Adequate access to public facilities is a factor that may impact the general wellbeing and health of a community. Parks and open spaces are critical public facilities that enable communities to participate in physical exercise and social engagement. According to the California Department of Parks and Recreation, in San Fernando approximately 98 percent of the population live within walking distance (half-mile) of a park. The City's adopted Parks and Recreation Master Plan mapped a 0.5-mile service area radius around each park and recreation facility to identify areas of the city that may be underserved (Figure 5). The spatial distribution of parks and recreation in the city is even across the community, with the exception of residential areas located in the northwestern and southeastern corners. The City's Parks and Recreation Master Plan also calculated that the city's current ratio of parkland per 1,000 residents is 0.75 acres. This is significantly lower than the typical park and recreation ratio of 9.5 acres/1,000 residents found nationally, according to agencies surveyed by the National Recreation and Park Association Agency. The measures outlined above indicate that the spatial distribution of parks within the city is adequate for community accessibility, however local parks may be overburdened as the number of parks relative to the population size is below the nationwide average.



Figure 5 Park and Recreation Master Plan Service Area Map



- |                         |                             |                              |
|-------------------------|-----------------------------|------------------------------|
| City Boundary           | City Parks                  |                              |
| Railroads               | 1. Cesar E. Chavez Memorial | 5. Pacoima Wash Natural Park |
| 1/2 Mile Service Radius | 2. Las Palmas Park          | 6. Pioneer Park              |
| Underserved Area        | 3. Kalisher Park            | 7. Recreation Park           |
|                         | 4. Layne Park               | 8. Rudy Ortega Sr. Park      |

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Additional data provided by City of San Fernando Park and Recreation Master Plan, 2017.

### 3.B.2 Roads, Bicycle, Transit, and Pedestrian Facilities

Safe roads, bicycle, transit, and pedestrian facilities are also critical in promoting the health of a community and serve to prevent injury or fatalities associated with collisions. The design and maintenance of streets, sidewalks, and intersections can help to reduce the severity of collisions that could occur. According to the Healthy Places Index Tool, in San Fernando, one out of four census tracts has a higher average rate of severe and fatal injuries than 74 percent of other California census tracts. The San Fernando Safe and Active Streets Plan (2017) evaluates the conditions and locations of various collisions throughout the city. According to most recent data available at the time the plan was prepared, 41 pedestrian-vehicle collisions and 29 bicycle-vehicle collisions occurred from 2009 to 2013.

### 3.B.3 Tree Canopy

Tree canopy is a natural public amenity that can serve to promote walkability, improve heat protection, and mitigate pollution within an area. The San Fernando City Council recently adopted a 'Strategic Goal' to plant 2,000 trees between 2022 and 2027. This goal is supported through multiple efforts, including the Calles Verdes tree planting program in partnership with TreePeople and the California State Coastal Conservancy. Currently, San Fernando neighborhoods have less than 17 percent tree cover, which is less than half the average of higher-income communities in the Los Angeles region. The Calles Verdes initiative aims to grow the city tree inventory by more than 10 percent. Improving the tree canopy within the city would allow for increased physical activity better overall health, and less type 2 diabetes, high blood pressure, asthma<sup>1</sup> and reduced pollution burden across the city.

### 3.B.4 Broadband Internet

Broadband internet is a public facility that improves economic outcomes for both individuals and communities by allowing for expanded information and educational access. Individuals without access to the internet may be limited by the inability to access critical information that is published in online platforms. According to the U.S. Census, 2015-2019 American Community Survey, approximately 21 percent of households in San Fernando do not have access to a broadband internet superscription. This is slightly higher percentage of households than in the City of Los Angeles which had approximately 17 percent of households without broadband internet superscription. Approximately 13 percent of San Fernando households lack a computer in the home, while 8 percent of Los Angeles households lacked a computer. In response to gaps in broadband internet access, the California Broadband Council has developed a "Broadband for All" plan in 2020 which focuses on achieving high-performance broadband at home, schools, libraries, and businesses in order to provide access to all Californians.

Public Wi-Fi hotspots are internet access points which allow public users to connect to broadband internet using a digital device outside of the home. According to the County of Los Angeles, there are six Wi-Fi hotspot access points within San Fernando. These access points include public facilities that offer internet accessibility and commercial facilities that offer public hotspots. Sufficient availability of Wi-Fi hotspots within a community enables residents without personal home broadband to access the internet at key locations outside of the home. Improving internet accessibility for residents of San Fernando may contribute to increased educational attainment and improved economic outcomes.

---

<sup>1</sup> [https://www.fs.fed.us/pnw/pubs/journals/pnw\\_2016\\_ulmer001.pdf](https://www.fs.fed.us/pnw/pubs/journals/pnw_2016_ulmer001.pdf)

## C. Safe and Sanitary Homes

Access to safe and sanitary homes is critical to the general health of a community. Poor quality housing, resulting from structural aging, overcrowding, or landlord neglect, may expose community members to contaminants and health hazards that can impact life expectancy. Communities with a high housing burden are more likely to be impacted by the effects of unsafe homes. This is a result of multiple factors associated with financial burden, including inability to afford necessary upgrades, increased likelihood of overcrowding, and lack of tenant agency associated with income. The housing burden in San Fernando is relatively high, with over 60 percent of renters spending more than 30 percent of their income on housing. Additionally, San Fernando has a higher rate of overcrowding and severe overcrowding than the general Southern California Association Governments region, with 24 percent of rental units occupied by more than one person per room and 11 percent of rental units occupied by more than 1.5 persons per room. The extent of the overcrowding and housing burden within San Fernando may indicate an issue regarding the safety and sanitation of homes within the city. Promoting safe and sanitary home environments within San Fernando can significantly improve the wellbeing and health outcomes of community members.

## D. Physical Activity, Food Access, and Public Health

Communities with higher pollution exposure and a lack of access to resources (public facilities, safe and sanitary homes, tree canopy) may have poorer health outcomes as a result of these issues. Improving the environmental context of these communities can serve to bolster health outcomes and longevity. Asthma and low birth weight are both negative health outcomes associated with pollution and access. Asthma is also associated with lack of neighborhood tree cover. Within San Fernando, the asthma rate across all census tracts is within the 80<sup>th</sup> to 90<sup>th</sup> percentile. This means that the San Fernando community has a higher rate of asthma than over 80 percent of all census tracts in California. In addition, low birth weight is also significantly high across most of the census tracts in the city, with three out of four census tracts ranking in the 77 percentile or higher for low birthweight. Addressing pollution concerns in San Fernando can improve the measured disparity in health outcomes in the city relative to state levels.

Having access to a nearby supermarket can encourage a healthier diet and eating behaviors, lower the costs of obtaining food, reduce chronic diseases, and lower the risk of food insecurity. Hundreds of studies have documented that people who live close to a supermarket have healthier diets and better health outcomes.<sup>2</sup> Supermarkets provide fresh produce and other healthy food options for residents that may contribute to a person's nutritional wellbeing. Within San Fernando, a significant number (73 percent) of people reside less than half mile from a grocery store. This is a higher accessibility percentage than 94 percent of other California cities. Therefore, access to supermarkets does not appear to be a pertinent issue for San Fernando residents.

Although there is sufficient access to supermarkets within San Fernando, the access to fast food restaurants within the city is also notable. Prevalence and access of fast food within an area has been linked to poorer health outcomes associated with diabetes, sugar spikes, and weight gain. There are 15 fast food restaurants from the U.S. top 10 fast food chain list within the City of San Fernando. These top 10 fast food chains are those fast-food retailers with the most stores in the United States, including chains such as McDonalds, KFC, and Wendy's. This indicates that there were over 0.62 fast food restaurants in the city per 1,000 people. This measure is lower than the County average of 0.77 fast food restaurants per 1,000 residents (2014).

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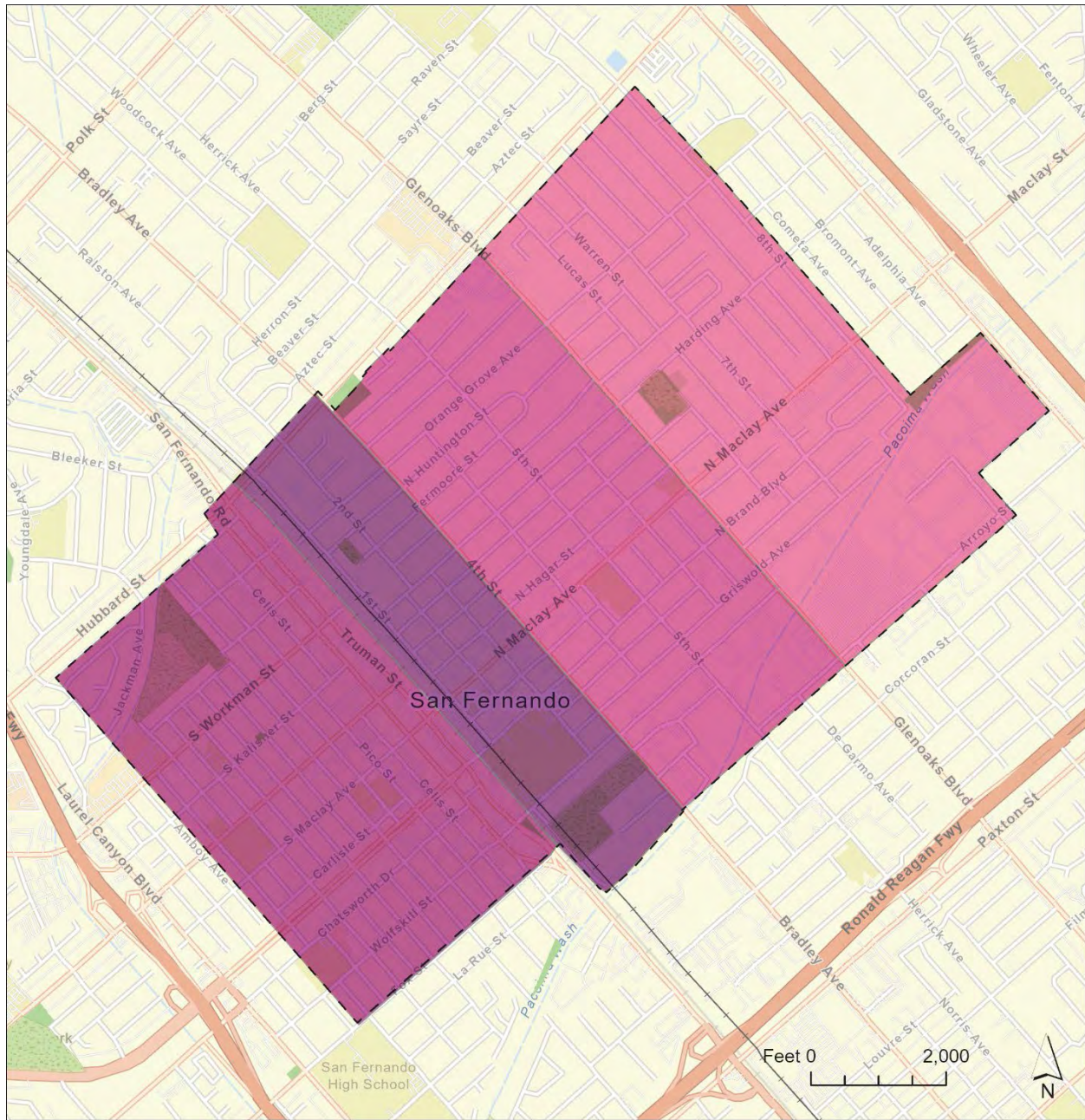
<sup>2</sup> <https://healthyplacesindex.org/policy-actions/supermarket-access/>

## E. Civic and Community Engagement

The demographic context within a geographic area can contribute to reduced levels of civic and community engagement. Areas with lower educational attainment, high poverty rates, and prevalent language barriers may have disproportionately less civic engagement than their counterparts. Reduced opportunities for community engagement associated with these factors can lead to a reduced community agency and lack of community prioritization within public programs. Within San Fernando, barriers to civic engagement include low rates of educational attainment, high poverty rates, and language barriers.

To measure poverty levels, CalEnviroScreen utilizes an indicator that represents the percent of the population with incomes less than two times the federal poverty level. For two of the four census tracts in the city, the poverty indicator was within the 80<sup>th</sup> to 90<sup>th</sup> percentile (Figure 6). This means that the percent of people living below twice the poverty level in these census tracts is higher than 80 to 90 percent of all census tracts in California. Similarly, the CalEnviroScreen indicator for educational attainment was in the 80<sup>th</sup> to 90<sup>th</sup> percentile across all census tracts (Figure 7), while the indicator for linguistic isolation was above the 80<sup>th</sup> percentile for three out of the four census tracts (Figure 8). These two indicators suggest that the City of San Fernando has low educational attainment and high linguistic isolation relative to the state of California. Addressing these key community characteristics within the City's engagement programs is critical to ensuring that barriers to civic engagement are minimized.

Figure 6 CalEnviroScreen Indicator Map – Poverty

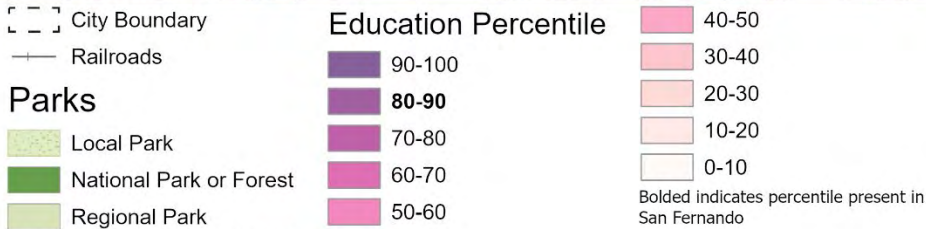
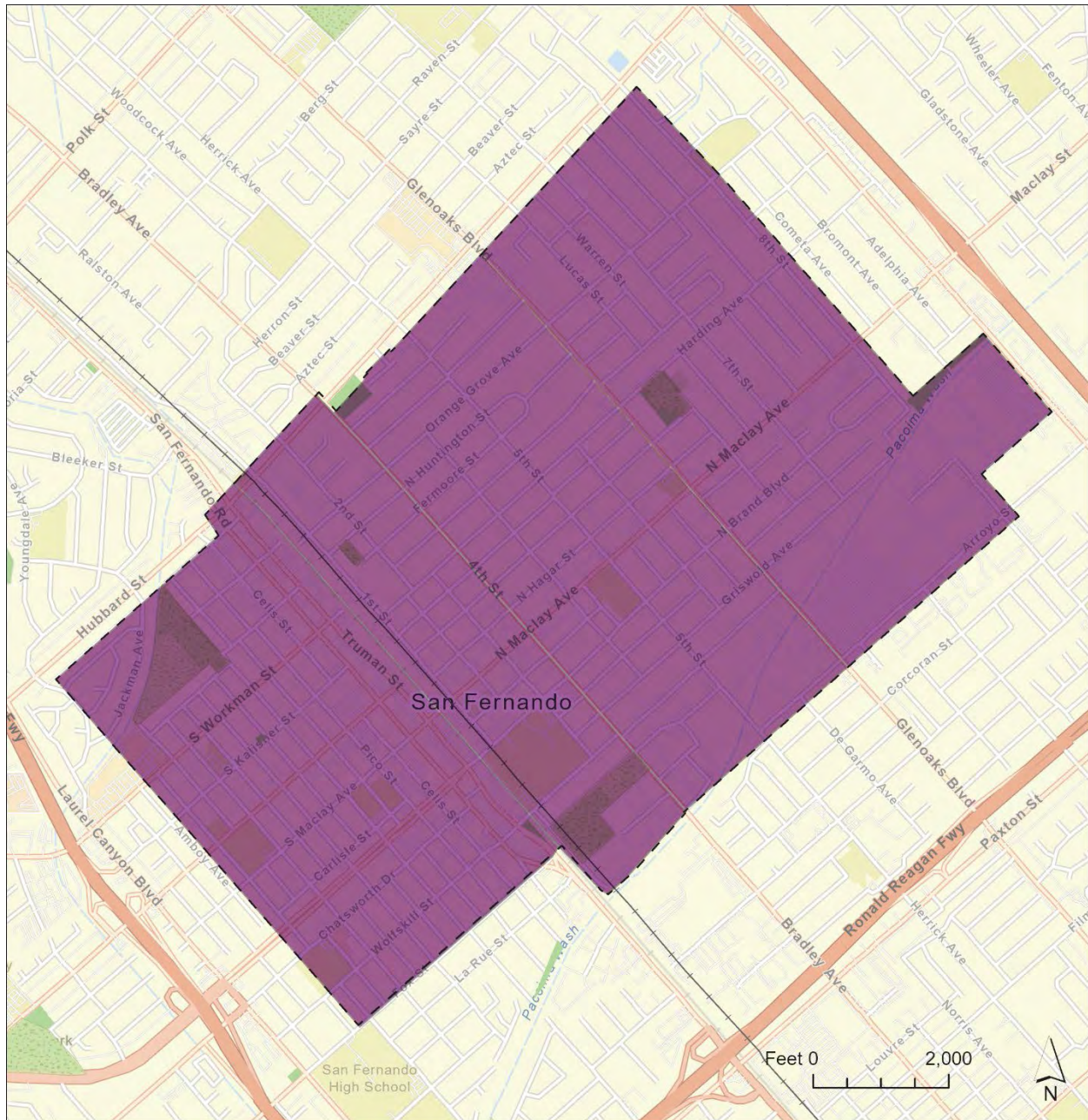


|                         |                           |       |
|-------------------------|---------------------------|-------|
| City Boundary           | <b>Poverty Percentile</b> | 40-50 |
| Railroads               | <b>90-100</b>             | 30-40 |
| <b>Parks</b>            | <b>80-90</b>              | 20-30 |
| Local Park              | <b>70-80</b>              | 10-20 |
| National Park or Forest | <b>60-70</b>              | 0-10  |
| Regional Park           | <b>50-60</b>              |       |

Bolded indicates percentile present in San Fernando

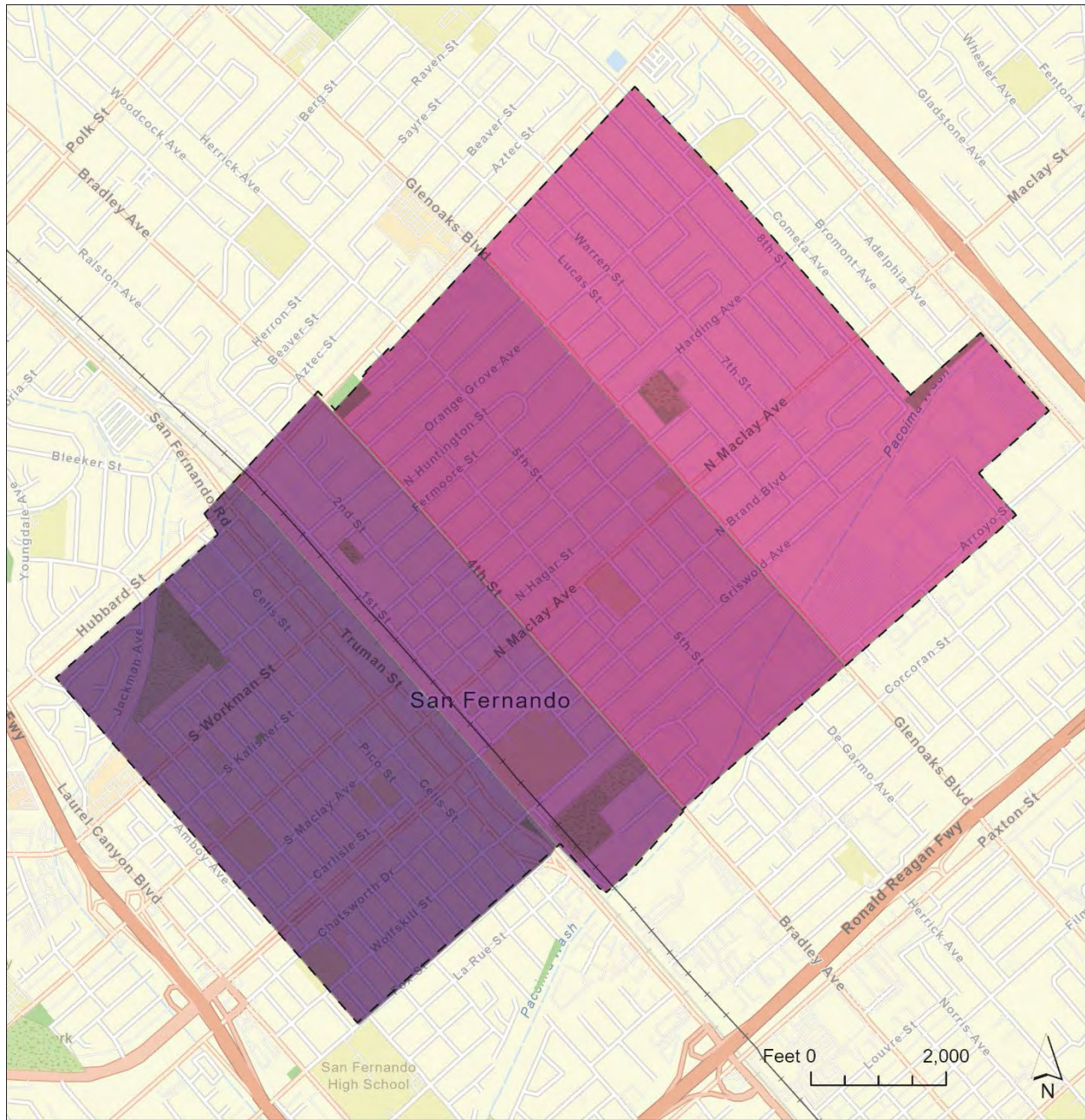
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 Additional data provided by California Office of Environmental Health Hazard Assessment, CalEnviroScreen 4.0, 2021.

Figure 7 CalEnviroScreen Indicator Map – Education



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 Additional data provided by California Office of Environmental Health Hazard Assessment, CalEnviroScreen 4.0, 2021.

Figure 8 CalEnviroScreen Indicator Map – Linguistic Isolation



|                         |  |       |
|-------------------------|--|-------|
| [ - - ] City Boundary   | <b>Linguistic Isolation Percentile</b> | 40-50 |
| — Railroads             | <b>90-100</b>                          | 30-40 |
| <b>Parks</b>            | <b>80-90</b>                           | 20-30 |
| Local Park              | <b>70-80</b>                           | 10-20 |
| National Park or Forest | <b>60-70</b>                           | 0-10  |
| Regional Park           | <b>50-60</b>                           |       |

Bolded indicates percentile present in San Fernando

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 Additional data provided by California Office of Environmental Health Hazard Assessment, CalEnviroScreen 4.0, 2021.

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# San Fernando Housing Element Update

## Final Initial Study-Mitigated Negative Declaration

*prepared for*

**City of San Fernando**  
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**May 12, 2022**



**RINCON CONSULTANTS, INC.**

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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

City of San Fernando  
117 North Macneil Street  
San Fernando, California 91340

Gerardo Marquez, Interim Senior Planner  
818-837-1540  
gmarquez@sfcity.org

## 3. Plan Location and Existing Setting

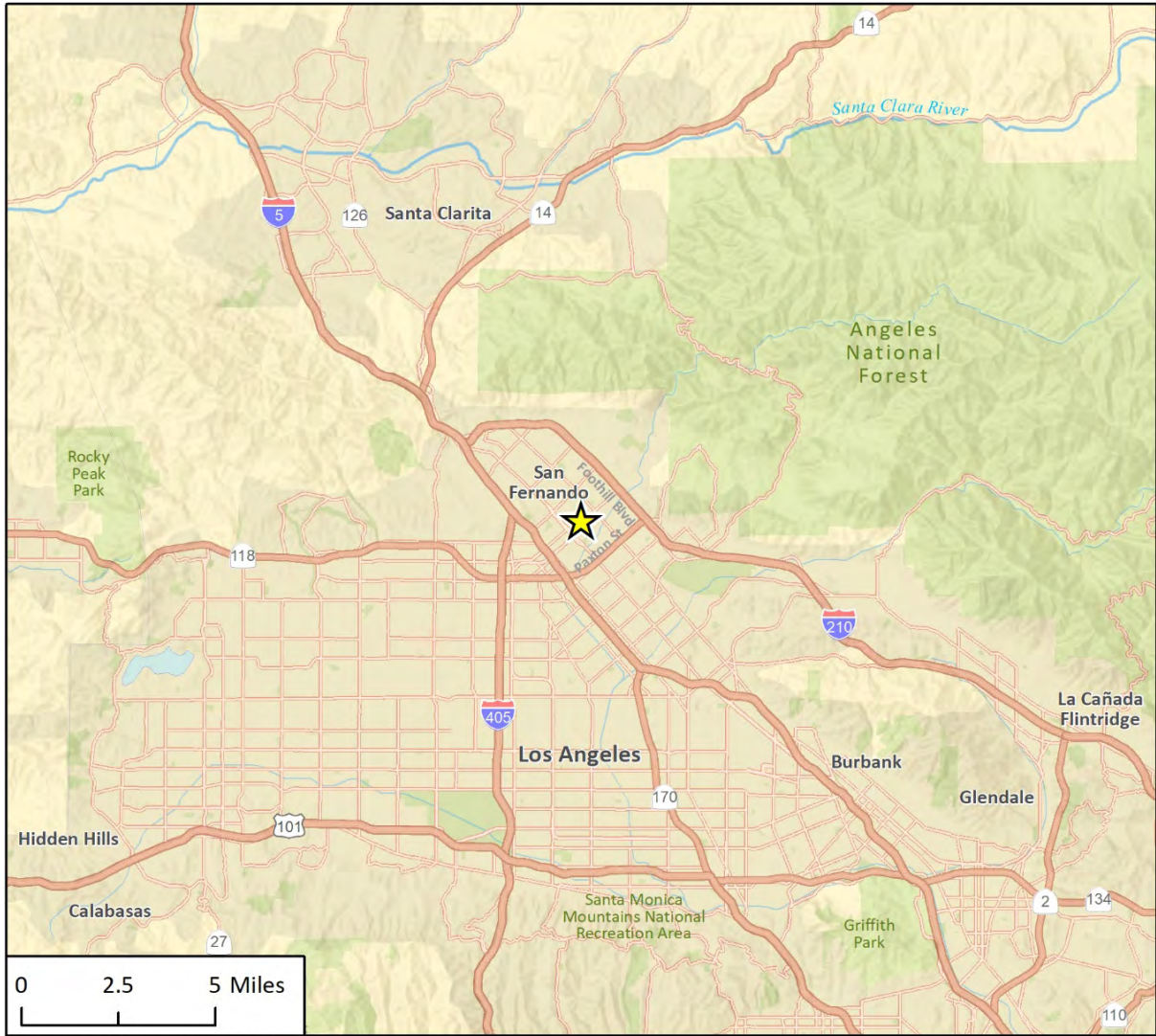
The plan location includes all of San Fernando's incorporated lands. San Fernando is in Los Angeles County, approximately 15 miles northwest of downtown Los Angeles. San Fernando is part of the greater Los Angeles metropolitan area (see Figure 1 for regional location) and occupies 2.37 square miles (or 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, 1<sup>st</sup> 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)

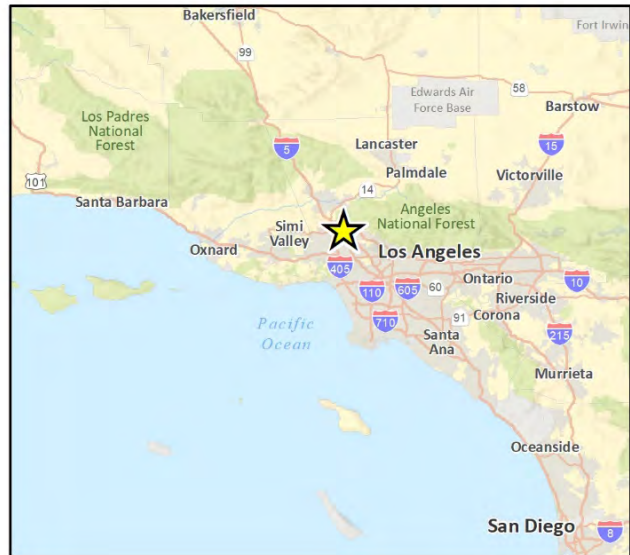


Fig. 1 Regional Location

Figure 2 Plan Location



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## 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.<sup>1</sup> Public meetings occurred from March 25, May 12, and August 11, 2021, and can be viewed through links provided on the City's website.<sup>2</sup> These were advertised through social

---

<sup>1</sup> 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>

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

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:<sup>3</sup>

- **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.

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<sup>3</sup> <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 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%         |
| <b>Total</b>                      | <b>1,795</b>    | <b>100%</b> |

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 (July 2021 to October 2029), which, 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 acre<sup>4</sup> 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

<sup>4</sup> One acre equals 43,560 square feet.

requirements that came about because of State legislation enacted in 2017. Following this trend, the City estimates that ADUs would add **640** dwelling units to housing inventory by 2029.

- **Housing Opportunity Sites Inventory:** Several areas are identified as being able to accommodate the remaining RHNA of **1,064** dwelling units plus a buffer of 15 percent for a total possible **1,224** units on the Housing Opportunity Sites, as shown in Table 34 of the 2021-2029 Housing Element. 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)
  - 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

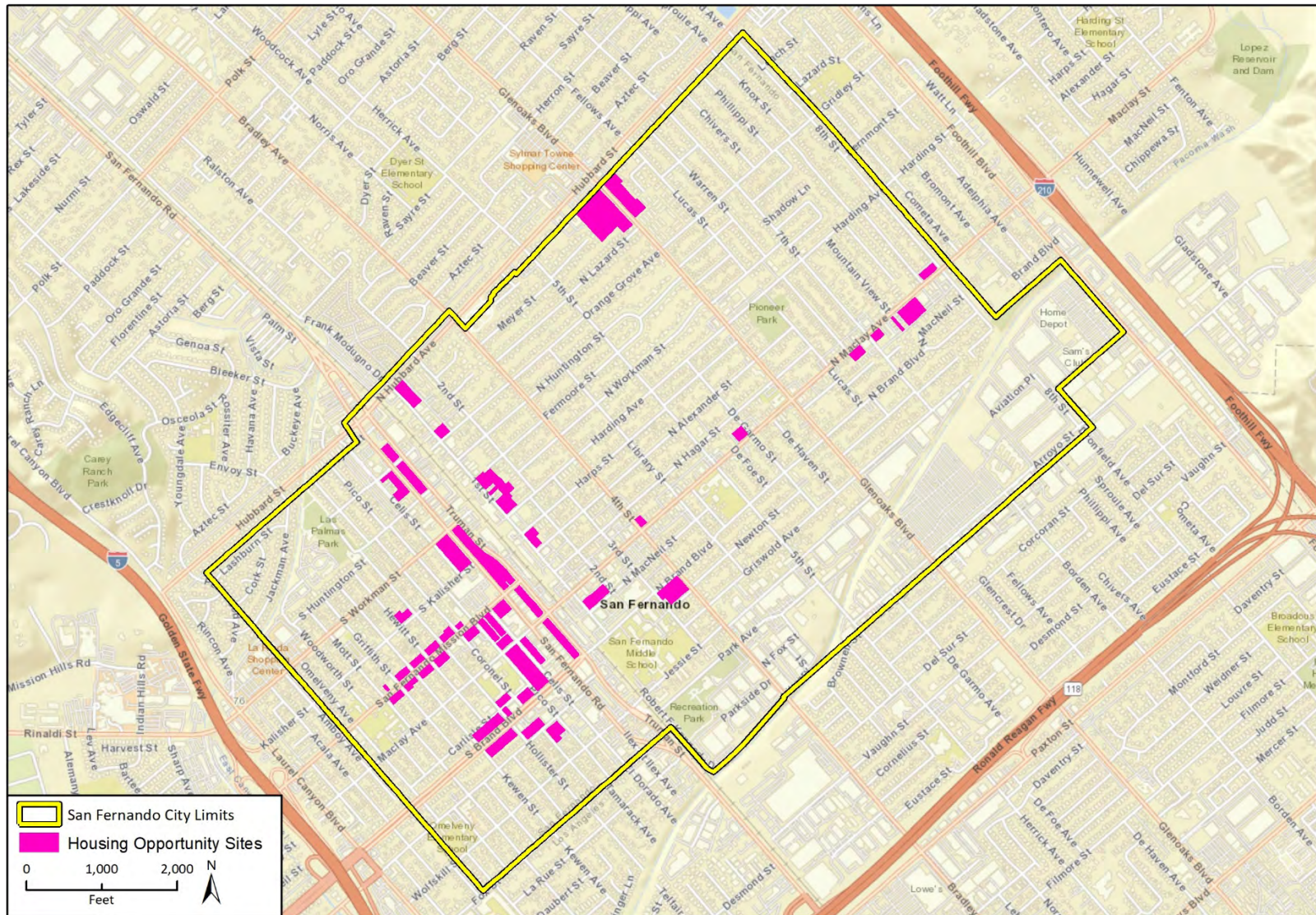
The 2021-2029 Housing Element establishes objectives, policies, and programs to help the City meet state-mandated goals. The City's implementation of these policies and programs includes a future technical update to the other elements of the General Plan and the rezoning of some sites in the inventory (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.<sup>5</sup> 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.

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<sup>5</sup> Amendment to the Zoning Code and to SP5 to rezone parcel to mixed-use must occur by October 15, 2022 as the Housing Element was not adopted by February 11, 2022 (within the 120-day grace period of October 15, 2021).

Figure 3 Potential Housing Sites Locations



Basemap provided by ESRI and their licensors © 2022.  
Additional data provided by Los Angeles County, 2022.

Fig 3 Potential Housing Sites Locations



**Table 2 Housing Opportunity Sites**

| Site ID | APN          | Address                       | Lot Acres | Current Zoning | Proposed Zoning | Existing Residential Density Allowance (du/ac) | Proposed Density (du/ac) | Additional Net Residential Units |
|---------|--------------|-------------------------------|-----------|----------------|-----------------|--|--------------------------|----------------------------------|
| 1       | 2522-012-013 | 516 S Brand Blvd              | 0.16      | C-1            | C1-MX           | N/A  | 35                       | 1                                |
| 2       | 2522-020-019 | None                          | 0.92      | R-2            | R-2             | 17   | 20                       | 10                               |
| 3       | 2522-013-012 | None                          | 0.31      | C-1            | C1-MX           | N/A  | 35                       | 7                                |
|         | 2522-013-013 | None                          | 0.16      | C-1            | C1-MX           | N/A  | 35                       | 3                                |
|         | 2522-013-014 | 453 Chatsworth Dr             | 0.16      | C-1            | C1-MX           | N/A  | 35                       | 3                                |
|         | 2522-013-015 | None                          | 0.16      | C-1            | C1-MX           | N/A  | 35                       | 3                                |
|         | 2522-013-016 | None                          | 0.16      | C-1            | C1-MX           | N/A  | 35                       | 3                                |
| 4       | 2522-012-006 | 557 S Brand Blvd              | 0.16      | C-1            | C1-MX           | N/A  | 35                       | 1                                |
| 5       | 2522-013-003 | 465 S Brand Blvd              | 0.20      | C-1            | C1-MX           | N/A  | 35                       | 4                                |
|         | 2522-013-802 | None                          | 0.03      | C-1            | C1-MX           | N/A  | 35                       | 0                                |
| 6       | 2522-006-900 | None                          | 0.03      | C-1            | C1-MX           | N/A  | 35                       | 12                               |
| 7       | 2521-035-008 | 650 San Fernando Mission Blvd | 0.23      | C-1            | C1-MX           | N/A  | 35                       | 6                                |
|         | 2521-035-009 | 670 San Fernando Mission Blvd | 0.23      | C-1            | C1-MX           | N/A  | 35                       | 5                                |
| 8       | 2522-013-025 | 411 S Brand Blvd              | 0.61      | C-1            | C1-MX           | N/A  | 35                       | 14                               |
| 9       | 2521-036-019 | 661 San Fernando Mission Blvd | 0.11      | C-1            | C1-MX           | N/A  | 35                       | 0                                |
| 10      | 2521-026-009 | 600 San Fernando Mission Blvd | 0.17      | C-1            | C1-MX           | N/A  | 35                       | 4                                |
|         | 2521-026-010 | 616 San Fernando Mission Blvd | 0.11      | C-1            | C1-MX           | N/A  | 35                       | 1                                |
|         | 2521-026-024 | 1143 Griffith St              | 0.11      | C-1            | C1-MX           | N/A  | 35                       | 2                                |
| 12      | 2521-025-001 | 603 San Fernando Mission Blvd | 0.23      | C-1            | C1-MX           | N/A  | 35                       | 6                                |
|         | 2521-025-022 | 615 San Fernando Mission Blvd | 0.11      | C-1            | C1-MX           | N/A  | 35                       | 2                                |
|         | 2521-025-023 | 1203 Griffith St              | 0.11      | C-1            | C1-MX           | N/A  | 35                       | 0                                |
| 13      | 2521-027-008 | 1142 Hewitt St                | 0.11      | C-1            | C1-MX           | N/A  | 35                       | 2                                |
|         | 2521-027-009 | 550 San Fernando Mission Blvd | 0.11      | C-1            | C1-MX           | N/A  | 35                       | 3                                |
|         | 2521-027-010 | 568 San Fernando Mission Blvd | 0.11      | C-1            | C1-MX           | N/A  | 35                       | 2                                |
|         | 2521-027-011 | 1143 Kewen St                 | 0.11      | C-1            | C1-MX           | N/A  | 35                       | 2                                |

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| Site ID      | APN          | Address                       | Lot Acres                     | Current Zoning | Proposed Zoning | Existing Residential Density Allowance (du/ac) | Proposed Density (du/ac) | Additional Net Residential Units |
|--------------|--------------|-------------------------------|-------------------------------|----------------|-----------------|--|--------------------------|----------------------------------|
| 14           | 2521-024-024 | 561 San Fernando Mission Blvd | 0.11                          | C-1            | C1-MX           | N/A  | 35                       | 3                                |
|              | 2521-024-025 | 1207 Kewen St                 | 0.11                          | C-1            | C1-MX           | N/A  | 35                       | 1                                |
|              | 2521-024-028 | 1200 Hewitt St                | 0.23                          | C-1            | C1-MX           | N/A  | 35                       | 3                                |
| 15           | 2521-028-027 | 1141 Hewitt St                | 0.29                          | C-1            | C1-MX           | N/A  | 35                       | 6                                |
|              | 2521-028-029 | 500 San Fernando Mission Blvd | 0.29                          | C-1            | C1-MX           | N/A  | 35                       | 7                                |
| 16           | 2522-004-004 | None                          | 0.12                          | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 3                                |
|              | 2522-004-005 | 1030 Celis St                 | 0.63                          | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 23                               |
|              | 2522-004-006 | None                          | 0.06                          | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 1                                |
|              | 2522-004-007 | 1023 Pico St                  | 0.11                          | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 3                                |
|              | 2522-004-903 | 308 S Maclay Ave              | 0.46                          | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 16                               |
|              | 2522-004-904 | None                          | 0.99                          | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 36                               |
|              | 2522-004-905 | None                          | 0.03                          | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 0                                |
|              | 2522-014-025 | 313 S Brand Blvd              | 0.15                          | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 4                                |
|              | 2522-014-026 | 317 S Brand Blvd              | 0.15                          | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 4                                |
|              | 2522-014-900 | None                          | 0.15                          | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 5                                |
|              | 2522-014-901 | None                          | 0.19                          | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 6                                |
|              | 17           | 2521-023-001                  | 501 San Fernando Mission Blvd | 0.11           | C-1             | C1-MX  | N/A                      | 35                               |
| 2521-023-001 |              | None                          | 0.11                          | C-1            | C1-MX           | N/A  | 35                       | 3                                |
| 2521-023-002 |              | 1206 Hollister St             | 0.12                          | C-1            | C1-MX           | N/A  | 35                       | 3                                |
| 2521-023-002 |              | None                          | 0.12                          | C-1            | C1-MX           | N/A  | 35                       | 3                                |
| 2521-023-021 |              | 1207 Hewitt St                | 0.11                          | C-1            | C1-MX           | N/A  | 35                       | 2                                |
| 2521-023-022 |              | 1201 Hewitt St                | 0.11                          | C-1            | C1-MX           | N/A  | 35                       | 3                                |

| Site ID | APN          | Address                       | Lot Acres | Current Zoning | Proposed Zoning | Existing Residential Density Allowance (du/ac) | Proposed Density (du/ac) | Additional Net Residential Units |
|---------|--------------|-------------------------------|-----------|----------------|-----------------|--|--------------------------|----------------------------------|
| 18      | 2522-003-021 | 1023 Celis St                 | 0.13      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 4                                |
|         | 2522-003-029 | 1045 Celis St                 | 0.21      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 7                                |
|         | 2522-003-030 | None                          | 0.11      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 3                                |
|         | 2522-003-900 | None                          | 0.06      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 2                                |
|         | 2522-003-901 | None                          | 0.07      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 2                                |
|         | 2522-003-902 | None                          | 0.05      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 1                                |
|         | 2522-003-903 | None                          | 0.06      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 2                                |
|         | 2522-003-904 | None                          | 0.13      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 4                                |
|         | 2522-003-905 | None                          | 0.06      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 2                                |
| 19      | 2521-031-005 | 317 S Maclay Ave              | 0.14      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 4                                |
|         | 2521-031-006 | 313 S Maclay Ave              | 0.14      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 4                                |
|         | 2521-031-011 | 314 San Fernando Mission Blvd | 0.21      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 6                                |
|         | 2521-031-012 | 307 S Maclay Ave              | 0.12      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 4                                |
|         | 2521-031-013 | 301 S Maclay Ave              | 0.15      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 5                                |
|         | 2521-031-901 | None                          | 0.54      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 19                               |
|         | 2521-031-902 | None                          | 0.54      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 19                               |
|         | 2521-031-903 | None                          | 0.21      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 7                                |
| 20      | 2521-022-021 | 455 San Fernando Mission Blvd | 0.52      | C-1            | C1-MX           | 48   | 35                       | 12                               |
| 21      | 2521-030-024 | None                          | 0.07      | C-1            | C1-MX           | N/A  | 35                       | 1                                |
|         | 2521-030-030 | 418 San Fernando Mission Blvd | 0.23      | C-1            | C1-MX           | N/A  | 35                       | 6                                |
|         | 2521-030-037 | 400 San Fernando Mission Blvd | 0.30      | C-1            | C1-MX           | N/A  | 35                       | 7                                |
| 22      | 2521-021-027 | 415 San Fernando Mission Blvd | 0.17      | C-1            | C1-MX           | 48   | 35                       | 4                                |
| 23      | 2522-001-001 | 104 S Maclay Ave              | 0.34      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 12                               |
|         | 2522-001-901 | None                          | 0.69      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 25                               |
|         | 2522-001-902 | None                          | 0.46      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 16                               |
| 26      | 2521-012-025 | 1304 Hollister St             | 0.58      | R-2            | R-2             | 17   | 20                       | 5                                |

City of San Fernando  
**San Fernando Housing Element Update**

| Site ID | APN          | Address                        | Lot Acres | Current Zoning | Proposed Zoning | Existing Residential Density Allowance (du/ac) | Proposed Density (du/ac) | Additional Net Residential Units |
|---------|--------------|--------------------------------|-----------|----------------|-----------------|--|--------------------------|----------------------------------|
| 27      | 2521-032-007 | 210 San Fernando Mission Blvd  | 0.34      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 12                               |
|         | 2521-032-008 | 1140 San Fernando Mission Blvd | 0.46      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 17                               |
| 28      | 2521-034-007 | 1120 Truman St                 | 0.22      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 5                                |
|         | 2521-034-009 | 1100 Truman St                 | 0.35      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 10                               |
|         | 2521-034-904 | None                           | 0.42      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 15                               |
|         | 2521-034-905 | None                           | 0.15      | SP-5 D RES     | SP-5 D RES      | N/A  | 50                       | 5                                |
| 29      | 2519-002-900 | 117 N Macneil St               | 1.19      | SP-5 D         | SP-5 D RES      | N/A  | 50                       | 44                               |
| 30      | 2519-016-906 | 300 N Brand Blvd               | 1.88      | R-3            | R-3             | 43   | 43                       | 60                               |
| 31      | 2521-016-003 | None                           | 0.11      | SP-5 MUC       | SP-5 MUC        | N/A  | 37                       | 3                                |
|         | 2521-016-011 | None                           | 0.06      | SP-5 MUC       | SP-5 MUC        | N/A  | 37                       | 1                                |
|         | 2521-016-012 | None                           | 0.06      | SP-5 MUC       | SP-5 MUC        | N/A  | 37                       | 1                                |
|         | 2521-016-018 | 1300 San Fernando Rd           | 0.46      | SP-5 MUC       | SP-5 MUC        | N/A  | 37                       | 12                               |
|         | 2521-016-020 | 1334 San Fernando Rd           | 0.69      | SP-5 MUC       | SP-5 MUC        | N/A  | 37                       | 17                               |
|         | 2521-016-900 | 1320 San Fernando Rd           | 0.92      | SP-5 MUC       | SP-5 MUC        | N/A  | 37                       | 25                               |
| 32      | 2520-019-016 | 1321 1st St                    | 0.74      | SP-5 W         | SP-5 W FUO      | N/A  | 37                       | 9                                |
| 33      | 2521-017-002 | None                           | 0.03      | SP-5 MUC       | SP-5 MUC        | N/A  | 37                       | 0                                |
|         | 2521-017-008 | 1315 San Fernando Rd           | 0.11      | SP-5 MUC       | SP-5 MUC        | N/A  | 37                       | 3                                |
|         | 2521-017-021 | 1245 San Fernando Rd           | 0.99      | SP-5 MUC       | SP-5 MUC        | N/A  | 37                       | 27                               |
|         | 2521-017-022 | 1345 San Fernando Rd           | 0.40      | SP-5 MUC       | SP-5 MUC        | N/A  | 37                       | 10                               |
|         | 2521-017-023 | 1327 San Fernando Rd           | 0.48      | SP-5 MUC       | SP-5 MUC        | N/A  | 37                       | 11                               |
|         | 2521-033-013 | 1203 San Fernando Rd           | 0.04      | SP-5 MUC       | SP-5 MUC        | N/A  | 37                       | 0                                |
|         | 2521-033-014 | 1201 San Fernando Rd           | 0.10      | SP-5 MUC       | SP-5 MUC        | N/A  | 37                       | 2                                |
|         | 2521-034-011 | 1231 San Fernando Rd           | 1.53      | SP-5 MUC       | SP-5 MUC        | N/A  | 37                       | 42                               |
|         | 2521-034-901 | None                           | 0.16      | SP-5 MUC       | SP-5 MUC        | N/A  | 37                       | 4                                |
| 34      | 2518-008-022 | 403 N Maclay Ave               | 0.32      | SP-5 M         | SP-5 M          | N/A  | 37                       | 8                                |

| Site ID | APN          | Address              | Lot Acres | Current Zoning | Proposed Zoning | Existing Residential Density Allowance (du/ac) | Proposed Density (du/ac) | Additional Net Residential Units |
|---------|--------------|----------------------|-----------|----------------|-----------------|--|--------------------------|----------------------------------|
| 35      | 2612-006-009 | 1550 San Fernando Rd | 0.23      | SP-5MUC        | SP-5 MUC        | N/A  | 37                       | 6                                |
|         | 2612-006-024 | 1522 San Fernando Rd | 0.57      | SP-5MUC        | SP-5 MUC        | N/A  | 37                       | 15                               |
|         | 2612-006-028 | 1526 San Fernando Rd | 0.23      | SP-5MUC        | SP-5 MUC        | N/A  | 37                       | 1                                |
|         | 2612-006-029 | 1542 San Fernando Rd | 0.23      | SP-5MUC        | SP-5 MUC        | N/A  | 37                       | 6                                |
| 36      | 2520-011-041 | 1529 1st St          | 0.79      | SP-5 GN        | SP-5 GN         | N/A  | 43                       | 25                               |
|         | 2520-011-042 | 1501 1st St          | 0.61      | SP-5 W         | SP-5 W FUO      | N/A  | 43                       | 12                               |
|         | 2520-011-043 | 1501 1st St          | 0.99      | SP-5 W         | SP-5 W FUO      | N/A  | 20                       | 18                               |
|         | 2520-011-045 | 1621 1st St          | 0.63      | SP-5 W         | SP-5 W FUO      | N/A  | 20                       | 8                                |
| 37      | 2612-003-001 | 107 S Huntington St  | 0.28      | SP-5 MUC       | SP-5 MUC        | N/A  | 37                       | 7                                |
|         | 2612-003-013 | 1547 San Fernando Rd | 0.34      | SP-5 MUC       | SP-5 MUC        | N/A  | 37                       | 9                                |
|         | 2612-003-014 | 1511 San Fernando Rd | 0.76      | SP-5 MUC       | SP-5 MUC        | N/A  | 37                       | 21                               |
| 38      | 2612-004-017 | 1601 San Fernando Rd | 0.69      | SP-5 MUC       | SP-5 MUC        | N/A  | 37                       | 18                               |
| 39      | 2518-031-009 | 661 N Maclay Ave     | 0.17      | SP-5 M         | SP-5 M          | N/A  | 37                       | 4                                |
| 40      | 2520-002-023 | 1901 1st St          | 0.53      | SP-5 W         | SP-5 W FUO      | N/A  | 20                       | 5                                |
| 41      | 2520-002-015 | 100 N Hubbard Ave    | 0.62      | SP-5 W         | SP-5 W FUO      | N/A  | 20                       | 8                                |
|         | 2520-002-016 | 2021 1st St          | 0.68      | SP-5 W         | SP-5 W FUO      | N/A  | 20                       | 9                                |
| 42      | 2515-017-004 | 958 N Maclay Ave     | 0.60      | SP-5 M         | SP-5 M          | N/A  | 37                       | 16                               |
| 43      | 2515-028-017 | 1000 N Maclay Ave    | 0.27      | SP-5 M         | SP-5 M          | N/A  | 37                       | 6                                |
|         | 2515-028-018 | 1012 N Maclay Ave    | 0.13      | SP-5 M         | SP-5 M          | N/A  | 37                       | 1                                |
| 44      | 2515-028-025 | 1036 N Maclay Ave    | 0.26      | SP-5 M         | SP-5 M          | N/A  | 37                       | 5                                |
|         | 2515-030-012 | 1056 N Maclay Ave    | 0.51      | SP-5 M         | SP-5 M          | N/A  | 37                       | 13                               |
|         | 2515-030-015 | 1104 N Maclay Ave    | 0.28      | SP-5 M         | SP-5 M          | N/A  | 37                       | 6                                |
|         | 2515-030-016 | 1110 N Maclay Ave    | 0.29      | SP-5 M         | SP-5 M          | N/A  | 37                       | 6                                |
|         | 2515-030-023 | 1064 N Maclay Ave    | 0.66      | SP-5 M         | SP-5 M          | N/A  | 37                       | 18                               |
| 46      | 2516-019-024 | 1173 N Maclay Ave    | 0.59      | SP-5 M         | SP-5 M          | N/A  | 37                       | 14                               |

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| Site ID      | APN          | Address            | Lot Acres    | Current Zoning | Proposed Zoning | Existing Residential Density Allowance (du/ac) | Proposed Density (du/ac) | Additional Net Residential Units |
|--------------|--------------|--------------------|--------------|----------------|-----------------|--|--------------------------|----------------------------------|
| 47           | 2517-015-030 | 2010 Glenoaks Blvd | 0.84         | C-2            | C-2-MX          | N/A  | 35                       | 15                               |
|              | 2517-015-032 | 1968 Glenoaks Blvd | 0.47         | C-2            | C-2-MX          | N/A  | 35                       | 11                               |
|              | 2517-015-033 | 2014 Glenoaks Blvd | 0.42         | C-2            | C-2-MX          | N/A  | 35                       | 9                                |
|              | 2517-015-034 | 2002 Glenoaks Blvd | 1.37         | C-2            | C-2-MX          | N/A  | 35                       | 35                               |
|              | 2517-015-042 | 2010 Glenoaks Blvd | 0.62         | C-2            | C-2-MX          | N/A  | 35                       | 21                               |
|              | 2517-015-043 | 2040 Glenoaks Blvd | 2.07         | C-2            | C-2-MX          | N/A  | 35                       | 54                               |
|              | 2517-019-006 | 1960 Glenoaks Blvd | 0.48         | C-2            | C-2-MX          | N/A  | 35                       | 11                               |
| 48           | 2517-013-013 | 2029 Glenoaks Blvd | 0.88         | C-2            | C-2-MX          | N/A  | 35                       | 21                               |
|              | 2517-013-014 | 2021 Glenoaks Blvd | 0.47         | C-2            | C-2-MX          | N/A  | 35                       | 11                               |
|              | 2517-013-015 | 2001 Glenoaks Blvd | 0.71         | C-2            | C-2-MX          | N/A  | 35                       | 18                               |
|              | 2517-014-054 | 1955 Glenoaks Blvd | 0.79         | C-2            | C-2-MX          | N/A  | 35                       | 20                               |
| 50           | 2612-015-012 | 1519 Woodworth St  | 6.01         | R-1            | R-1             | 1  | 6                        | 27                               |
| <b>Total</b> |              |                    | <b>55.71</b> |                |                 |  |                          | <b>1,270</b>                     |

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

To encourage the development of affordable housing and to accommodate the City's remaining RHNA of 1,224 units, including 311 lower-income units, the City will establish a Mixed Use Overlay that allows 35 dwelling units per acre and amend SP5 to allow residential development to selected 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 15 percent buffer is appropriate for San Fernando, which would allow for 1,224 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 of the 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 of the Housing Opportunity Sites 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 the General Plan. Nevertheless, for this IS-MND, the programmatic CEQA analysis considers the potential increase of 1,224 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 45 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 by October 15, 2022.

### SP 5 AMENDMENT

SP 5 Zoning Code would be amended to expand existing residential overlays with density ranging from 12 to 50 dwelling units per acre. Existing non-residential SP 5 sites would be rezoned to apply a residential overlay to allow for residential development. The overlay designations on Housing Opportunity Sites and their maximum densities are shown below in Table 3.

**Table 3 SP 5 Overlay**

| Overlay Designation                            | Number of Impacted Parcels | Maximum Density |
|--|----------------------------|-----------------|
| Workplace Flex District Residential Supporting | 6                          | 37              |
| Mixed Use Corridor                             | 23                         | 37              |
| McClay District                                | 11                         | 37              |
| General Neighborhood District                  | 2                          | 43              |
| Downtown District Residential Overlay          | 38                         | 50              |
| <b>Total</b>                                   | <b>80</b>                  |                 |

### CANDIDATE HOUSING OPPORTUNITY SITES INVENTORY

The 2021-2029 Housing Element identifies 45 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 640 ADUs and 39 pending projects, and 19 entitled housing units by accommodating up to **1,064** new dwelling units plus a 15 percent buffer (**160** dwelling units), for a total **1,224** 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.

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 50 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 45 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 4 lists the new Housing Element goals and supportive policies and implementation programs.

**Table 4 San Fernando Housing Element Goals, Policies, and Programs**

| <b>ID #</b>                         | <b>Goals and Supportive Policies/Programs</b>  |
|-------------------------------------|--|
| <b>Housing Supply and Resources</b> |  |
| <b>Goal H 1</b>                     | <b>Maintain and enhance the quality of existing housing, neighborhoods, and health of residents</b>  |
| 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 curtailing 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 accessory 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.  |
| Program H 1.1                       | Residential Rehabilitation   |
| Program H 1.2                       | Lead-based Paint Awareness   |
| <b>Goal H 2</b>                     | <b>Provide a range of housing types to meet community needs</b>  |
| Policy H 2.1                        | Provide adequate housing sties to facilitate the development of a range of residential housing 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 in existing commercial areas and infill housing development as part of the City’s overall revitalization strategy.   |

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| <b>ID #</b>     | <b>Goals and Supportive Policies/Programs</b>   |
|-----------------|---|
| 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 adaptive reuse of historic buildings on small parcels by allowing for modified development standards where multi-family projects include the. 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 accessory-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 2.1   | Facilitate Affordable and Special Needs Housing Development   |
| Program H 2.2   | Conservation of Existing and Future Affordable Units  |
| Program H 2.3   | Removal of Governmental Constraints   |
| <b>Goal H 3</b> | <b>Assist lower-income tenants in finding the appropriate housing resources</b>   |
| 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 3.1   | Community Development Department Expansion  |
| Program H 3.2   | Section 8 Rental Subsidies  |
| Program H 3.3   | Fair Housing Program  |
| Program H 3.4   | Affirmatively Furthering Fair Housing   |
| <b>Goal H 4</b> | <b>Provide opportunities for lower- and moderate-income households to become first-time homebuyers</b>  |
| 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 and other applicable agencies.   |
| Policy H 4.3    | Provide homebuyer assistance to lower- and moderate-income first time homebuyers, 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 4.1   | Homeownership Programs  |
| <b>Goal H 5</b> | <b>Reduce and remove government barriers, where feasible and legally permissible, to reduce costs of housing production and facilitate both ownership and rental opportunities for all residents</b>  |
| Policy H 5.1    | Amend the City’s Zoning Code and Specific Plan to comply with recently adopted state regulations  |
| Program H 5.11  | Adequate Housing Opportunity Sites for RHNA   |
| Program H 5.2   | By-right Approval of Projects with 20 Percent Affordable Units  |

| ID #           | Goals and Supportive Policies/Programs                  |
|----------------|---|
| Program H 5.3  | Monitor Residential Capacity                            |
| Program H 5.4  | No Net Loss of Residential Capacity to Accommodate RHNA |
| Program H 5.5  | Replacement Unit Program                                |
| Program H 5.6  | Lot Consolidation                                       |
| Program H 5.7  | Density Bonus   |
| Program H 5.8  | Accessory Dwelling Units                                |
| Program H 5.9  | Transitional and Supportive Housing                     |
| Program H 5.10 | Low-barrier Navigation Centers                          |
| Program H 5.11 | Employee and Farmworker Housing                         |
| Program H 5.12 | Efficient Project Review Under SB35                     |
| Program H 5.13 | Homeless Plan   |
| Program H 5.14 | City Hall Redevelopment Study                           |

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 15 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, 1,224 dwelling units would require General Plan or Zoning Code amendments on Housing Opportunity Sites indicated in Table 2, and thus a portion (571 dwelling units) are currently allowed under existing General Plan and Zoning designations. Thus, 1,224 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 1,224 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 accordance 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:<sup>6</sup>

- **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 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

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<sup>6</sup> <https://ci.san-fernando.ca.us/community-development/#housing-element-update>

*Proposed Safety Element Policies*

**Table 5 San Fernando Safety Element Goals, Objectives, and Policies**

| <b>ID #</b>                  | <b>Goals/Objectives and Supportive Policies</b>  |
|------------------------------|--|
| <b>Disaster Preparedness</b> |  |
| <b>Goal S 1</b>              | <b>Citizens of San Fernando are protected from injury, loss of life is prevented, and property loss and damage are minimized</b>   |
| <b>Objective S 1</b>         | <b>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</b>   |
| Policy S 1.1                 | <b>Regularly update plans.</b> Regularly update disaster preparedness and emergency response plans, in a manner that is compliant with state and federal standards.  |
| Policy S 1.2                 | <b>Invest in critical facilities.</b> 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                 | <b>Evacuation Routes.</b> 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                 | <b>Public awareness.</b> 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                 | <b>Accessible Signage.</b> Ensure informational signage related to hazards and disaster response is provided in multiple languages as appropriate.   |
| Policy S 1.6                 | <b>Utilities:</b> Ensure that utility services, including water and sewer services, are not interrupted in the case of a natural disaster.   |
| Policy S 1.7                 | <b>Evaluate and minimize risks.</b> 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                 | <b>Secure Funds.</b> Establish centralized internal procedures to coordinate efforts for securing funds that support risk reduction measures.  |
| Policy S 1.9                 | <b>Locating Critical Facilities.</b> 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                | <b>Multi-hazard Mitigation Plan.</b> Prioritize the implementation of the mitigation strategies outlined within the 2020 San Fernando Multi-Hazard Mitigation Plan.  |
| <b>Goal S 2</b>              | <b>San Fernando has the capacity to respond effectively to emergencies and is prepared for unavoidable hazards.</b>  |
| <b>Objective S 2</b>         | <b>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</b>  |
| Policy S 2.1                 | <b>SEMS and NIMS training.</b> 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                 | <b>City media and communication resources.</b> 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                 | <b>Vulnerable populations.</b> Incorporate procedures into emergency and hazard mitigation plans to take care of vulnerable populations during hazardous events.   |

| ID #                                 | Goals/Objectives and Supportive Policies   |
|--------------------------------------|--|
| Policy S 2.4                         | <b>Promote community-based and volunteer programs.</b> 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                         | <b>Responsive neighborhood groups.</b> 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                         | <b>Evacuation Routes.</b> Ensure that all residents have access to adequate and safe evacuation routes from their place of residence.  |
| Policy S 2.7                         | <b>Constrained Access.</b> Prioritize infrastructure improvements and safety programs in areas with constrained evacuation access.   |
| Policy S 2.8                         | <b>Evacuation Plan Awareness.</b> 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                         | <b>Safety Zones.</b> Establish designated City safety zones to provide shelter-in-place refuge when evacuation routes become blocked.  |
| <b>Goal S 3</b>                      | <b>San Fernando Recovers quickly and equitably following natural disasters.</b>  |
| <b>Objective S 3</b>                 | <b>To enhance the City’s resilience to hazards by learning from past disasters, anticipating future disaster risks, and planning for effective and equitable recovery</b>  |
| Policy S 3.1                         | <b>Post-disaster evaluation.</b> The City’s essential facilities shall be the top priority in conducting post-disaster building evaluations.   |
| Policy S 3.2                         | <b>Optimize community benefits.</b> Ensure that post-disaster recovery decisions optimize long-term community and economic benefits.   |
| Policy S 3.3                         | <b>Equitable Recovery.</b> 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                         | <b>Assist businesses.</b> Assist local and small businesses in planning for continuity of operations and emergency preparedness.   |
| <b>Seismic and Geologic Activity</b> |  |
| <b>Goal S 4</b>                      | <b>The San Fernando community is protected from loss of life, injury, property damage and destruction resulting from earthquakes and geologic hazards</b>  |
| Policy S 4.1                         | <b>Require Geotechnical Reports.</b> Geotechnical reports will be required for new development and infill projects in areas with the potential for liquefaction.   |
| Policy S 4.2                         | <b>Plan Checks.</b> Ensure that the Building Division implements thorough plan checks and inspections of structures vulnerable to seismic activity.  |
| Policy S 4.3                         | <b>Facilitate Retrofits.</b> 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                         | <b>Retrofit Program Awareness.</b> 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                         | <b>Building Code Compliance.</b> 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                         | <b>FEMA Program Coordination.</b> Coordinate with the National Earthquake Hazard Reduction Program of the Federal Emergency Management Agency (FEMA) to identify earthquake risks and available mitigation techniques.   |

| ID #                           | Goals/Objectives and Supportive Policies  |
|--------------------------------|---|
| Policy S 4.7                   | <b>Seismic Risk Mapping.</b> 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                   | <b>Utility Security.</b> 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.  |
| <b>High Winds</b>              |   |
| <b>Goal S 5</b>                | <b>San Fernando is prepared for the adverse effects of high winds common in the region.</b>   |
| <b>Objective S 5</b>           | <b>To prepare for the impacts of regional high winds through effective planning and program development</b>   |
| Policy S 5.1                   | <b>Development Review.</b> Incorporate the consideration of high-wind risk in the review of new development and permit applications, including signage applications.  |
| Policy S 5.2                   | <b>Dust Control.</b> Require implementation of best practices for dust control at all excavation and grading projects.  |
| Policy S 5.3                   | <b>High Wind Work Stoppages.</b> 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                   | <b>Monitoring Multi-hazard Threats.</b> 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                   | <b>Electricity Hazards.</b> 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.  |
| <b>Flooding</b>                |   |
| <b>Goal S 6</b>                | <b>The risks of damages from flooding and drainage are minimal.</b>   |
| <b>Objective S 6</b>           | <b>To avoid injury, loss of life, or property damage from the hazards associated with flood scenarios through planning and communication</b>  |
| Policy S 6.1                   | <b>Dam Failure Contingency Plan.</b> Develop and maintain a contingency plan for the unlikely event of a failure of Pacoima Dam.  |
| Policy S 6.2                   | <b>Runoff Management.</b> 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                   | <b>Development Runoff Mitigation.</b> 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                   | <b>Pacoima Wash Warning Signage.</b> 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.  |
| <b>Wildland and Urban Fire</b> |   |
| <b>Goal S 7</b>                | <b>The community of San Fernando is protected from unreasonable risks due to wildland and urban fires.</b>  |
| <b>Objective S 7</b>           | <b>To avoid injury, loss of life, property damage and destruction due to wildland or urban fires, through strategic planning and coordination</b>   |
| Policy S 7.1                   | <b>Coordination Across Agencies.</b> 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                   | <b>Fire Prevention Planning.</b> 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                   | <b>Reduce Fire Hazards.</b> Reduce fire hazards associated with older buildings, multi-story structures, and industrial facilities.   |

| ID #                       | Goals/Objectives and Supportive Policies  |
|----------------------------|---|
| Policy S 7.4               | <b>Code Compliance.</b> 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               | <b>Provide Hazard Information.</b> 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               | <b>Water Supply.</b> 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               | <b>Design.</b> Require fire-safe design as part of the site plan review process for new residential developments, including fire-resistant vegetation and adequate sprinkler systems.   |
| <b>Hazardous Materials</b> |   |
| <b>Goal S 8</b>            | <b>San Fernando residents and businesses are protected from hazardous materials</b>   |
| <b>Objective S 8</b>       | <b>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</b>   |
| Policy S 8.1               | <b>Hazardous material setbacks.</b> 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               | <b>Hazardous material transport.</b> 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               | <b>Hazardous waste storage and disposal.</b> Enforce standards for storage and disposal of hazardous materials and waste, consistent with State and federal law. Regularly maintain a list of sites that pose the greatest risk of spills or related incidents. Prioritize engagement with owners of such sites to solicit voluntary implementation of methods that are more protective than State and federal standards.   |
| Policy S 8.4               | <b>Hazardous material incident response.</b> 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               | <b>Safe household disposal.</b> Maintain City’s website and other outlets with information regarding the safe handling and disposal of household chemicals.   |
| <b>Climate Change</b>      |   |
| <b>Goal S 9</b>            | <b>The City has considered and adequately prepared for climate change-relate hazards.</b>   |
| <b>Objective S 9</b>       | <b>Increase the ability of the City and its residents to adapt to climate change.</b>   |
| Policy S 9.1               | <b>Capital Improvement.</b> 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.   |
| Policy S 9.2               | <b>Resilience Hubs.</b> 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               | <b>Backup Power.</b> 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.  |



| ID #                  | Goals/Objectives and Supportive Policies   |
|-----------------------|--|
| <b>Goal S 10</b>      | <b>The City has minimized the risk associated with extreme heat and drought.</b>   |
| <b>Objective S 10</b> | <b>Increase resident preparedness and accessibility to resources in the predicted scenarios of increased frequency and duration of extreme heat events and related impacts.</b>  |
| Policy S 10.1         | <b>Green Infrastructure and Green Roofs.</b> Utilize drought-tolerant green infrastructure projects including street trees and landscaped areas, and encourage installation of green roof systems as part of cooling strategies in public and private spaces to help reduce the heat island effect and energy demand during extreme heat events.               |
| Policy S 10.2         | <b>Cooling Centers.</b> 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         | <b>Building Efficiency.</b> 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.  |
| Policy S 10.4         | <b>Improve Access to Indoor Cooling.</b> Improve access to and use of air conditioning and other indoor cooling strategies, such as ceiling fans, air exchangers, increased insulation and low-solar-gain exterior materials, and address obstacles to the use of air conditioning and other indoor cooling strategies, especially for vulnerable populations. |
| Policy S 10.5         | <b>Early Warning Systems on Extreme Heat.</b> Partner with the Los Angeles County Health Department to develop and enhance disaster and emergency early warning systems to incorporate objective data and information on heat-illness.   |
| Policy S 10.6         | <b>Retain Electrical Services during Extreme Heat Events.</b> Encourage Southern California Edison to retain and enhance lifeline programs for life sustaining services for vulnerable populations, especially due to hazards such as an increase in high heat days and the potential for related power disruptions.   |
| Policy S 10.7         | <b>Protect City Employees from High Heat.</b> Evaluate protocols in place to limit City employee exposure to high heat and develop new methods of protection as necessary.   |
| Policy S 10.8         | <b>Advocate for Heat Risk Training for Employers.</b> Advocate for training of employers and workers in industries with outdoor work in San Fernando, including assurance of adequate water, shade, rest breaks, and training on heat risk.  |
| Policy S 10.9         | <b>Require Water Conservation Measures in Buildings.</b> Require enhanced water conservation measures in new development and redesign of existing buildings to address the possibility of constrained future water supplies and price hikes from demand which burden low-income households.  |
| Policy S 10.10        | <b>Reduce Water Demand and Use.</b> Identify strategies to reduce water demand and increase water recycling across San Fernando, such as stormwater capture, grey water reuse and residential water use reduction.   |
| <b>Goal S 11</b>      | <b>San Fernando has improved air quality, with reduced exposure to harmful air pollutants and particulate matter.</b>  |
| <b>Objective S 11</b> | <b>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</b>   |
| Policy S 11.1         | <b>Integrated planning.</b> 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         | <b>Program Support.</b> Support programs that reduce congestion and vehicle trips such as the promotion of "Spare the Air" days.   |
| Policy S 11.3         | <b>Land Use Planning.</b> Plan land uses to minimize exposure to toxic air pollutant emissions from industrial and other sources.  |
| Policy S 11.4         | <b>Particulate Matter.</b> Reduce particulate matter emissions by prioritizing city-wide vehicle mile reduction measures.  |
| Policy S 11.5         | <b>Energy Emissions.</b> Support efforts by the South Coast Air Quality Management District and public utility providers to reduce emissions from energy consumption.  |

| ID #   | Goals/Objectives and Supportive Policies   |
|--|--|
| Policy S 11.6                                      | <b>Increased Accessibility.</b> Improve accessibility for the City’s residents to places of employment, commercial centers, and other establishments.  |
| Policy S 11.7                                      | <b>Alternative Transportation Facilities.</b> 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                                      | <b>Transit Oriented Development.</b> Promote Transit Oriented Development (TOD) across the City by requiring trip reduction, alternative transit and congestion management measures for discretionary projects.  |
| <b>Public Safety Services and Crime Prevention</b> |  |
| <b>Goal S 12</b>                                   | <b>San Fernando provides adequate emergency response and public safety services for the community’s needs with a focus on community-based crime prevention.</b>  |
| <b>Objective S 12</b>                              | <b>To maintain superior emergency services in the City in order to limit preventable safety concerns and reduce crime.</b>   |
| Policy S 12.1                                      | <b>Police Staffing.</b> 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                                      | <b>Crime Tracking.</b> 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                                      | <b>Response Times.</b> Address traffic congestion in areas that have been identified as being detrimental to achieving targeted emergency response times.  |
| Policy S 12.4                                      | <b>Community-Oriented.</b> Continue to foster positive, peaceful, mutually supportive relationships between San Fernando residents and the police.   |
| Policy S 12.5                                      | <b>Recreation and Youth.</b> 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.  |
| Policy S-12.6                                      | <b>Construction and Road Maintenance.</b> Actively maintain the City’s transportation infrastructure to ensure safe conditions for pedestrians, bicyclists, and vehicles, and prioritize improvements that increase safety for all modes of travel. Coordinate transportation construction projects to limit congestion and avoid unsafe conditions, and disseminate project information on a regular basis to affected community members. |
| <b>Goal S 13</b>                                   | <b>The San Fernando community prioritizes the safety of residents, visitors, and businesses designing the built environment to reduce opportunities for criminal activity.</b>   |
| <b>Objective S 13</b>                              | <b>To maintain a well-designed community environment in a manner that fosters safety and community well-being.</b>   |
| Policy S 13.1                                      | <b>Design Strategies.</b> Encourage the use of Crime Prevention Through Environmental Design (CPTED) principles in the design of projects and buildings  |
| Policy S 13.2                                      | <b>Retrofitting.</b> 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                                      | <b>Signage.</b> 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 6 San Fernando Environmental Justice Goals, Objectives, Policies, and Programs**

| ID #                                  | Goals/Objectives and Supportive Policies/Programs   |
|---------------------------------------|---|
| <b>Civic and Community Engagement</b> |   |
| <b>Goal S 14</b>                      | <b>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</b> |
| <b>Objective S 14.1</b>               | <b>Increase the number and diversity of community members engaged in local decision-making processes by instituting equitable engagement strategies</b>   |
| Policy S 14.1                         | <b>Equitable Engagement.</b> Promote equitable engagement practices that serve to empower minorities and historically disenfranchised groups to participate in civic life   |
| Policy S 14.2                         | <b>Communication Techniques.</b> Prioritize the utilization of a variety of communication techniques and tools to disseminate information to the public   |
| Policy S 14.3                         | <b>Evaluation.</b> Periodically evaluate the City’s progress in involving the broader community in decisions affecting the environment and quality of life  |
| Policy S 14.4                         | <b>Translation.</b> Ensure that all public information is available in multiple languages and make translation services available at all community meetings   |
| Policy S 14.5                         | <b>Transparency.</b> 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                                 |

| ID #   | Goals/Objectives and Supportive Policies/Programs  |
|--|--|
| <b>Access to Public Facilities and Healthy Foods</b> |  |
| <b>Objective S 14.2</b>                              | <b>Increase safe and accessible opportunities for physical activity; improve multimodal connections to services, jobs, and recreation; and enhance park and recreation amenities</b>   |
| Policy S 14.6  | <b>Alternative Modes of Transportation.</b> 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  | <b>Access to Public Spaces.</b> Ensure that parks and other key destinations (schools, employment centers, resource areas) are accessible through alternative modes of transportation  |
| Policy S 14.8  | <b>Safety Perception.</b> 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  | <b>Park Amenities.</b> 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                                       | <b>Park Development.</b> 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                                       | <b>Transit Amenities.</b> Coordinate with local transit agencies to improve local transit amenities and regional connectivity to support accessibility for all community members   |
| Policy S 14.12                                       | <b>Shuttle Program.</b> Explore the opportunity for development of a City shuttle program, offering residents free transportation to key nodes within the community  |
| Policy S 14.13                                       | <b>Multi-Modal Infrastructure.</b> 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                                       | <b>Sidewalk Network.</b> Improve pedestrian access and safety within San Fernando by addressing sidewalk network deficiencies in a strategic and timely manner   |
| Policy S 14.15                                       | <b>Street Lighting.</b> 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                                       | <b>Healthy Food Access.</b> Promote community-based programs for healthy food access, including community gardens and farmers markets, to support the improvement of public health   |
| Policy S 14.17                                       | <b>Childcare.</b> 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                                       | <b>Tree Canopies.</b> Safeguard the natural environment and enhance the existing tree canopies across the city to reduce heat exposure and promote opportunities for active living   |
| Policy S 14.19                                       | <b>Mental Health Facilities.</b> Prioritize mental health within the community by supporting the on-going development of facilities and programs that are centered around mental well-being.   |
| <b>Exposure to Pollution</b>                         |  |
| <b>Objective S 14.3</b>                              | <b>Reduce exposure to pollution by sensitive receptors and limit polluting land uses</b>   |
| Policy S 14.20                                       | <b>Pollution Reduction.</b> Work with stationary pollutant generators to minimize the generation of pollution and associated impacts to surrounding residents through all available technologies   |
| Policy S 14.21                                       | <b>Sensitive Land Uses.</b> 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 14.22                                       | <b>Sensitive Receptors.</b> 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 |

| ID #                           | Goals/Objectives and Supportive Policies/Programs   |
|--------------------------------|---|
| <b>Safe and Sanitary Homes</b> |   |
| <b>Objective S 14.4</b>        | <b>Improve the quality of existing stock housing by providing resources, increasing awareness of tenants’ rights, and enforcement.</b>  |
| Policy S 14.23                 | <b>Home Maintenance.</b> Promote and administer programs that increase resident awareness of property maintenance resources and tools to sustain neighborhood quality.        |
| Policy S 14.24                 | <b>Housing Rights.</b> Prioritize the maintenance of safe and sanitary homes across San Fernando by promoting tenant’s rights through resource and information dissemination. |
| Policy S 14.25                 | <b>Community Preservation.</b> Broaden the role of Community Preservation in ensuring that homes within San Fernando are safe and adequate for human habitation.              |
| Policy S-14.26                 | <b>Housing Division:</b> Establish a housing division focused on improving housing conditions and quality of life for low-income households within San Fernando.              |

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 1,224 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 as is 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).<sup>7</sup>

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.

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<sup>7</sup> 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.



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Signature

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**Gerardo Marquez**

Printed Name

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16 December 2021

Date

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**Interim Senior Planner**

Title

# Environmental Checklist

## 1 Aesthetics

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than-Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

Except as provided in Public Resources Code Section 21099, would the project:

|   |                          |                                     |                          |                                     |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect on a scenic vista?   | <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.

#### *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, 2<sup>nd</sup> 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 1<sup>st</sup> 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.

*AES-2 Amend and Implement Update Lighting Standards*

Division 6, Property Development Standards, of the SFMC 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.

### *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 6<sup>th</sup> 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<sub>2.5</sub> (particulate matter up to 2.5 microns in size) standards, and the State PM<sub>10</sub> (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<sub>x</sub>), particulate matter with diameters of 10 microns or less (PM<sub>10</sub>) and 2.5 microns or less (PM<sub>2.5</sub>), sulfur dioxide, and lead.<sup>8</sup> Other pollutants are created indirectly through chemical reactions in the atmosphere, such as ozone, which is created by atmospheric chemical and

<sup>8</sup> 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.

photochemical reactions primarily between ROG and NO<sub>x</sub>. Secondary pollutants include oxidants, ozone, and sulfate and nitrate particulates (smog).

**Table 7 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 <sub>2</sub> )               | (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 <sub>2</sub> )                 | (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 <sub>10</sub> )  | (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). <sup>1</sup>                              |
| Suspended particulate matter (PM <sub>2.5</sub> ) | (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 (1,224 units) were to occur. As noted above, much of the RHNA allocation can be accommodated with existing zoning, with a potential increase of 1,224 units throughout San Fernando anticipated. As discussed in Section 14, *Population and Housing*, development on the Housing Opportunity Sites could introduce up to 4,810 new residents to San Fernando, bringing the total population to 29,564 by 2029. This is 3,847 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 4,810 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 15 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 Measure 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?*
- 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 8.

**Table 8 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 <sup>st</sup> St. | 1915       | Commercial   | No  |
| 3     | 1817 1 <sup>st</sup> St. | 1952       | Commercial   | No  |
| 4     | 123 Harps St.            | 1920       | SF residence | No  |
| 5     | 308 S. Maclay Ave.       | 1934       | Post office  | <b>Yes</b>  |
| 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   | <b>Yes</b>  |
| 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 8 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.

*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.

*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-11.7 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**

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# 7 Geology and Soils

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less-than-Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| Would the project:  |                                |  |                                     |                                     |
| a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:  |                                |  |                                     |                                     |
| 1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?             | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. Strong seismic ground shaking?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 3. Seismic-related ground failure, including liquefaction?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. 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 2021-2020 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 6<sup>th</sup> 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 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 6<sup>th</sup> 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.

*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 (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxides (N<sub>2</sub>O), 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, CO<sub>2</sub> and CH<sub>4</sub> are emitted in the greatest quantities from human activities. Emissions of CO<sub>2</sub> are largely by-products of fossil fuel combustion, and CH<sub>4</sub> 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 (CO<sub>2</sub>) is used to relate the amount of heat absorbed to the amount of the GHG emissions, referred to as carbon dioxide equivalent (CO<sub>2</sub>e), and is the amount of a GHG emitted multiplied by its GWP. CO<sub>2</sub> has a 100-year GWP of one. By contrast, CH<sub>4</sub> has a GWP of 28, meaning its global warming effect is 28 times greater than that of CO<sub>2</sub> on a molecule-per-molecule basis (Intergovernmental Panel on Climate Change [IPCC] 2014a).<sup>9</sup>

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 by

<sup>9</sup> 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*.

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 CO<sub>2</sub>e by 2030 and two MT of CO<sub>2</sub>e 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 polices 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. Regularly maintain a list of sites that pose the greatest risk of spills or related incidents. Prioritize engagement with owners of such sites to solicit voluntary implementation of methods that are more protective than State and federal standards.
- 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.

*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:*
  - (i) Result in substantial erosion or siltation on- or off-site
  - (ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site
  - (iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff
  - (iv) 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.<sup>10</sup> 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 6<sup>th</sup> Cycle RHNA allocation (up to 1,795 dwelling units). Therefore, components for specific proposal square footage,

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<sup>10</sup> 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.

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 4,810 new residents in 1,224 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**



# 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, 1<sup>st</sup> 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 2021-2029 Housing Element) yields housing units that far exceed the number needed to meet the RHNA requirements, as listed in Table 1. 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 9.

**Table 9 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)?
- b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

a. *Would the project induce substantial unplanned population growth in an area, either directly (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 10), reflecting a consistently modest, or “flat” rise in population over a 10-year period.

**Table 10 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 1,224 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, 4,810 new residents might be expected, of which 3,847 new residents are in excess of what has already been considered by SCAG 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 29,564 over the 2021-2029 planning horizon, an increase of 15 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 3,847 more residents than the SCAG forecast anticipated, a difference of 15 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 1,795 residential units over the 8-year planning horizon, of which 1,224 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. Nonetheless, to ease any potential displacements that arise from the construction of new housing, all projects facilitated by the project would be subject to the following SCAG SoCal Connect 2020 Program EIR Mitigation Measure PMM-POP-1 (SCAG 2019):

- a. Evaluate alternate route alignments and transportation facilities that minimize the displacement of homes and businesses. Use an iterative design and impact analysis where impacts to homes or businesses are involved to minimize the potential of impacts on housing and displacement of people.
- b. Prioritize the use of existing ROWs, wherever feasible.
- c. Develop a construction schedule that minimizes potential neighborhood deterioration from protracted waiting periods between right-of-way acquisition and construction.
- d. Review capacities of available urban infrastructure and augment capacities as needed to accommodate demand in locations where growth is desirable.

With adherence to and compliance with Mitigation Measure PMM-POP-1 from SCAG SoCal Connect 2020 Program EIR as well as policies within 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 1,224 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 4,810

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 1<sup>st</sup> 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 1,224 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 4,810 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 12.4** 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 1,224 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 4,810 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 1,224 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 4,810 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 29,564 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 1.07 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 1,224 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?*
- 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 1,224 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 1,224 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?*
- 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 |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

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 and conclude 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.

*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 1,224 of those would be greater than what is currently allowed under the existing General Plan and Zoning Code. This could add up to 4,810 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 4,810 persons would result in an increase in wastewater of 435,305 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 AFY<sup>54</sup>. 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 1,224 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 4,810 new residents for a total of 29,564 people. Based on the same per capita demand using the SCAG population estimate for 2030 (2,960 AFY demand divided by 25,717 residents equals 0.115 AFY per resident), the expanded population would demand 3,400 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"/> |

- Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- 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?*
- 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:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>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)?</p>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>  | <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.

**LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

- 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.

**LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

- 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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## List of Preparers

Rincon prepared this 2021-2029 Housing Element Initial Study-Negative Declaration under contract to the City of San Fernando. Persons involved in data gathering, environmental impact analysis, quality review, graphics preparation, and document formatting include the following.

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# Appendix A

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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 <sub>3</sub> )                           | 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 <sub>x</sub> ) 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 <sub>x</sub> 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 <sub>2</sub> )               | 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 <sub>2</sub> )                 | 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 <sub>10</sub> ) | Road dust, windblown dust, agriculture and construction, fireplaces. Also formed from other pollutants (NO <sub>x</sub> , SO <sub>x</sub> , 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 <sub>10</sub> . Conserve energy.  |
| Fine particulate matter (PM <sub>2.5</sub> )      | Fuel combustion in motor vehicles, equipment, and industrial sources; residential and agricultural burning. Also formed from reaction of other pollutants (NO <sub>x</sub> , SO <sub>x</sub> , organics, and NH <sub>3</sub> ).       | 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 <sub>2</sub> )                 | 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 <sub>2</sub> , (see SO <sub>2</sub> sources), a component of acid rain.   | Breathing difficulties, aggravates asthma, reduced visibility.   | See SO <sub>2</sub>   |

City of San Fernando  
**San Fernando Housing Element Update**

| <b>Pollutant</b>                 | <b>Sources</b>  | <b>Health Effects</b>   | <b>Typical Controls</b>   |
|----------------------------------|---|---|---|
| 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 <sub>2.5</sub>   | Reduced visibility (e.g., obscures mountains and other scenery), reduced airport safety.                                | See PM <sub>2.5</sub>   |
| 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

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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 <sub>2</sub> )       | 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 <sub>4</sub> )              | Flammable gas and is the main component of natural gas.   | 28 <sup>1</sup>                      | 12                                     | Geological deposits (natural gas fields) extraction; landfills; fermentation of manure; and decay of organic matter   |
| Nitrous oxide (N <sub>2</sub> 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 <sub>6</sub> )  | 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   |
| Nitrogen trifluoride (NF <sub>3</sub> ) | 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  |

<sup>1</sup> The City of San Fernando used a 20-year Global Warming Potential for methane.

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

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# Appendix C

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AB 52 Consultation Meeting Notes



# 2021-2029 Housing Element Update and General Plan

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## Native American Consultation Meeting – 10/5/2021

### Sam Dunlap (Cultural Resources Director) Gabrieliño-Tongva Tribe

**Attendees:** Reema Shakra (Rincon)  
Ryan Glenn (Rincon)  
Robert Kain (HLPlanning)  
Gerardo Marquez (City of San Fernando)  
Sam Dunlap (Gabrieliño-Tongva Tribe)

### Basic Overview of Project – Ryan

#### *Introductions*

**Project Description:** Robert, Reema and Gerardo

#### Sam Dunlap's Comments/Concerns

- The Tribe's main concern is protection of Tribal Cultural Resources (TCR's)
- Tribe requests to be informed of future development projects that would require Tribal monitoring
- Gabrieliño-Tongva sphere of influence extends into the San Fernando Valley
- In the past, City planning departments have designated a single Tribe to conduct monitoring all the monitoring for a single project, when it should include all Tribes
- Even though the areas of potential development for the housing element update are already built out there is still a possibility of discovery of cultural resources and TCR's with ground disturbance
- Whenever future participation/review/comment are required, Sam Dunlap will be available to assist the City

### Timeline of Project – Robert and Reema

The City stated that they were working to choose sites in already built out locations to reduce project impact.

Consultation was then concluded.

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# Appendix D

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Response to Comments



## Responses to Comments Received on the San Fernando Housing Element Update Draft IS-MND

| Comment Number  | Response to Comment  |
|---|--|
| <b>Miya Edmonson, IGR/CEQA Branch Chief,<br/>California Department of Transportation (Caltrans)<br/>Letter received December 27, 2021</b>                             |  |
| 1   | Caltrans noted that vehicle miles travelled is the standard metric for transportation analysis under CEQA for land use projects after July 1, 2020. The agency provides an overview of its policies and recommendations for transportation demand management and other circulation planning issues. It also states that Caltrans encourages the development of safety impact analyses for projects to increase pedestrian and other traffic safety. Finally, Caltrans concurs with the findings of the IS-MND relative to transportation impacts assessed under CEQA and agrees that traffic impacts would be less than significant. The comments find that the IS-MND findings are accurate. No revisions are necessary to the Draft IS-MND.  |
| <b>Frank Wen, Manager, Planning Strategy Department,<br/>Southern California Association of Governments (SCAG)<br/>Letter received January 13, 2022</b>               |  |
| 1   | The commenter states that the most recent SCAG regional growth forecast was not used for the discussion of Population and Housing starting on page 103 of the Draft IS-MND. The commenter provides a table with those forecasts. The cited reference for the regional growth forecast is a 2017 dataset received from SCAG staff that breaks down the growth estimates in more detail than the technical report. The table provided by the commenter is from the 2020 SCAG Demographics and Growth Forecast Technical Report. The number used in the IS-MND exactly matches the number in the table provided in the comment letter. Therefore, no revisions are necessary to the Draft IS-MND relative to this comment.  |
| 2   | The commenter states that they recommend the inclusion of project-level mitigation measures that appear in SCAG's Final Program Environmental Impact Report (Final PEIR) for Connect SoCal, the agency's regional planning document. The program-level mitigation measures that would help reduce displacement of people or housing. While the IS-MND found that projects that construct new and replacement housing would be sufficient to meet the needs of existing residents in and near where new projects would be implemented, the mitigation in the SCAG Final PEIR would help to ease impacts on housing and displacement of people. Thus, the Final IS-MND references the SCAG project-level mitigation measures for Population and Housing impacts for development facilitated by the Housing Element Update. |
| 3   | The commenter states that the San Fernando RHNA allocation for 2021-2029 is reflected correctly in the Draft IS-MND. No revision is necessary associated with this comment.  |
| 4   | The commenter recommends reviewing SCAG's Environmental Justice Technical Report and Toolbox. The Environmental Justice goals and policies are part of the Housing Element Update and the Safety Element and as no CEQA topics currently relate to these goals and policies directly, no revision to the IS-MND is necessary associated with this comment.   |
| <b>Kelsie Shroll, Administration Assistant, Elders' Council and Cultural Department,<br/>Santa Ynez Band of Chumash Indians<br/>Letter received December 21, 2021</b> |  |
| 1   | The SYBCI stated that its Elders' Council requests no further consultation on the Housing Element Update IS-MND but recognizes that the SYBCI must be notified of projects that occur within San Fernando according to federal and State laws. The comment letter does not address the IS-MND and no revision to the IS-MND is necessary associated with this comment.   |

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**DEPARTMENT OF TRANSPORTATION**

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Making Conservation  
a California Way of Life

December 27, 2021

Mr. Gerardo Marquez  
Community Development Department  
City of San Fernando  
117 North MacNeil Street  
San Fernando, CA 91340

RE: San Fernando Housing Element Update  
SCH # 2021120390  
Vic. LA-05, LA-210, SR-118 Citywide  
GTS # LA-2021-03799-MND

Dear Mr. Marquez:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced environmental document. 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: (1) 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. (2) 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. (3) 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.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Senate Bill 743 (2013) has codified into CEQA law and mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. You may reference the Governor's Office of Planning and Research (OPR) for more information:

<http://opr.ca.gov/ceqa/updates/guidelines/>

\*Provide a safe and reliable transportation network that serves all people and respects the environment\*

As a reminder, VMT is the standard transportation analysis metric in CEQA for land use projects after July 1, 2020, which is the statewide implementation date.

Caltrans is aware of challenges that the region faces in identifying viable solutions to alleviating congestion on State and Local facilities. With limited room to expand vehicular capacity, all future developments should incorporate multi-modal and complete streets transportation elements that will actively promote alternatives to car use and better manage existing parking assets. Prioritizing and allocating space to efficient modes of travel such as bicycling and public transit can allow streets to transport more people in a fixed amount of right-of-way.

Caltrans supports the implementation of complete streets and pedestrian safety measures such as road diets and other traffic calming measures. Please note the Federal Highway Administration (FHWA) recognizes the road diet treatment as a proven safety countermeasure, and the cost of a road diet can be significantly reduced if implemented in tandem with routine street resurfacing. Overall, the environmental report should ensure all modes are served well by planning and development activities. This includes reducing single occupancy vehicle trips, ensuring safety, reducing vehicle miles traveled, supporting accessibility, and reducing greenhouse gas emissions.

For future specific projects, we encourage the Lead Agency to evaluate the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications in order to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements. For additional TDM options, please refer to the Federal Highway Administration's *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8). This reference is available online at:

<http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>

You can also refer to the 2010 *Quantifying Greenhouse Gas Mitigation Measures* report by the California Air Pollution Control Officers Association (CAPCOA), which is available online at:

<http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

Also, Caltrans has published the VMT-focused Transportation Impact Study Guide (TISG), dated May 20, 2020 and the Caltrans Interim Land Development and Intergovernmental Review (LD-IGR) Safety Review Practitioners Guidance, prepared in On December 18, 2020. You can review these resources at the following links:

<https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-05-20-approved-vmt-focused-tisg-a11y.pdf>

<https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-12-22-updated-interim-ldigr-safety-review-guidance-a11y.pdf>

Caltrans encourages lead agencies to prepare traffic safety impact analysis for all developments in the California Environmental Quality Act (CEQA) review process so that, through partnerships and collaboration, California can reach zero fatalities and serious injuries by 2050.

We concur that "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."

We also concur that "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." Therefore, the traffic impacts would be less than significant.

Mr. Gerardo Marquez  
December 27, 2021  
Page 4 of 4

If you have any questions, please feel free to contact Mr. Alan Lin the project coordinator at (213) 269-1124 and refer to GTS # LA-2021-03799-MND.

Sincerely,

*Miya Edmonson*

MIYA EDMONSON  
IGR/CEQA Branch Chief

email: State Clearinghouse





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January 13, 2022

Mr. Gerardo Marquez, Interim Senior Planner  
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117 North MacNeil Street  
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E-mail: [gmarquez@sfcity.org](mailto:gmarquez@sfcity.org)

**RE: SCAG Comments on the Initial Study/Mitigated Negative Declaration for the San Fernando Housing Element Update [SCAG NO. IGR10542]**

Dear Mr. Marquez,

Thank you for submitting the Notice of Intent to adopt a Mitigated Negative Declaration (IS/MND) for the San Fernando Housing Element Update ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. The proposed project includes updates to the General Plan Housing and Safety Elements as well as incorporation of new General Plan Environmental Justice policies.

Based on SCAG staff's review, the proposed project supports overall the goals of the 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS or Connect SoCal). SCAG staff comments are detailed in the attachment to this letter.

When available, please send project related documents and notices to [IGR@scag.ca.gov](mailto:IGR@scag.ca.gov). If you have any questions regarding the attached comments, please contact the Intergovernmental Review (IGR) Program, attn.: Anita Au, Senior Regional Planner, at (213) 236-1874 or [IGR@scag.ca.gov](mailto:IGR@scag.ca.gov). Thank you.

Sincerely,

Frank Wen, Ph.D.  
Manager, Planning Strategy Department

COMMENTS ON THE NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION FOR  
SAN FERNANDO HOUSING ELEMENT UPDATE [SCAG NO. IGR10542]

**SUMMARY**

Pursuant to Senate Bill (SB) 375, SCAG is the designated Regional Transportation Planning Agency under state law and is responsible for preparation of the Regional Transportation Plan (RTP) including the Sustainable Communities Strategy (SCS). SCAG's feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) goals and align with RTP/SCS policies.

Based on SCAG staff review, the proposed project generally supports the applicable goals of the 2020 Connect SoCal, however the references to population growth in the IS/MND are not based on the growth forecasts adopted as part of the 2020 Connect SoCal.

**CONNECT SOCIAL GOALS**

The SCAG Regional Council fully adopted [Connect SoCal](#) in September 2020. Connect SoCal, also known as the 2020 – 2045 RTP/SCS, builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health. The goals included in Connect SoCal may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project. Among the relevant goals of Connect SoCal are the following:

| SCAG CONNECT SOCIAL GOALS |  |
|---------------------------|--|
| Goal #1:                  | <i>Encourage regional economic prosperity and global competitiveness</i>   |
| Goal #2:                  | <i>Improve mobility, accessibility, reliability and travel safety for people and goods</i>                           |
| Goal #3:                  | <i>Enhance the preservation, security, and resilience of the regional transportation system</i>                      |
| Goal #4:                  | <i>Increase person and goods movement and travel choices within the transportation system</i>                        |
| Goal #5:                  | <i>Reduce greenhouse gas emissions and improve air quality</i>   |
| Goal #6:                  | <i>Support healthy and equitable communities</i>   |
| Goal #7:                  | <i>Adapt to a changing climate and support an integrated regional development pattern and transportation network</i> |
| Goal #8:                  | <i>Leverage new transportation technologies and data-driven solutions that result in more efficient travel</i>       |
| Goal #9:                  | <i>Encourage development of diverse housing types in areas that are supported by multiple transportation options</i> |
| Goal #10:                 | <i>Promote conservation of natural and agricultural lands and restoration of habitats</i>                            |

**Connect SoCal Strategies**

To achieve the goals of Connect SoCal, a wide range of land use and transportation strategies are included in the accompanying twenty (20) technical reports. To view Connect SoCal and the accompanying technical reports, please visit the [Connect SoCal webpage](#). Connect SoCal builds upon the progress from previous RTP/SCS cycles and continues to focus on integrated, coordinated, and balanced planning for land use and transportation that helps the SCAG region strive towards a more sustainable region, while meeting statutory requirements pertinent to RTP/SCSs. These strategies within the regional context are provided as guidance for lead agencies such as local jurisdictions when the proposed project is under consideration.

**SCAG Staff Comments**

*SCAG staff recommends that you review 2020 Connect SoCal and consider its adopted goals and policies when finalizing the proposed project.*

**DEMOGRAPHICS AND GROWTH FORECASTS**

A key, formative step in projecting future population, households, and employment through 2045 for Connect SoCal was the generation of a forecast of regional and county level growth in collaboration with expert demographers and economists on Southern California. From there, jurisdictional level forecasts were ground-truthed by subregions and local agencies, which helped SCAG identify opportunities and barriers to future development. This forecast helps the region understand, in a very general sense, where we are expected to grow, and allows SCAG to focus attention on areas that are experiencing change and may have increased transportation needs. After a year-long engagement effort with all 197 jurisdictions one-on-one, 82 percent of SCAG’s 197 jurisdictions provided feedback on the forecast of future growth for Connect SoCal. SCAG also sought feedback on potential sustainable growth strategies from a broad range of stakeholder groups – including local jurisdictions, county transportation commissions, other partner agencies, industry groups, community-based organizations, and the general public. Connect SoCal utilizes a bottom-up approach in that total projected growth for each jurisdiction reflects feedback received from jurisdiction staff, including city managers, community development/planning directors, and local staff. Growth at the neighborhood level (i.e., transportation analysis zone (TAZ) reflects entitled projects and adheres to current general and specific plan maximum densities as conveyed by jurisdictions (except in cases where entitled projects and development agreements exceed these capacities as calculated by SCAG). Neighborhood level growth projections also feature strategies that help to reduce greenhouse gas emissions (GHG) from automobiles and light trucks to achieve Southern California’s GHG reduction target, approved by the California Air Resources Board (CARB) in accordance with state planning law. Connect SoCal’s Forecasted Development Pattern is utilized for long range modeling purposes and does not supersede actions taken by elected bodies on future development, including entitlements and development agreements. SCAG does not have the authority to implement the plan – neither through decisions about what type of development is built where, nor what transportation projects are ultimately built, as Connect SoCal is adopted at the jurisdictional level. Achieving a sustained regional outcome depends upon informed and intentional local action. To access jurisdictional level growth estimates and forecasts for years 2016 and 2045, please refer to the [Connect SoCal Demographics and Growth Forecast Technical Report](#). The growth forecasts for the region and applicable jurisdictions are below.

|            | Adopted SCAG Region Wide Forecasts |            |            |            | Adopted City of San Fernando Forecasts |           |           |           |
|------------|------------------------------------|------------|------------|------------|--|-----------|-----------|-----------|
|            | Year 2020                          | Year 2030  | Year 2035  | Year 2045  | Year 2020                              | Year 2030 | Year 2035 | Year 2045 |
| Population | 19,517,731                         | 20,821,171 | 21,443,006 | 22,503,899 | 24,707                                 | 25,717    | 26,209    | 27,119    |
| Households | 6,333,458                          | 6,902,821  | 7,170,110  | 7,633,451  | 6,197                                  | 6,638     | 6,823     | 7,146     |
| Employment | 8,695,427                          | 9,303,627  | 9,566,384  | 10,048,822 | 11,644                                 | 11,923    | 12,063    | 12,504    |

**SCAG Staff Comments**

The discussion in Section 14 Population and Housing starting on page 103 of the IS/MND indicates that population forecasts were not based on the most recently adopted SCAG 2020 Connect SoCal Regional Growth Forecasts. SCAG staff recommends updating the discussion to reflect the latest regional growth forecasts, as provided in the table above.

**MITIGATION**

**SCAG Staff Comments**

SCAG staff recommends that you review the [Final Program Environmental Impact Report \(Final PEIR\)](#) for Connect SoCal for guidance, as appropriate. SCAG's Regional Council certified the PEIR and adopted the associated Findings of Fact and a Statement of Overriding Considerations (FOF/SOC) and Mitigation Monitoring and Reporting Program (MMRP) on May 7, 2020 and also adopted a PEIR Addendum and amended the MMRP on September 3, 2020 (please see the [PEIR webpage](#) and scroll to the bottom of the page for the PEIR Addendum). The PEIR includes a list of project-level performance standards-based mitigation measures that may be considered for adoption and implementation by lead, responsible, or trustee agencies in the region, as applicable and feasible. Project-level mitigation measures are within responsibility, authority, and/or jurisdiction of project-implementing agency or other public agency serving as lead agency under CEQA in subsequent project- and site- specific design, CEQA review, and decision-making processes, to meet the performance standards for each of the CEQA resource categories.

**REGIONAL HOUSING NEEDS ALLOCATION**

On March 4, 2021 SCAG's Regional Council adopted the [6<sup>th</sup> cycle Final Regional Housing Needs Assessment \(RHNA\) Allocation Plan](#) which covers the planning period October 2021 through October 2029. The 6<sup>th</sup> cycle Final RHNA allocation for the applicable jurisdiction is below.

| SCAG 6 <sup>th</sup> Cycle Final RHNA Allocation for City of San Fernando |                         |
|---|-------------------------|
| Income Category   | RHNA Allocation (Units) |
| Very low income   | 461                     |
| Low income  | 273                     |
| Moderate income   | 284                     |
| Above moderate income   | 777                     |
| Total RHNA Allocation   | 1,795                   |

Sixth cycle housing elements were due to the California Department of Housing and Community Development (HCD) by October 15, 2021. SCAG encourages jurisdictions to adopt a housing element in compliance with State housing law as determined by review from HCD. Jurisdictions that do not have an adopted compliant housing element may be ineligible for certain State funding and grant opportunities and may be at risk for legal action from stakeholders or HCD.

SCAG staff would like to call your attention to SCAG's [HELPR 2.0](#), a web-mapping tool developed by SCAG to help local jurisdictions and stakeholders understand local land use, site opportunities, and environmental sensitivities for aligning housing planning with the state Department of Housing and Community Development's (HCD) [6th cycle housing element requirements](#).

*SCAG Staff Comments*

*Table 1. San Fernando RHNA Allocation for 2021-2029 by Income Category on page 9 of the IS/ND includes the correct Final RHNA Allocation numbers.*

**ENVIRONMENTAL JUSTICE**

Per [Senate Bill 1000](#) (SB 1000), local jurisdictions in California with disadvantaged communities are required to develop an Environmental Justice (EJ) Element or consider EJ goals, policies, and objectives in their General Plans when updating two or more General Plan Elements. SCAG staff recommends that you review the [Environmental Justice Technical Report](#) and the updated [Environmental Justice Toolbox](#), which is a resource document to assist local jurisdictions in developing EJ-related goals and policies regarding solutions for EJ-related community issues.



*Santa Ynez Band of Chumash Indians*

*Tribal Elders' Council*

*P.O. Box 517 \* Santa Ynez \* CA \* 93460*

*Phone: (805)688-7997 \* Fax: (805)688-9578 \* Email: [elders@santaynezchumash.org](mailto:elders@santaynezchumash.org)*

December 21, 2021

City of San Fernando  
Community Development Department  
117 North MacNeil Street  
San Fernando, CA 91340

Att.: Gerardo Marquez, Interim Senior Planner

Re: San Fernando Housing Element Update Notice of Intent to Adopt a Mitigated Negative Declaration

Dear Mr. Marquez:

Thank you for contacting the Tribal Elders' Council for the Santa Ynez Band of Chumash Indians.

At this time, the Elders' Council requests no further consultation on this project; however, we understand that as part of NHPA Section 106, we must be notified of the project.

Thank you for remembering that at one time our ancestors walked this sacred land.

Sincerely Yours,

Kelsie Shroll  
Administrative Assistant | Elders' Council and Culture Department  
Santa Ynez Band of Chumash Indians | Tribal Hall  
(805) 688-7997 ext. 7516  
[kshroll@santaynezchumash.org](mailto:kshroll@santaynezchumash.org)



# San Fernando Housing Element Update

## Mitigation Monitoring and Reporting Program

*prepared for*

**City of San Fernando**  
117 North Macneil Street  
San Fernando, California 91340  
Contact: Gerardo Marquez

*prepared by*

**Rincon Consultants, Inc.**  
250 East 1st Street, Suite 1400  
Los Angeles, California 90012

**May 12, 2022**

# Mitigation Monitoring and Reporting Program

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CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program (MMRP) is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Initial Study-Mitigated Negative Declaration (IS-MND), specifications are made herein that identify actions required by the City of San Fernando that must occur during project implementation. This MMRP applies to mitigation required in the Final IS-MND for the Housing Element Update. Projects proposed under implementation of the Housing Element Update may include further mitigation, depending on the conditions at the specific site and could include identifying a responsible agency that would verify compliance with some conditions of approval contained in this MMRP.



City of San Fernando  
**2021-2029 Housing Element IS-MND**

| Mitigation Measure/<br>Condition of Approval  | City of San Fernando Action<br>Required   | Monitoring Timing  | Monitoring<br>Frequency | Responsible<br>Agency             | Compliance Verification |      |          |
|---|---|--|-------------------------|-----------------------------------|-------------------------|------|----------|
|   |   |  |                         |                                   | Initial                 | Date | Comments |
| <b>Aesthetics</b>   |   |  |                         |                                   |                         |      |          |
| <b>AES-1: City-wide Design Guidelines</b>   |   |  |                         |                                   |                         |      |          |
| 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. | Review project plans for compliance with design guidelines  | During project permitting review process   | Once for each project   | Planning Department               |                         |      |          |
| <b>AES-2: Amend and Implement Update Lighting Standards</b>   |   |  |                         |                                   |                         |      |          |
| Division 6, Property Development Standards, of the SFMC 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:  | Amend Division 6, Property Development Standards, of the SFMC Section 106-967 and Section 106-968 and adopt those amendments in SFMC. | Prior to implementation of projects under the Housing Element Update (end of 2022) | One time                | Planning Department, City Council |                         |      |          |
| <ul style="list-style-type: none"> <li>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</li> </ul>  |   |  |                         |                                   |                         |      |          |

| Mitigation Measure/<br>Condition of Approval   | City of San Fernando Action<br>Required   | Monitoring Timing   | Monitoring<br>Frequency  | Responsible<br>Agency  | Compliance Verification |      |          |
|--|---|---|--|--|-------------------------|------|----------|
|  |   |   |  |  | Initial                 | Date | Comments |
| <p>will occur from using standard interior lighting as safety lighting.</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ul> |   |   |  |  |                         |      |          |
| <b>AES-3: Tree Standards for Projects on Mixed-Use Sites</b>   |   |   |  |  |                         |      |          |
| <p>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:</p> <ul style="list-style-type: none"> <li><b>Tree shading requirement.</b> Trees shall be planted and maintained throughout the</li> </ul>  | <p>Review project application plans for compliance with parking shade/tree standards; ensure maintenance plan is included.</p> <p>Ensure receipt of landscape certificate.</p> <p>Monitor maintenance of all trees and landscaping on</p> | <p>During project permit approval process</p> <p>Upon project completion</p> <p>Periodically throughout the life of the project</p> | <p>Once</p> <p>Once</p> <p>Twice annually as determined by property owners</p> | <p>Planning Department</p> <p>Planning Department</p> <p>Property owners</p> |                         |      |          |

City of San Fernando  
**2021-2029 Housing Element IS-MND**

| Mitigation Measure/<br>Condition of Approval  | City of San Fernando Action<br>Required         | Monitoring Timing | Monitoring<br>Frequency | Responsible<br>Agency | Compliance Verification |      |          |
|---|---|-------------------|-------------------------|-----------------------|-------------------------|------|----------|
|   |   |                   |                         |                       | Initial                 | Date | Comments |
| <p>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.</p> <ul style="list-style-type: none"> <li>▪ <b>Parking facility tree shading design and maintenance guidelines.</b> 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.</li> <li>▪ <b>Shading calculation.</b> 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</li> </ul> | <p>developments facilitated by the project.</p> |                   |                         |                       |                         |      |          |

| Mitigation Measure/<br>Condition of Approval  | City of San Fernando Action<br>Required | Monitoring Timing | Monitoring<br>Frequency | Responsible<br>Agency | Compliance Verification |      |          |
|---|---|-------------------|-------------------------|-----------------------|-------------------------|------|----------|
|   |   |                   |                         |                       | Initial                 | Date | Comments |
| <p>and structures, sidewalk canopies, and other structures, where appropriate.</p> <ul style="list-style-type: none"> <li>▪ <b>Installation.</b> 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.</li> <li>▪ <b>Maintenance.</b> 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.</li> </ul> |   |                   |                         |                       |                         |      |          |

City of San Fernando  
**2021-2029 Housing Element IS-MND**

| Mitigation Measure/<br>Condition of Approval   | City of San Fernando Action<br>Required  | Monitoring Timing   | Monitoring<br>Frequency  | Responsible<br>Agency  | Compliance Verification |      |          |
|--|--|---|--|--|-------------------------|------|----------|
|  |  |   |  |  | Initial                 | Date | Comments |
| <b>Biological Resources</b>  |  |   |  |  |                         |      |          |
| <b>BIO-1 Pre-Construction Biological Surveys</b>   |  |   |  |  |                         |      |          |
| 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. | Monitor construction schedule to determine when the qualified biologist must conduct the pre-construction survey. This will be required each time construction is proposed for different areas of a project site.<br>If special-status species are observed, ensure that a qualified biologist relocates that species.<br>If a threatened or endangered species is observed ensure that CDFW is consulted and construction does not commence until after consultation. | Prior to activities on undeveloped lots and immediately after special-status species or threatened or endangered species is observed.<br>Prior to or during construction activities.<br>Upon occurrence   | Prior to construction<br>Periodically if species are observed.<br>Contingent upon occurrence, as recommended by CDFW   | Planning Department<br>Project proponent/<br>Code Enforcement<br>Planning Department<br>CDFW |                         |      |          |
| <b>BIO-2: Nesting Bird Protection</b>  |  |   |  |  |                         |      |          |
| 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   | Ensure construction vegetation removal, ground disturbance, construction and demolition will occur outside of the bird breeding season<br>During bird breeding season (February 1 through August 31) ensure a qualified biologist has conducted a pre-construction nesting bird survey.<br>If nests are found, verify that a qualified biologist has demarcated an avoidance   | Prior to construction, review construction schedule.<br>No more than seven days prior to construction review pre-construction nesting bird survey.<br>After a nest is identified by the qualified biologist but before initiation of construction | Based on construction schedule and before construction begins, review nesting bird survey<br>If applicable, at least one time after a nest is identified, and one time after | Planning Department<br>Project proponent/<br>Code Enforcement<br>Planning Department         |                         |      |          |

| Mitigation Measure/<br>Condition of Approval  | City of San Fernando Action<br>Required   | Monitoring Timing   | Monitoring<br>Frequency  | Responsible<br>Agency   | Compliance Verification |      |          |
|---|---|---|--|---|-------------------------|------|----------|
|   |   |   |  |   | Initial                 | Date | Comments |
| <p>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.</p>  | <p>buffer and notified the City of San Fernando, the construction contractor, and all construction personnel of the existence of the buffer zone and all other avoidance requirements of this mitigation measure.</p> <p>If the monitoring and reporting requirements of this mitigation measure are triggered, verify that a survey report by the qualified biologist documenting and verifying compliance with this mitigation measure and with applicable State and federal regulations protecting birds has been submitted to the City of San Fernando.</p> | <p>activities. review record of avoidance buffer.</p> <p>After completion of construction activities or after breeding/nesting is complete, review survey report.</p> | <p>completion of construction activities or after breeding/nesting season is complete, review record of avoidance buffer for compliance with the requirements of this mitigation measure</p> <p><b>One time:</b><br/>Verify receipt of survey report after submission to Planning Department</p> |   |                         |      |          |
| <b>BIO-3: Mature Tree Preservation</b>  |   |   |  |   |                         |      |          |
| <p>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:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. All work in protected tree aerial/root zones shall be observed by the qualified arborist.</li> <li>3. New construction work that impacts protected trees shall be staked by field survey and reviewed by the qualified arborist.</li> <li>4. Any approved pruning shall be done by a</li> </ol> | <p>Review arborist survey during development review for mature trees and for 2:1 replanting ratio if any trees are to be removed.</p> <p>If there are mature trees present, review construction plans to ensure that a qualified arborist will be present to ensure procedures (3) through (8) are implemented.</p> <p>Monitor construction site to ensure that procedures (9) and (1) are implemented.</p>   | <p>Prior to construction, review of arborist survey.</p> <p>During construction, ensure a qualified arborist is present and monitor site.</p>                         | <p>Once, prior to construction.</p> <p>Periodically, during construction.</p>  | <p>Planning Department</p> <p>Project proponent/<br/>Code Enforcement</p> |                         |      |          |

City of San Fernando  
**2021-2029 Housing Element IS-MND**

| Mitigation Measure/<br>Condition of Approval   | City of San Fernando Action<br>Required | Monitoring Timing | Monitoring<br>Frequency | Responsible<br>Agency | Compliance Verification |      |          |
|--|---|-------------------|-------------------------|-----------------------|-------------------------|------|----------|
|  |   |                   |                         |                       | Initial                 | Date | Comments |
| <p>qualified tree trimmer and observed by the qualified arborist.</p> <p>5. Vertical trenches shall be hand-dug, and all roots encountered clearly cut and sealed with approved tree sealer.</p> <p>6. All footings for wall construction shall be in an outward direction from the tree’s trunk and backfilled with topsoil.</p> <p>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.</p> <p>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.</p> <p>9. The area within the plastic fence shall not be used for material, equipment storage, or parking at any time.</p> <p>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.</p> <p>If trees are to be removed on a project site, a replacement ratio of 2:1 shall be required of the project proponent.</p> |   |                   |                         |                       |                         |      |          |

| Mitigation Measure/<br>Condition of Approval   | City of San Fernando Action<br>Required  | Monitoring Timing                                      | Monitoring<br>Frequency | Responsible<br>Agency | Compliance Verification |      |          |
|--|--|--|-------------------------|-----------------------|-------------------------|------|----------|
|  |  |  |                         |                       | Initial                 | Date | Comments |
| <b>Cultural Resources</b>  |  |  |                         |                       |                         |      |          |
| <b>CUL-1: Provide Construction Worker Archeological Awareness Training</b>   |  |  |                         |                       |                         |      |          |
| 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.) | Ensure that the WEAP occurs for construction on undeveloped sites and is renewed if the project is longer than 3 months in duration.   | Prior to construction and every three months           | Every three months      | Planning Department   |                         |      |          |
| <b>CUL-2: Conduct Archaeological Resources Construction Monitoring</b>   |  |  |                         |                       |                         |      |          |
| 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,   | Ensure that a qualified archaeologist is obtained by the applicant on any undeveloped site or site in need of excavation to previously undisturbed levels. Monitor that the qualified archaeologist is present at the orientation meeting prior to construction. | Prior to issuance of grading permits and construction. | Twice                   | Planning Department   |                         |      |          |



| Mitigation Measure/<br>Condition of Approval  | City of San Fernando Action<br>Required   | Monitoring Timing  | Monitoring<br>Frequency   | Responsible<br>Agency      | Compliance Verification |      |          |
|---|---|--|---|----------------------------|-------------------------|------|----------|
|   |   |  |   |                            | Initial                 | Date | Comments |
| <p>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.</p>  |   |  |   |                            |                         |      |          |
| <p><b>CUL-3: Unanticipated Discovery of Human Remains and Associated Funerary Objects</b></p>   |   |  |   |                            |                         |      |          |
| <p>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.</p> <p>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,</p> | <p>Ensure that applicant has consulted with local Native American groups as recommended by NAHC.</p> <p>Confirm that applicant reports any human skeletal material to the County Coroner and that work is halted until a 50 foot exclusionary barrier is put around the burial site.</p> <p>Ensure that coroner contacts the MLD if the remains are deemed to be Native American.</p> | <p>During construction ground-disturbing activities.</p> | <p>Each time ground disturbance occurs at Housing Opportunity Sites</p> | <p>Planning Department</p> |                         |      |          |

| Mitigation Measure/<br>Condition of Approval   | City of San Fernando Action<br>Required | Monitoring Timing | Monitoring<br>Frequency | Responsible<br>Agency | Compliance Verification |      |          |
|--|---|-------------------|-------------------------|-----------------------|-------------------------|------|----------|
|  |   |                   |                         |                       | Initial                 | Date | Comments |
| <p>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.</p> <p>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.</p> |   |                   |                         |                       |                         |      |          |

| Mitigation Measure/<br>Condition of Approval   | City of San Fernando Action<br>Required  | Monitoring Timing  | Monitoring<br>Frequency  | Responsible<br>Agency   | Compliance Verification |      |          |
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|  |  |  |  |   | Initial                 | Date | Comments |
| <b>Geology and Soils</b>   |  |  |  |   |                         |      |          |
| <b>GEO-1: Prepare Paleontological Resources Study and Implement Study Recommendations</b>  |  |  |  |   |                         |      |          |
| <p>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.</p> <p>1. <b>Retain a Qualified Paleontologist.</b> 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.</p> <p>2. <b>Paleontological Mitigation and Monitoring Program.</b> Prior to construction activity, a qualified paleontologist should prepare a Paleontological Mitigation and Monitoring</p> | <p>Confirm that the construction contractor has complied with the requirements of this mitigation measure, including retention of a qualified paleontologist and preparation of WEAP materials.</p> <p>If fossil discovery occurs:</p> <ol style="list-style-type: none"> <li>1) Halt work and retain a qualified paleontologist</li> <li>2) Confirm discovery is evaluated and properly treated/ documented and that the qualified professional paleontologist authorizes resumption of construction work</li> </ol> <p>In the event significant paleontological resources are found, ensure that these are identified, analyzed, and permanently curated as described in this mitigation measure</p> | <p>Prior to the commencement of any ground-disturbing activities</p> <p>If a discovery occurs, timing for requirements (2) and (4) shall coincide with the evaluation, treatment, documentation, and analysis described, as determined by the qualified paleontologist</p> | <p>During all ground disturbance activities at Housing Opportunity Sites</p> <p>If discovery occurs, monitor throughout implementation of requirements (1) through (3)</p> | <p>Planning Department<br/>                     Planning Department</p> |                         |      |          |

| Mitigation Measure/<br>Condition of Approval  | City of San Fernando Action<br>Required | Monitoring Timing | Monitoring<br>Frequency | Responsible<br>Agency | Compliance Verification |      |          |
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| <p>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.</p> <p>3. <b>Paleontological Worker Environmental Awareness Program.</b> 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.</p> <p>4. <b>Paleontological Monitoring.</b> 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</p> |   |                   |                         |                       |                         |      |          |

| Mitigation Measure/<br>Condition of Approval  | City of San Fernando Action<br>Required | Monitoring Timing | Monitoring<br>Frequency | Responsible<br>Agency | Compliance Verification |      |          |
|---|---|-------------------|-------------------------|-----------------------|-------------------------|------|----------|
|   |   |                   |                         |                       | Initial                 | Date | Comments |
| <p>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.</p> <p>5. <b>Salvage of Fossils.</b> 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</p> |   |                   |                         |                       |                         |      |          |

| Mitigation Measure/<br>Condition of Approval  | City of San Fernando Action<br>Required | Monitoring Timing | Monitoring<br>Frequency | Responsible<br>Agency | Compliance Verification |      |          |
|---|---|-------------------|-------------------------|-----------------------|-------------------------|------|----------|
|   |   |                   |                         |                       | Initial                 | Date | Comments |
| <p>distance may be determined by the project paleontologist).</p> <p>6. <b>Preparation and Curation of Recovered Fossils.</b> 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.</p> <p>7. <b>Final Paleontological Mitigation Report.</b> 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.</p> |   |                   |                         |                       |                         |      |          |

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### Summary of Changes in State Housing Laws

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. By Right Transitional and Permanent Supportive Housing - AB 2162 (2018) and AB 101 (2019). AB 2162 requires the City to change its Zoning Code 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 multi-family uses if it meets specified requirements.
7. 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 dwelling units (ADU's), 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.
8. 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 housing report include information regarding density bonuses that were granted.

9. 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.
10. 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.
11. 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.
12. Emergency and Transitional Housing Act of 2019 - AB 139 (2019). AB 139 established new criteria for evaluating the needs of the homeless population.
13. 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.
14. 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.

**Proposed New/Enhanced Programs for 2021-2029 Housing Element**

1. FACILITATE AFFORDABLE AND SPECIAL NEEDS HOUSING DEVELOPMENT. Enhance existing program to encourage and facilitate affordable and special needs housing through removal of regulatory constraints and by further supporting and guiding applicants through the administrative process. **This is an ongoing program throughout the housing cycle.**
2. CONSERVATION OF EXISTING AND FUTURE AFFORDABLE UNITS. Monitor the status of the existing and future affordable rental housing stock in San Fernando. **This is an ongoing program throughout the housing cycle.**
3. REMOVAL OF GOVERNMENTAL CONSTRAINTS. Continue to monitor Federal and State legislation and minimize governmental constraints to the development, improvement, and maintenance of housing. **This program must be completed by December 2024.**
4. COMMUNITY DEVELOPMENT DEPARTMENT EXPANSION. Establish a Housing Division in the Community Development Department for planning, developing, coordinating, and implementing the City's housing and homeless related services and program, assisting the public in affordable housing development, financing, landlord/tenant services, and other related programs and services. **This is an ongoing program throughout the housing cycle.**
5. SECTION 8 RENTAL SUBSIDIES PROGRAM. Expand the program contracted through a cooperative agreement with the County of Los Angeles Community Development Commission. **The program must be implemented by December 31, 2023 and ongoing throughout the housing cycle.**
6. AFFIRMATIVELY FURTHERING FAIR HOUSING. Expand the range of housing opportunities provided in San Fernando, including housing for seniors on fixed incomes, lower and moderate-income residents (including extremely low-income households), the disabled, large families, female-headed households with children, and the homeless. **This is an ongoing program throughout the housing cycle.**
7. ADEQUATE HOUSING OPPORTUNITY SITES FOR RHNA. To implement the Housing Element, the City is required to approve amendments to the Zoning Code and adjust the zoning designation of select parcels. **This program must be completed by October 15, 2022.**
8. BY-RIGHT APPROVAL OF PROJECTS WITH 20 PERCENT AFFORDABLE UNITS PER AB 1397. Amend the Zoning Code to allow by-right approval of housing development that includes 20 percent affordable units to lower income households. **This program must be implemented by December 31, 2023.**

9. MONITOR RESIDENTIAL CAPACITY PER SB 166. Monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. **This program must be implemented by December 31, 2023 and monitored throughout the housing cycle.**
10. NO NET LOSS OF RESIDENTIAL CAPACITY TO ACCOMMODATE RHNA PER SB 166. Develop a process to track the number of housing units within the city. **This program must be implemented by December 31, 2023 and monitored throughout the housing cycle.**
11. REPLACEMENT UNIT PROGRAM PER GOVERNMENT CODE SECTION 65915, SUBDIVISION (C)(3). Adopt a policy requiring replacement housing units on sites identified in the site inventory when a new development (residential, mixed-use, or non-residential) occurs. **This program must be implemented by December 31, 2024 and monitored throughout the housing cycle.**
12. LOT CONSOLIDATION. Promote lot consolidation provisions and incentives to facilitate development of small lots and adjust incentives or utilize other strategies as appropriate. **This program must be implemented by December 31, 2024 and monitored throughout the housing cycle.**
13. DENSITY BONUS UPDATE. Update the City Density Bonus Ordinance to align with State Density Bonus law and to include objective design standards and incentives for community-focused designs to facilitate development of deed-restricted affordable housing units. **This program must be completed by December 31, 2024.**
14. ACCESSORY DWELLING UNITS (ADU) ORDINANCE UPDATE AND PROGRAM. Amend City ADU regulations to align with current State mandates and continue to distribute informational handouts and brochures to the public at City Hall and on the City's website. **This program must be completed by October 15, 2023.**
15. TRANSITIONAL AND SUPPORTIVE HOUSING. Amend the Zoning Code to align with State law by identifying where transitional and supportive housing are permitted by right and to eliminate parking requirements for supportive housing within 0.5 miles of a public transit stop. **This program must be completed by December 31, 2023.**
16. LOW BARRIER NAVIGATION CENTERS. Amend the Zoning Code to allow Low Barrier Navigation Centers to be developed by right in areas zoned for mixed-use and nonresidential zones where multi-family uses are allowed and appropriate parking. **This program must be completed by December 31, 2024.**
17. EMPLOYEE AND FARMWORKER HOUSING. Amend the Zoning Code to permit employee housing for six or fewer employees as a single-family residential use and to remove agricultural uses from the M-1 and M-2 zones. **This program must be completed by December 31, 2024.**

18. SB 35 PROJECT REVIEW. Develop an application form, checklist, written policy of project review, and approval guidelines to streamline approval process and standards for projects as set forth under Government Code §65913.4 and consistent with HCD’s updated Streamlined Ministerial Approval Process Guidelines. **This program must be completed by December 21, 2023.**
19. HOMELESS PLAN. Create a new Housing Division and hire a Housing Coordinator to focus on housing related matters, such as affordable housing, homelessness, community outreach and education, and funding opportunities to support affordable housing development and rehabilitation. **This program must be completed by December 31, 2024.**
20. CITY HALL REDEVELOPMENT STUDY. Release a Request For Proposals (RFP) for a Site Redevelopment Study and potential public-private partnership for a future mixed-use development that will capitalize on the light rail stop that is planned for San Fernando in 2028. The RFP will state that City Hall will not be relocated, but staff will be temporary relocated during construction only. **RFP must be released by December 31, 2026.**
21. REMOVE SINGLE-FAMILY FROM MULTI-FAMILY ZONES. Amend the Zoning Code to prohibit development of new single-family homes in the Multi-Family zoning districts. Existing single-family homes will be permitted to remain. **This program must be completed by December 31, 2024.**

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



January 11, 2022

Kanika Kith, Director  
Community Development Department  
City of San Fernando  
117 Macneil Street  
San Fernando, CA 91340

Dear Kanika Kith:

**RE: City of San Fernando's 6<sup>th</sup> Cycle (2021-2029) Draft Housing Element**

Thank you for submitting the City of San Fernando's (City) draft housing element received for review on November 12, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

As a reminder, the City's 6<sup>th</sup> cycle housing element was due October 15, 2021. As of today, the City has not completed the housing element process for the 6<sup>th</sup> cycle. The City's 5<sup>th</sup> cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill

(SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: [http://opr.ca.gov/docs/OPR\\_Appendix\\_C\\_final.pdf](http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf) and [http://opr.ca.gov/docs/Final\\_6.26.15.pdf](http://opr.ca.gov/docs/Final_6.26.15.pdf).

HCD appreciates the City's dedication and cooperation in the housing element update. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions, please contact Gerlinde Bernd, of our staff, at [Gerlinde.Bernd@hcd.ca.gov](mailto:Gerlinde.Bernd@hcd.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall". The signature is stylized and cursive.

Paul McDougall  
Senior Program Manager

Enclosure

## APPENDIX CITY OF SAN FERNANDO

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, Building Blocks for Effective Housing Elements (Building Blocks), available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

### **A. Housing Needs, Resources, and Constraints**

1. *Affirmatively further[ing] fair housing (AFFH) in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Public Outreach: The element provides a brief discussion of community outreach conducted in Chapter V.B.1. but it generally does not address affirmatively furthering fair housing (AFFH) requirements. While AFFH outreach can be conducted with the other portions of the housing element, it must also be specific to AFFH. For example, the outreach could specifically target fair housing organizations or neighborhoods with relatively concentrated poverty for input related to housing and community development needs and access to opportunities such as education and transportation.

Assessment of Fair Housing: The element reports and maps data on some components of the assessment of fair housing (e.g., segregation and integration, disparities in access to opportunity) but it must also analyze the information, such as evaluating patterns, trends, conditions and circumstances, coincidence with other components of the assessment of fair housing and the effectiveness of past and current strategies to promote inclusive and equitable communities. This analysis should be complemented by local data and knowledge, including input from commenters, and other relevant factors as described below.

Enforcement: The element mentions local capacity for fair housing education and outreach, but it should also address any trends and characteristics of fair housing complaints and enforcement. In addition, the element should address compliance with existing fair housing laws as well as any past or current fair housing lawsuits, findings, settlements, judgements, or complaints. Based on the outcomes of this evaluation, the element should summarize issues, identify contributing factors, and formulate meaningful goals and actions as described below.

Sites Inventory and AFFH: The element includes some general discussion about the identification of adequate sites and affirmatively further fair housing but generally does



not address this requirement. The analysis must examine sites by location, number of units by income group, impact of identified sites on existing patterns of socio-economic concentrations and any isolation of the RHNA by income group to determine whether sites improve or exacerbate conditions. The analysis should address all components of the assessment of fair housing (e.g., segregation and integration, disparities in access to opportunity and disproportionate housing needs including displacement). If sites exacerbate conditions, the element should identify further program actions that will be taken to promote inclusive communities and equitable quality of life throughout the community (e.g., new housing choices and affordability, anti-displacement, and place-based community revitalization strategies).

Local Data and Knowledge: The element should incorporate local data and knowledge of the jurisdiction into the AFFH section. To assist in meeting this requirement, the element should provide local data not captured in regional, state, or federal data analysis. For example, the element notes differences in the age of the housing stock, but it should incorporate information from the housing condition survey (p. 25) to better evaluate difference in housing conditions to formulate appropriate policies and programs. Also, the element points out differences in neighborhoods by income group but should supplement that data with local knowledge such as housing conditions or other factors that indicate differences in quality of life.

Other Relevant Factors: The element must include other relevant factors that contribute to fair housing issues in the jurisdiction. The element should analyze historical land use, zoning, governmental and nongovernmental spending, including transportation investments, demographic trends, historical patterns of segregation, or other information that may have impeded housing choices and mobility.

Contributing Factors: The element should re-assess and, particularly, prioritize contributing factors upon completion of the analysis and make revisions as appropriate.

Goals, Actions, Metrics, and Milestones: Goals and actions must create meaningful impact to overcome contributing factors to fair housing issues. Currently, programs are not sufficient to facilitate meaningful change and address AFFH requirements. Based on the outcomes of a complete analysis, the element must be revised to add or modify goals and actions accordingly. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have metrics and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection. For further guidance, please visit HCD's Affirmatively Furthering Fair Housing in California webpage at <https://www.hcd.ca.gov/community-development/affh/index.shtml>.

- 2. Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

Extremely Low-Income Households (ELI): While the element includes some basic information regarding ELI households such as the number of households, it must also include an analysis of their housing needs to better formulate policies and programs. For example, the element should analyze tenure, cost burden, and other household characteristics then examine the availability of resources to determine gaps in housing needs. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml>.

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Parcel Listing: The element lists parcels by various factors such as size, zoning, general plan designation and existing use. However, the description of existing use is generic and should include sufficient detail to facilitate an analysis of the potential for additional development on nonvacant sites. For example, many sites describe existing uses as commercial by year built. Instead, the inventory could also describe condition, improvement to land value, vacancies, expiring leases, lack of improvements or other indicators of use turnover, expressed interest in residential development and an existing floor area 0.1 versus allowable floor area (e.g., “underutilization index”).

Nonvacant Sites: While the element identifies nonvacant sites to accommodate the regional housing need for lower-income households, it must include a methodology that demonstrates the potential for additional development in the planning period. The methodology must consider factors including the extent to which existing uses may constitute an impediment to additional residential development, past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites. (Gov. Code, § 65583.2, subd. (g).) For example, the element describes factors utilized in identifying nonvacant sites, but it should also examine development trends and past experience to support these factors and relate those circumstances to identified sites. Additionally, the element should include some discussion on whether existing uses preclude redevelopment and how planned regulatory and other incentives, such as the mixed-use overlay, can encourage redevelopment.

In addition, if the housing element relies upon nonvacant sites to accommodate more than 50 percent of the regional housing needs allocation (RHNA) for lower-income households, it must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

Realistic Capacity: The element (p. 67) mentions an assumption of 75 percent of maximum allowable densities to calculate residential capacity on identified sites. However, the element should include supporting information on typical densities of existing or approved residential developments at a similar affordability level. For example, the element mentions the calculation is based on recent projects, but it could list these projects by zone, acreage, built density, allowable density, level of affordability and presence of exceptions, such as a density bonus.

In addition, the element appears to assume residential development on sites with zoning that allows 100 percent nonresidential uses. While the element mentions the mixed-use overlay, it must still account for the likelihood of nonresidential uses given base zoning. For example, the element could analyze all development activity in these nonresidential zones, how often residential development occurs and adjust residential capacity calculation, policies, and programs accordingly. The element should include analysis based on factors such as development trends, performance standards or other relevant factors.

City-Owned Sites: The element should include a discussion of City-Owned sites (e.g., City Hall) identified to accommodate the RHNA. Specifically, the analysis should address whether existing uses impede additional development, any known conditions that preclude development in the planning period, the potential schedule for development and necessary actions to facilitate development (e.g., consolidation) as intended in the sites inventory. In addition, the housing element must include a description of whether there are any plans to dispose of the properties during the planning period and how the jurisdiction will comply with the Surplus Land Act (commencing with Government Code section 54220) and add or modify programs as appropriate.

Environmental Constraints: While the element generally describes a few environmental conditions, it must relate those conditions to identified sites and describe any other known environmental or other constraints (e.g., easements, conditions and restrictions, site shape and known contamination) that could impact housing development on identified sites in the planning period.

Infrastructure: The element describes infrastructure limitations (p. 60) in the City. However, it must also demonstrate sufficient total water and sewer capacity (existing and planned) to accommodate the RHNA and include programs if necessary.

For your information, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers. While the element discusses the City will deliver the adopted housing element and coordinate with providers, it also appears to indicate the City is a water provider. As a result, the element should discuss whether the City has procedures to grant priority and include programs if necessary. For additional information and sample cover memo, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/priority-for-water-sewer.shtml>.

Accessory Dwelling Units (ADU): ADUs may be counted toward the RHNA based on past permitted units and other factors. In the element, the City projects 100 ADUs per year based on 80 ADUs permitted over the last three years. These past trends do not support an assumption of 100 ADUs per year. The element states the increase is based on a consistent trend; however, the trend appears consistent around 80 ADUs a year. As a result, the element should either adjust assumptions or include analysis based on additional trends, other relevant factors and policies and programs.

Sites Identified in Prior Planning Periods: Sites identified in prior planning periods shall not be deemed adequate to accommodate the housing needs for lower-income households unless a program rezones sites to permit housing development by right pursuant to statutory requirements. While the element has a program, it should also denote which sites were previously identified in prior planning periods and include programs as appropriate.

Electronic Sites Inventory Form: Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml> for a copy of the form and instructions. The City can reach out to HCD at [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov) for technical assistance. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov).

4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

Land Use Controls: The element must identify and analyze all relevant land-use controls impacts as potential constraints on a variety of housing types. The analysis should analyze land-use controls independently and cumulatively with other land-use controls. The analysis should specifically address requirements related to multifamily lot coverages. The analysis should address any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities and include programs to address identified constraints.

Processing and Permit Procedures: The element discusses a typical review process for a single-family residence but should also evaluate the typical process for a multifamily development, particularly as anticipated in the element. The analysis should address the approval body, typical number of hearings if any, approval findings and typical timeframes. The analysis should evaluate impacts on cost, supply (whether project densities are reduced in the approval process), timing and approval certainty and add or modify programs as appropriate.

Housing for Persons with Disabilities: The element notes the City adopted a reasonable accommodation procedure; however, it should describe and analyze that procedure, including approval findings, for any constraints on housing for persons with disabilities. In addition, the element indicates group homes for seven or more persons are subject to a conditional use permit (CUP). The element must analyze the CUP procedure as constraints on housing for persons with disabilities and add or modify programs to promote objectivity and approval certainty for these housing types.

SB 35 Streamlined Ministerial Approval Process: The element must clarify whether there are written procedures for SB 35 (Chapter 366, Statutes of 2017) Streamlined Ministerial Approval Process and add a program to address these requirements.

Building Codes and their Enforcement: The element provides an overview of the building code implementation in the City, but it should also identify any local amendments to the building code and analyze impacts on the cost and supply of housing.

## **B. Housing Programs**

1. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory... Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels... (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding A3, the element does not include a complete site analysis. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

- *Program 11 (Adequate Housing Opportunity Sites for RHNA)*: The Program should be revised to meet all requirements pursuant to Government Code section 65583.2, subdivision (h) and (i), specifically permit at least 16 units per site. In addition, the Program should commit to a minimum acreage to be rezoned.
- *Program 16 (Lot Consolidation)*: The Program should commit to proactively coordinate with property owners (beyond posting on the City's website) on a specific timeframe (e.g., annually) and include a discrete timeline for adjusting incentives or utilizing other strategies (e.g., within six months of monitoring effectiveness).
- *Program 14 (No Net Loss of Residential Capacity to Accommodate RHNA)*: The Program should commit to when the City will establish a process.
- *City-Owned Sites*: The Program should be revised with actions based on a complete analysis of City-owned properties, including a schedule of actions to

facilitate development such as requests for proposals, coordination with property owners, incentives, and permit streamlining.

2. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

Program 4 (Facilitate Affordable and Special Needs Housing Development): The Program includes commitment to annually apply for funding, but is should also commit to similar timing for the other listed actions in the Program (e.g., contact, coordination, and support to developers).

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Findings A4, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

4. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding A1, the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs.

5. *Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households. For purposes of this paragraph, "accessory dwelling units" has the same meaning as "accessory dwelling unit" as defined in paragraph (4) of subdivision (i) of Section 65852.2. (Gov. Code, § 65583, subd. (c)(7).)*

Program 18 (Accessory Dwelling Units): The Program should go beyond exploring the possibility of waiving fees and make a specific commitment to establish incentives in the planning period. Also, in addition to monitoring program effectiveness, the Program should commit to alternative actions (e.g., incentives, rezoning) within a specified timeframe (e.g., six months) if ADUs are not produced or affordable as assumed in the element.

### **C. Quantified Objectives**

*Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)*

The element must include quantified objectives to establish an estimate of housing units by income category that can be constructed, rehabilitated, and conserved over the planning period. For more information, please see the Building Blocks at <https://www.hcd.ca.gov/community-development/building-blocks/program-requirements/program-overview.shtml>.

### **D. Public Participation**

*Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)*

While the element includes a general summary of the public participation process (pp. 7-8), it should also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. The element could describe the efforts to circulate the housing element among low- and moderate-income households and organizations that represent them and to involve such groups and persons in the element throughout the process.

In addition, the element (Appendix A) should summarize the public comments and describe how they were considered and incorporated into the element.

In addition, the City should confirm if the element was available to the public concurrent with its submittal to HCD. Providing an opportunity for the public to review and comment on a draft of the element in advance of submission is a statutory mandate ensuring the City makes a diligent effort to encourage the public's participation in the development of the element. Not providing the opportunity for the public reduces HCD's ability to consider public comments in its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including revising the document where appropriate. HCD's future review will consider the extent to which the revised element documents how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.

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# HCD Review Comments (received 1/11/22)

## A. Housing Needs, Resources, and Constraints

1 AB4:E19ffirmatively further[ing] fair housing (AFFH) in accordance with Chapter 15 (commencing with Section

|  |   | Addressed in Section                            | Page(s)      |
|--|---|---|--------------|
|  | <p><b>Public Outreach:</b> The element provides a brief discussion of community outreach conducted in Chapter V.B.1. but it generally does not address affirmatively furthering fair housing (AFFH) requirements. While AFFH outreach can be conducted with the other portions of the housing element, it must also be specific to AFFH. For example, the outreach could specifically target fair housing organizations or neighborhoods with relatively concentrated poverty for input related to housing and community development needs and access to opportunities such as education and transportation.</p>  | I. Introduction Section E. Public Participation | pg. 8        |
|  |   | V. AFFH Section B. Key Data and Background      | pg. 88       |
|  |   | V. AFFH Section C. Assessment of Fair Housing   | pg. 90       |
|  | <p><b>Assessment of Fair Housing:</b> The element reports and maps data on some components of the assessment of fair housing (e.g., segregation and integration, disparities in access to opportunity) but it must also analyze the information, such as evaluating patterns, trends, conditions and circumstances, coincidence with other components of the assessment of fair housing and the effectiveness of past and current strategies to promote inclusive and equitable communities. This analysis should be complemented by local data and knowledge, including input from commenters, and other relevant factors as described below.</p>  | V. AFFH Section C. Assessment of Fair Housing   | pg. 88-143   |
|  |   | V. AFFH Section D. Summary of Fair Housing      | pg.147       |
|  |   | V. AFFH Section E. Contributing Factors         | pg. 153      |
|  | <p><b>Enforcement:</b> The element mentions local capacity for fair housing education and outreach, but is should also address any trends and characteristics of fair housing complaints and enforcement. In addition, the element should address compliance with existing fair housing laws as well as any past or current fair housing lawsuits, findings, settlements, judgements, or complaints. Based on the outcomes of this evaluation, the element should summarize issues, identify contributing factors, and formulate meaningful goals and actions as described below.</p>   | V. AFFH Section C. Assessment of Fair Housing   | pg. 88       |
|  | <p><b>Sites Inventory and AFFH:</b> The element includes some general discussion about the identification of adequate sites and affirmatively further fair housing but generally does not address this requirement. The analysis must examine sites by location, number of units by income group, impact of identified sites on existing patterns of socio-economic concentrations and any isolation of the RHNA by income group to determine whether sites improve or exacerbate conditions. The analysis should address all components of the assessment of fair housing (e.g., segregation and integration, disparities in access to opportunity and disproportionate housing needs including displacement). If sites exacerbate conditions, the element should identify further program actions that will be taken to promote inclusive communities and equitable quality of life throughout the community (e.g., new housing choices and affordability, anti-displacement, and place-based community revitalization strategies).</p> | V. AFFH Section C. Assessment of Fair Housing   | pg. 90 - 146 |

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|  | <p><b>Local Data and Knowledge:</b> The element should incorporate local data and knowledge of the jurisdiction into the AFFH section. To assist in meeting this requirement, the element should provide local data not captured in regional, state, or federal data analysis. For example, the element notes differences in the age of the housing stock, but it should incorporate information from the housing condition survey (p. 25) to better evaluate difference in housing conditions to formulate appropriate policies and programs. Also, the element points out differences in neighborhoods by income group but should supplement that data with local knowledge such as housing conditions or other factors that indicate differences in quality of life.</p>  | V. AFFH Section B. Key Data and Background                                   | pg. 87 - 90  |
|  | <p><b>Other Relevant Factors:</b> The element must include other relevant factors that contribute to fair housing issues in the jurisdiction. The element should analyze historical land use, zoning, governmental and nongovernmental spending, including transportation investments, demographic trends, historical patterns of segregation, or other information that may have impeded housing choices and mobility.</p>  | V. AFFH Section E. Identification and Prioritization of Contributing Factors | pg.152 - 155 |
|  | <p><b>Contributing Factors:</b> The element should re-assess and, particularly, prioritize contributing factors upon completion of the analysis and make revisions as appropriate.</p>   | V. AFFH Section E. Identification and Prioritization of Contributing Factors | pg.152 - 153 |
|  | <p><b>Goals, Actions, Metrics, and Milestones:</b> Goals and actions must create meaningful impact to overcome contributing factors to fair housing issues. Currently, programs are not sufficient to facilitate meaningful change and address AFFH requirements. Based on the outcomes of a complete analysis, the element must be revised to add or modify goals and actions accordingly. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have metrics and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection. For further guidance, please visit HCD's Affirmatively Furthering Fair Housing in California webpage at <a href="https://www.hcd.ca.gov/community-development/affh/index.shtml">https://www.hcd.ca.gov/community-development/affh/index.shtml</a>.</p> | V. AFFH Section F. Implementation Actions                                    | pg.154 - 155 |

**2** *Include an analysis and documentation of household characteristics, including level of payment compared to ability*

|  |  | Addressed in Section | Page(s) |
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|  | <p><b>Extremely Low-Income Households (ELI):</b> While the element includes some basic information regarding ELI households such as the number of households, it must also include an analysis of their housing needs to better formulate policies and programs. For example, the element should analyze tenure, cost burden, and other household characteristics then examine the availability of resources to determine gaps in housing needs. For additional information, see the Building Blocks at <a href="http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml">http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml</a>.</p> |                      |         |

3 An inventory of land suitable and available for residential development, including vacant sites and sites having

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|  | <p><b>Parcel Listing:</b> The element lists parcels by various factors such as size, zoning, general plan designation and existing use. However, the description of existing use is generic and should include sufficient detail to facilitate an analysis of the potential for additional development on nonvacant sites. For example, many sites describe existing uses as commercial by year built. Instead, the <b>inventory could also describe condition, improvement to land value, vacancies, expiring leases, lack of improvements or other indicators of use turnover, expressed interest in residential development and an existing floor area 0.1 versus allowable floor area (e.g., “underutilization index”).</b></p>  | Appendix C: Opportunity Sites Inventory                          | pg. 191 - 195 |
|  | <p><b>Nonvacant Sites:</b> While the element identifies nonvacant sites to accommodate the regional housing need for lower-income households, it must include a methodology that demonstrates the potential for additional development in the planning period. The methodology must consider factors including the extent to which existing uses may constitute an impediment to additional residential development, past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites. (Gov. Code, § 65583.2, subd. (g).) For example, the element describes factors utilized in identifying nonvacant sites, but it should also examine development trends and past experience to support these factors and relate those circumstances to identified sites. Additionally, the element should include some discussion on whether existing uses preclude redevelopment and how planned regulatory and other incentives, such as the mixed-use overlay, can encourage redevelopment. In addition, if the housing element relies upon nonvacant sites to accommodate more than 50 percent of the regional housing needs allocation (RHNA) for lower-income households, it must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.</p> | II. Housing Needs Assessment B. Household Income                 | pg. 17 - 18   |
|  | <p><b>Realistic Capacity:</b> The element (p. 67) mentions an assumption of 75 percent of maximum allowable densities to calculate residential capacity on identified sites. However, the element should include supporting information on typical densities of existing or approved residential developments at a similar affordability level. For example, the element mentions the calculation is based on recent projects, but it could list these projects by zone, acreage, built density, allowable density, level of affordability and presence of exceptions, such as a density bonus. In addition, the element appears to assume residential development on sites with zoning that allows 100 percent nonresidential uses. While the element mentions the mixed-use overlay, it must still account for the likelihood of nonresidential uses given base zoning. For example, the element could analyze all development activity in these nonresidential zones, how often residential development occurs and adjust residential capacity calculation, policies, and programs accordingly. The element should include analysis based on factors such as development trends, performance standards or other relevant factors.</p>   | IV. Housing Opportunities B. Housing Opportunity Sites Inventory | pg.73 - 74    |

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| <p><b>City-Owned Sites:</b> The element should include a discussion of City-Owned sites (e.g., City Hall) identified to accommodate the RHNA. Specifically, the analysis should address whether existing uses impede additional development, any known conditions that preclude development in the planning period, the potential schedule for development and necessary actions to facilitate development (e.g., consolidation) as intended in the sites inventory. In addition, the housing element must include a description of whether there are any plans to dispose of the properties during the planning period and how the jurisdiction will comply with the Surplus Land Act (commencing with Government Code section 54220) and add or modify programs as appropriate.</p>  | <p>IV. Housing Opportunities B. Housing Opportunity Sites Inventory</p>   | <p>pg.75</p>                                  |
| <p><b>Environmental Constraints:</b> While the element generally describes a few environmental conditions, it must relate those conditions to identified sites and describe any other known environmental or other constraints (e.g., easements, conditions and restrictions, site shape and known contamination) that could impact housing development on identified sites in the planning period.</p>  | <p>III. Housing Constraints C. Environmental and Infrastructure Constraints</p>   | <p>pg. 173</p>                                |
| <p><b>Infrastructure:</b> The element describes infrastructure limitations (p. 60) in the City. However, it must also demonstrate sufficient total water and sewer capacity (existing and planned) to accommodate the RHNA and include programs if necessary. For your information, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers. While the element discusses the City will deliver the adopted housing element and coordinate with providers, it also appears to indicate the City is a water provider. As a result, the element should discuss whether the City has procedures to grant priority and include programs if necessary. For additional information and sample cover memo, see the Building Blocks at <a href="http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/priority-for-water-sewer.shtml">http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/priority-for-water-sewer.shtml</a>.</p> | <p>III. Housing Constraints C. Environmental and Infrastructure Constraints</p>   | <p>pg. 65 - 67</p>                            |
| <p><b>Accessory Dwelling Units (ADU):</b> ADUs may be counted toward the RHNA based on past permitted units and other factors. In the element, the City projects 100 ADUs per year based on 80 ADUs permitted over the last three years. These past trends do not support an assumption of 100 ADUs per year. The element states the increase is based on a consistent trend; however, the trend appears consistent around 80 ADUs a year. As a result, the element should either adjust assumptions or include analysis based on additional trends, other relevant factors and policies and programs.</p>   | <p>III. Housing Constraints<br/>Government Constraints - ADU Definition</p> <p>IV. Housing Opportunities A. Land Resources</p> <p>VI. Housing Plan A. Goal Policies Programs Goal 5.0 Program 8. Accessory Dwelling Units</p> | <p>pg. 48</p> <p>pg.69 -70</p> <p>pg. 170</p> |
| <p><b>Sites Identified in Prior Planning Periods:</b> Sites identified in prior planning periods shall not be deemed adequate to accommodate the housing needs for lower-income households unless a program rezones sites to permit housing development by right pursuant to statutory requirements. While the element has a program, it should also denote which sites were previously identified in prior planning periods and include programs as appropriate.</p>  | <p>VI. Housing Plan A. Goal Policies Programs Goal 5.0 Program 1. Adequate Housing opportunity Sites for RHNA</p>   | <p>pg. 165 - 166</p>                          |
| <p><b>Electronic Sites Inventory Form:</b> Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at <a href="https://www.hcd.ca.gov/community-development/housing-element/index.shtml">https://www.hcd.ca.gov/community-development/housing-element/index.shtml</a> for a copy of the form and instructions. The City can reach out to HCD at <a href="mailto:sitesinventory@hcd.ca.gov">sitesinventory@hcd.ca.gov</a> for technical assistance. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to <a href="mailto:sitesinventory@hcd.ca.gov">sitesinventory@hcd.ca.gov</a>.</p>  | <p>See: Electronic Sites Inventory for HCD.xlsx</p>   |   |

*4 An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development*

|  |  | <b>Addressed in Section</b>  | <b>Page(s)</b> |
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|  | <b>Land Use Controls:</b> The element must identify and analyze all relevant land-use controls impacts as potential constraints on a variety of housing types. The analysis should analyze land-use controls independently and cumulatively with other land-use controls. The analysis should specifically address requirements related to multifamily lot coverages. The analysis should address any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities and include programs to address identified constraints.              | III. Housing Constraints A.<br>Governmental Constraints  | pg. 39-44      |
|  | <b>Processing and Permit Procedures:</b> The element discusses a typical review process for a single-family residence but should also evaluate the typical process for a multifamily development, particularly as anticipated in the element. The analysis should address the approval body, typical number of hearings if any, approval findings and typical timeframes. The analysis should evaluate impacts on cost, supply (whether project densities are reduced in the approval process), timing and approval certainty and add or modify programs as appropriate.                               | III. Housing Constraints A.<br>Governmental Constraints  | pg. 57 - 62    |
|  | <b>Housing for Persons with Disabilities:</b> The element notes the City adopted a reasonable accommodation procedure; however, it should describe and analyze that procedure, including approval findings, for any constraints on housing for persons with disabilities. In addition, the element indicates group homes for seven or more persons are subject to a conditional use permit (CUP). The element must analyze the CUP procedure as constraints on housing for persons with disabilities and add or modify programs to promote objectivity and approval certainty for these housing types. | II. Housing Needs Assessment<br>A. Governmental constraints  | pg. 50 - 53    |
|  | <b>SB 35 Streamlined Ministerial Approval Process:</b> The element must clarify whether there are written procedures for SB 35 (Chapter 366, Statutes of 2017) Streamlined Ministerial Approval Process and add a program to address these requirements.   | III. Housing Constraints A.<br>Governmental Constraints  | pg. 60         |
|  |  | VI. Housing Plan A. Goal Policies<br>Programs Goal 5.0 Program 12.<br>Efficient Project Review Under<br>SB35 | pg. 172        |
|  | <b>Building Codes and their Enforcement:</b> The element provides an overview of the building code implementation in the City, but it should also identify any local amendments to the building code and analyze impacts on the cost and supply of housing.  | III. Housing Constraints A.<br>Governmental Constraints  | pg. 61 - 62    |

## B. Housing Programs

*1 Identify actions that will be taken to make sites available during the planning period with appropriate zoning and As noted in Finding A3, the element does not include a complete site analysis. Based on the results of a complete*

|          |  | Addressed in Section  | Page(s)       |
|----------|--|---|---------------|
|          | <b>Program 11 (Adequate Housing Opportunity Sites for RHNA):</b> The Program should be revised to meet all requirements pursuant to Government Code section 65583.2, subdivision (h) and (i), specifically permit at least 16 units per site. In addition, the Program should commit to a minimum acreage to be rezoned.   | VI. Housing Plan A. Goal Policies Programs Goal 5.0 Program 1. Adequate Housing Sites for RHNA                              | pg. 165 - 166 |
|          | <b>Program 16 (Lot Consolidation):</b> The Program should commit to proactively coordinate with property owners (beyond posting on the City's website) on a specific timeframe (e.g., annually) and include a discrete timeline for adjusting incentives or utilizing other strategies (e.g., within six months of monitoring effectiveness).  | VI. Housing Plan A. Goal Policies Programs Goal 5.0 Program 6. Lot Consolidation  | pg. 168 - 169 |
|          | <b>Program 14 (No Net Loss of Residential Capacity to Accommodate RHNA):</b> The Program should commit to when the City will establish a process.  | VI. Housing Plan A. Goal Policies Programs Goal 5.0 Program 4. No Net Loss of Residential Capacity                          | pg. 167 - 168 |
|          | <b>City-Owned Sites:</b> The Program should be revised with actions based on a complete analysis of City-owned properties, including a schedule of actions to facilitate development such as requests for proposals, coordination with property owners, incentives, and permit streamlining.   | VI. Housing Plan A. Goal Policies Programs Goal 5.0 Program 14. City Hall Redevelopment Study                               | pg. 173       |
| <b>2</b> | <i>The housing element shall contain programs which assist in the development of adequate housing to meet the</i>  |   |               |
|          | <b>Program 4 (Facilitate Affordable and Special Needs Housing Development):</b> The Program includes commitment to annually apply for funding, but is should also commit to similar timing for the other listed actions in the Program (e.g., contact, coordination, and support to developers).   | VI. Housing Plan A. Goal Policies Programs Goal 2.0 Program 1. Facilitate Affordable and Special Needs Housing Developments | pg. 159 - 160 |
| <b>3</b> | <i>Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to</i>   |   |               |
|          | As noted in Findings A4, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.   | VI. Housing Plan A. Goal Policies Programs Goal 2.0 Program 3. Removal of Governmental Constraints                          | pg. 160 - 161 |
| <b>4</b> | <i>Promote and affirmatively further fair housing opportunities and promote housing throughout the community or</i>  |   |               |
|          | As noted in Finding A1, the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs.   | VI. Housing Plan A. Goal Policies Programs Goal 3.0 Program 4. Affirmatively Furthering Fair Housing                        | pg. 163       |
| <b>5</b> | <i>Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at</i>   |   |               |
|          | <b>Program 18 (Accessory Dwelling Units):</b> The Program should go beyond exploring the possibility of waiving fees and make a specific commitment to establish incentives in the planning period. Also, in addition to monitoring program effectiveness, the Program should commit to alternative actions (e.g., incentives, rezoning) within a specified timeframe (e.g., six months) if ADUs are not produced or affordable as assumed in the element. | VI. Housing Plan A. Goal Policies Programs Goal 5.0 Program 8. Accessory Dwelling Units                                     | pg. 170       |

## C. Quantified Objectives

| 1 <i>Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a</i> |   |   |         |
|---|---|---|---------|
|   |   | Addressed in Section                      | Page(s) |
|   | The element must include quantified objectives to establish an estimate of housing units by income category that can be constructed, rehabilitated, and conserved over the planning period. For more information, please see the Building Blocks at <a href="https://www.hcd.ca.gov/community-development/building-blocks/program-requirements/program-overview.shtml">https://www.hcd.ca.gov/community-development/building-blocks/program-requirements/program-overview.shtml</a> . | VI. Housing Plan B. Quantified Objectives | pg. 174 |

## D. Public Participation

| 1 <i>Local governments shall make a diligent effort to achieve public participation of all economic segments of the</i> |   |   |               |
|---|---|---|---------------|
|   |   | Addressed in Section                    | Page(s)       |
|   | While the element includes a general summary of the public participation process (pp. 7-8), it should also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. The element could describe the efforts to circulate the housing element among low- and moderate-income households and organizations that represent them and to involve such groups and persons in the element throughout the process.  | I. Introduction E. Public Participation | pg. 7-9       |
|   | In addition, the element (Appendix A) should summarize the public comments and describe how they were considered and incorporated into the element.   | Appendix A. Public Participation        | pg. 175 - 184 |
|   | In addition, the City should confirm if the element was available to the public concurrent with its submittal to HCD. Providing an opportunity for the public to review and comment on a draft of the element in advance of submission is a statutory mandate ensuring the City makes a diligent effort to encourage the public's participation in the development of the element. Not providing the opportunity for the public reduces HCD's ability to consider public comments in its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including revising the document where appropriate. HCD's future review will consider the extent to which the revised element documents how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter. | I. Introduction E. Public Participation | pg. 7-9       |

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January 13, 2022

Mr. Gerardo Marquez, Interim Senior Planner  
City of San Fernando  
117 North MacNeil Street  
San Fernando, California 91340  
Phone: (818) 837-1540  
E-mail: [gmarquez@sfcity.org](mailto:gmarquez@sfcity.org)

**RE: SCAG Comments on the Initial Study/Mitigated Negative Declaration for the San Fernando Housing Element Update [SCAG NO. IGR10542]**

Dear Mr. Marquez,

Thank you for submitting the Notice of Intent to adopt a Mitigated Negative Declaration (IS/MND) for the San Fernando Housing Element Update ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. The proposed project includes updates to the General Plan Housing and Safety Elements as well as incorporation of new General Plan Environmental Justice policies.

Based on SCAG staff's review, the proposed project supports overall the goals of the 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS or Connect SoCal). SCAG staff comments are detailed in the attachment to this letter.

When available, please send project related documents and notices to [IGR@scag.ca.gov](mailto:IGR@scag.ca.gov). If you have any questions regarding the attached comments, please contact the Intergovernmental Review (IGR) Program, attn.: Anita Au, Senior Regional Planner, at (213) 236-1874 or [IGR@scag.ca.gov](mailto:IGR@scag.ca.gov). Thank you.

Sincerely,

Frank Wen, Ph.D.  
Manager, Planning Strategy Department

SOUTHERN CALIFORNIA  
ASSOCIATION OF GOVERNMENTS  
900 Wilshire Blvd., Ste. 1700  
Los Angeles, CA 90017  
T: (213) 236-1800  
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**COMMENTS ON THE NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION FOR  
SAN FERNANDO HOUSING ELEMENT UPDATE [SCAG NO. IGR10542]**

**SUMMARY**

Pursuant to Senate Bill (SB) 375, SCAG is the designated Regional Transportation Planning Agency under state law and is responsible for preparation of the Regional Transportation Plan (RTP) including the Sustainable Communities Strategy (SCS). SCAG’s feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) goals and align with RTP/SCS policies.

Based on SCAG staff review, the proposed project generally supports the applicable goals of the 2020 Connect SoCal, however the references to population growth in the IS/MND are not based on the growth forecasts adopted as part of the 2020 Connect SoCal.

**CONNECT SOCIAL GOALS**

The SCAG Regional Council fully adopted [Connect SoCal](#) in September 2020. Connect SoCal, also known as the 2020 – 2045 RTP/SCS, builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health. The goals included in Connect SoCal may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project. Among the relevant goals of Connect SoCal are the following:

| SCAG CONNECT SOCIAL GOALS |  |
|---------------------------|--|
| Goal #1:                  | <i>Encourage regional economic prosperity and global competitiveness</i>   |
| Goal #2:                  | <i>Improve mobility, accessibility, reliability and travel safety for people and goods</i>                           |
| Goal #3:                  | <i>Enhance the preservation, security, and resilience of the regional transportation system</i>                      |
| Goal #4:                  | <i>Increase person and goods movement and travel choices within the transportation system</i>                        |
| Goal #5:                  | <i>Reduce greenhouse gas emissions and improve air quality</i>   |
| Goal #6:                  | <i>Support healthy and equitable communities</i>   |
| Goal #7:                  | <i>Adapt to a changing climate and support an integrated regional development pattern and transportation network</i> |
| Goal #8:                  | <i>Leverage new transportation technologies and data-driven solutions that result in more efficient travel</i>       |
| Goal #9:                  | <i>Encourage development of diverse housing types in areas that are supported by multiple transportation options</i> |
| Goal #10:                 | <i>Promote conservation of natural and agricultural lands and restoration of habitats</i>                            |

**Connect SoCal Strategies**

To achieve the goals of Connect SoCal, a wide range of land use and transportation strategies are included in the accompanying twenty (20) technical reports. To view Connect SoCal and the accompanying technical reports, please visit the [Connect SoCal webpage](#). Connect SoCal builds upon the progress from previous RTP/SCS cycles and continues to focus on integrated, coordinated, and balanced planning for land use and transportation that helps the SCAG region strive towards a more sustainable region, while meeting statutory requirements pertinent to RTP/SCSs. These strategies within the regional context are provided as guidance for lead agencies such as local jurisdictions when the proposed project is under consideration.

**SCAG Staff Comments**

*SCAG staff recommends that you review 2020 Connect SoCal and consider its adopted goals and policies when finalizing the proposed project.*

**DEMOGRAPHICS AND GROWTH FORECASTS**

A key, formative step in projecting future population, households, and employment through 2045 for Connect SoCal was the generation of a forecast of regional and county level growth in collaboration with expert demographers and economists on Southern California. From there, jurisdictional level forecasts were ground-truthed by subregions and local agencies, which helped SCAG identify opportunities and barriers to future development. This forecast helps the region understand, in a very general sense, where we are expected to grow, and allows SCAG to focus attention on areas that are experiencing change and may have increased transportation needs. After a year-long engagement effort with all 197 jurisdictions one-on-one, 82 percent of SCAG’s 197 jurisdictions provided feedback on the forecast of future growth for Connect SoCal. SCAG also sought feedback on potential sustainable growth strategies from a broad range of stakeholder groups – including local jurisdictions, county transportation commissions, other partner agencies, industry groups, community-based organizations, and the general public. Connect SoCal utilizes a bottom-up approach in that total projected growth for each jurisdiction reflects feedback received from jurisdiction staff, including city managers, community development/planning directors, and local staff. Growth at the neighborhood level (i.e., transportation analysis zone (TAZ) reflects entitled projects and adheres to current general and specific plan maximum densities as conveyed by jurisdictions (except in cases where entitled projects and development agreements exceed these capacities as calculated by SCAG). Neighborhood level growth projections also feature strategies that help to reduce greenhouse gas emissions (GHG) from automobiles and light trucks to achieve Southern California’s GHG reduction target, approved by the California Air Resources Board (CARB) in accordance with state planning law. Connect SoCal’s Forecasted Development Pattern is utilized for long range modeling purposes and does not supersede actions taken by elected bodies on future development, including entitlements and development agreements. SCAG does not have the authority to implement the plan -- neither through decisions about what type of development is built where, nor what transportation projects are ultimately built, as Connect SoCal is adopted at the jurisdictional level. Achieving a sustained regional outcome depends upon informed and intentional local action. To access jurisdictional level growth estimates and forecasts for years 2016 and 2045, please refer to the [Connect SoCal Demographics and Growth Forecast Technical Report](#). The growth forecasts for the region and applicable jurisdictions are below.

|            | Adopted SCAG Region Wide Forecasts |            |            |            | Adopted City of San Fernando Forecasts |           |           |           |
|------------|------------------------------------|------------|------------|------------|--|-----------|-----------|-----------|
|            | Year 2020                          | Year 2030  | Year 2035  | Year 2045  | Year 2020                              | Year 2030 | Year 2035 | Year 2045 |
| Population | 19,517,731                         | 20,821,171 | 21,443,006 | 22,503,899 | 24,707                                 | 25,717    | 26,209    | 27,119    |
| Households | 6,333,458                          | 6,902,821  | 7,170,110  | 7,633,451  | 6,197                                  | 6,638     | 6,823     | 7,146     |
| Employment | 8,695,427                          | 9,303,627  | 9,566,384  | 10,048,822 | 11,644                                 | 11,923    | 12,063    | 12,504    |

**SCAG Staff Comments**

The discussion in Section 14 Population and Housing starting on page 103 of the IS/MND indicates that population forecasts were not based on the most recently adopted SCAG 2020 Connect SoCal Regional Growth Forecasts. SCAG staff recommends updating the discussion to reflect the latest regional growth forecasts, as provided in the table above.

**MITIGATION**

**SCAG Staff Comments**

SCAG staff recommends that you review the [Final Program Environmental Impact Report](#) (Final PEIR) for Connect SoCal for guidance, as appropriate. SCAG’s Regional Council certified the PEIR and adopted the associated Findings of Fact and a Statement of Overriding Considerations (FOF/SOC) and Mitigation Monitoring and Reporting Program (MMRP) on May 7, 2020 and also adopted a PEIR Addendum and amended the MMRP on September 3, 2020 (please see the [PEIR webpage](#) and scroll to the bottom of the page for the PEIR Addendum). The PEIR includes a list of project-level performance standards-based mitigation measures that may be considered for adoption and implementation by lead, responsible, or trustee agencies in the region, as applicable and feasible. Project-level mitigation measures are within responsibility, authority, and/or jurisdiction of project-implementing agency or other public agency serving as lead agency under CEQA in subsequent project- and site- specific design, CEQA review, and decision-making processes, to meet the performance standards for each of the CEQA resource categories.

**REGIONAL HOUSING NEEDS ALLOCATION**

On March 4, 2021 SCAG’s Regional Council adopted the [6<sup>th</sup> cycle Final Regional Housing Needs Assessment \(RHNA\) Allocation Plan](#) which covers the planning period October 2021 through October 2029. The 6<sup>th</sup> cycle Final RHNA allocation for the applicable jurisdiction is below.

| SCAG 6 <sup>th</sup> Cycle Final RHNA Allocation for City of San Fernando |                         |
|---|-------------------------|
| Income Category   | RHNA Allocation (Units) |
| Very low income   | 461                     |
| Low income  | 273                     |
| Moderate income   | 284                     |
| Above moderate income   | 777                     |
| Total RHNA Allocation   | 1,795                   |

Sixth cycle housing elements were due to the California Department of Housing and Community Development (HCD) by October 15, 2021. SCAG encourages jurisdictions to adopt a housing element in compliance with State housing law as determined by review from HCD. Jurisdictions that do not have an adopted compliant housing element may be ineligible for certain State funding and grant opportunities and may be at risk for legal action from stakeholders or HCD.

SCAG staff would like to call your attention to SCAG’s [HELPR 2.0](#), a web-mapping tool developed by SCAG to help local jurisdictions and stakeholders understand local land use, site opportunities, and environmental sensitivities for aligning housing planning with the state Department of Housing and Community Development’s (HCD) [6<sup>th</sup> cycle housing element requirements](#).

**SCAG Staff Comments**

*Table 1. San Fernando RHNA Allocation for 2021-2029 by Income Category on page 9 of the IS/ND includes the correct Final RHNA Allocation numbers.*

**ENVIRONMENTAL JUSTICE**

Per [Senate Bill 1000](#) (SB 1000), local jurisdictions in California with disadvantaged communities are required to develop an Environmental Justice (EJ) Element or consider EJ goals, policies, and objectives in their General Plans when updating two or more General Plan Elements. SCAG staff recommends that you review the [Environmental Justice Technical Report](#) and the updated [Environmental Justice Toolbox](#), which is a resource document to assist local jurisdictions in developing EJ-related goals and policies regarding solutions for EJ-related community issues.

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 7  
100 S. MAIN STREET, MS 16  
LOS ANGELES, CA 90012  
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*Making Conservation  
a California Way of Life*

December 27, 2021

Mr. Gerardo Marquez  
Community Development Department  
City of San Fernando  
117 North MacNeil Street  
San Fernando, CA 91340

RE: San Fernando Housing Element Update  
SCH # 2021120390  
Vic. LA-05, LA-210, SR-118 Citywide  
GTS # LA-2021-03799-MND

Dear Mr. Marquez:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced environmental document. 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: (1) 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. (2) 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. (3) 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.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Senate Bill 743 (2013) has codified into CEQA law and mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. You may reference the Governor's Office of Planning and Research (OPR) for more information:

<http://opr.ca.gov/ceqa/updates/guidelines/>

As a reminder, VMT is the standard transportation analysis metric in CEQA for land use projects after July 1, 2020, which is the statewide implementation date.

Caltrans is aware of challenges that the region faces in identifying viable solutions to alleviating congestion on State and Local facilities. With limited room to expand vehicular capacity, all future developments should incorporate multi-modal and complete streets transportation elements that will actively promote alternatives to car use and better manage existing parking assets. Prioritizing and allocating space to efficient modes of travel such as bicycling and public transit can allow streets to transport more people in a fixed amount of right-of-way.

Caltrans supports the implementation of complete streets and pedestrian safety measures such as road diets and other traffic calming measures. Please note the Federal Highway Administration (FHWA) recognizes the road diet treatment as a proven safety countermeasure, and the cost of a road diet can be significantly reduced if implemented in tandem with routine street resurfacing. Overall, the environmental report should ensure all modes are served well by planning and development activities. This includes reducing single occupancy vehicle trips, ensuring safety, reducing vehicle miles traveled, supporting accessibility, and reducing greenhouse gas emissions.

For future specific projects, we encourage the Lead Agency to evaluate the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications in order to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements. For additional TDM options, please refer to the Federal Highway Administration's *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8). This reference is available online at:

<http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>

You can also refer to the 2010 *Quantifying Greenhouse Gas Mitigation Measures* report by the California Air Pollution Control Officers Association (CAPCOA), which is available online at:

<http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

Also, Caltrans has published the VMT-focused Transportation Impact Study Guide (TISG), dated May 20, 2020 and the Caltrans Interim Land Development and Intergovernmental Review (LD-IGR) Safety Review Practitioners Guidance, prepared in On December 18, 2020. You can review these resources at the following links:

<https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-05-20-approved-vmt-focused-tisg-a11y.pdf>

<https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-12-22-updated-interim-ldigr-safety-review-guidance-a11y.pdf>

Caltrans encourages lead agencies to prepare traffic safety impact analysis for all developments in the California Environmental Quality Act (CEQA) review process so that, through partnerships and collaboration, California can reach zero fatalities and serious injuries by 2050.

We concur that “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.”

We also concur that “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.” Therefore, the traffic impacts would be less than significant.



Mr. Gerardo Marquez

December 27, 2021

Page 4 of 4

If you have any questions, please feel free to contact Mr. Alan Lin the project coordinator at (213) 269-1124 and refer to GTS # LA-2021-03799-MND.

Sincerely,

*Miya Edmonson*

MIYA EDMONSON  
IGR/CEQA Branch Chief

email: State Clearinghouse



*Santa Ynez Band of Chumash Indians*  
*Tribal Elders' Council*

*P.O. Box 517 ♦ Santa Ynez ♦ CA ♦ 93460*

*Phone: (805)688-7997 ♦ Fax: (805)688-9578 ♦ Email: elders@santaynezchumash.org*

December 21, 2021

City of San Fernando  
Community Development Department  
117 North MacNeil Street  
San Fernando, CA 91340

Att.: Gerardo Marquez, Interim Senior Planner

Re: San Fernando Housing Element Update Notice of Intent to Adopt a Mitigated Negative Declaration

Dear Mr. Marquez:

Thank you for contacting the Tribal Elders' Council for the Santa Ynez Band of Chumash Indians.

At this time, the Elders' Council requests no further consultation on this project; however, we understand that as part of NHPA Section 106, we must be notified of the project.

Thank you for remembering that at one time our ancestors walked this sacred land.

Sincerely Yours,

Kelsie Shroll  
Administrative Assistant | Elders' Council and Culture Department  
Santa Ynez Band of Chumash Indians | Tribal Hall  
(805) 688-7997 ext. 7516  
kshroll@santaynezchumash.org

# Selective 901 Truman, LLC

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January 14, 2022

## Mr. Gerardo Marquez

*Associate Planner*

117 Macneil St, San Fernando, CA 91340

email: GMarquez@sfcity.org

RE: City of San Fernando  
SAN FERNANDO HOUSING ELEMENT UPDATE  
Rinon Consulting – DRAFT Initial Study-Mitigated Negative Declaration  
APNs: 2522-001-003 & -004 | 901 – 1041 Truman Street, San Fernando, CA 91340

Dear Mr. Marquez:

Per our several conversations during the last month, I am writing the below summary of thoughts related to possible locations for housing within the City of San Fernando to meet State of California housing planning requirements. The updated plan as currently proposed is flawed as, while it does make some effort, it does not incorporate sites that clearly should be identified for high density housing. The Rincon study is encumbered by the city's previously adopted ordinance SP-5 limiting housing.

Given the shortage of housing in the state and LA County in particular, local communities throughout the state are updating their plans to allow and seek for housing to be close to mass transit, including rail. In almost all cases on record in nearly all communities throughout our state, communities are aggressively seeking additional housing near mass transit locations. Unfortunately, the City of San Fernando, largely based on the push of certain local developers to try to benefit their properties, previously implemented San Fernando Corridors Specific Plan (SP-5) which does not permit housing to be developed within 200 feet of railroad rights of way. This ordinance, SP-5, puts San Fernando at a disadvantage to growing its community in a manner to enable more housing while reducing the need for personal cars. Ordinance SP-5 basically says that the State of California and nearly all other communities in California are in error and that housing should not be near mass transit as rail.

**I strongly suggest the City of San Fernando engage a true “neutral” housing consulting group familiar with the ordinances being adopted throughout the State of California to confirm what may be the best practices for the City of San Fernando to both grow its economy, provide affordable housing, and benefit its residents and businesses.**

I have reviewed the proposed update to the General Plan and would like you to consider adding for future housing consideration the city block we own along Truman to the Housing Element. The location for discussion is 901-1041 Truman Street (photograph attached).

The 901-1041 Truman location comprises a city block from Maclay to Brand along Truman Street and currently has a Denny’s restaurant at Maclay and continues with retail shops to a liquor store adjacent to Brand Blvd. The assessor APNs are: 2522-001-003 and -004.

Based on rail being so integral to this City and bisecting it, the City of San Fernando has an excellent opportunity to provide housing along the railway. Given the 901-1041 Truman Street size of 84,000 square feet of land, a sizeable housing or mixed use project could be provided in close location to City Hall in San Fernando, food and other amenities, bus stops, and the main rail station. Overall, housing close the city center would make a lot of sense.

We own several properties in the City of San Fernando as listed below.

| <u>Ownership</u>      | <u>APNs</u>                                 | <u>Common Address</u>              | <u>Lot Size (sq. ft.)</u> |
|-----------------------|---|------------------------------------|---------------------------|
| Selective 1111 Harris | 2520-009-002, 003 & 005 & 007; 2520-018-006 | 1416 – 1700 1 <sup>st</sup> Street | 122,356                   |
| Selective 1407 Truman | 2521 001 006                                | 1407 Truman Street                 | 35,935                    |
| Selective Ashlan      | 2522 002 006                                | 1013-1015 San Fernando Road        | 4,500                     |
| Selective 901 Truman  | 2522-001-003 & -004                         | 901-1041 Truman St.                | 84,682                    |

**This letter is NOT to advocate for our projects alone. We are only advocating for housing for the location at 901-1041 Truman Street which, after review by any expert familiar with housing community planning and development, would recommend this site be slated for dense housing or mixed use with housing above commercial. Any expert would suggest that City of San Fernando Ordinance SP-5 be eliminated in areas where housing and/or density makes sense for an overall benefit to the community.**

Any future housing should be developed to both meet the needs of the State of California. Many examples of throughout Los Angeles and its surrounding counties are actively seeking housing adjacent to the expanding Metro, Expo and other rail lines. Housing is being encouraged near freeway or other mass transit sites. Projects are being designed with insulated windows and with no sound barriers to projects. There are so many examples of successful housing projects next to transit that there are just too many to identify. From the Bay Area, and its surrounding communities, to Los Angeles and Long Beach, to downtown San Diego, the lists of newly planned or developed housing projects as close to mass transit as possible are in the hundreds. A common example which has been a success is the housing project at Howard Hughes center at LAX which is adjacent to the 405 with no sound walls and all attenuation done in the residences.

I appreciate this letter being put in the public record and would welcome the opportunity to help the City of San Fernando grow its economic base and transition towards the future.

Included is an image of 901-1041 Truman Street and its relationship to the core of the City of San Fernando. This site should be housing and/or mixed-use commercial with housing. Ordinance SP-5 should be modified to provide a benefit as additional housing is needed.



I can be reached at the above phone should you wish to discuss further.

Sincerely,

Selective 901 Truman, LLC  
a California Limited Liability Company

By: Selective Retail 215, LLC,  
A California Limited Liability Company, its Manager

By: Brian A. Fagan, President



CALIFORNIANS FOR  
HOMEOWNERSHIP

MATTHEW GELFAND, COUNSEL  
MATT@CAFORHOMES.ORG  
TEL: (213) 739-8206

March 30, 2022

Kanika Kith  
City of San Fernando  
Email: KKanika@sfcity.org; CommunityDevelopment@sfcity.org

RE: San Fernando's failure to timely adopt a Sixth Cycle Housing Element.

Dear Kanika Kith:

Californians for Homeownership is a 501(c)(3) non-profit organization that uses impact litigation to address California's housing crisis. We are monitoring local compliance with the law governing housing elements. Our understanding is that the City has not adopted a sixth cycle housing element, which it was required to do by October 15, 2021.<sup>1</sup> It also missed the second compliance deadline of February 12, 2022, subjecting it to additional penalties.<sup>2</sup> We are currently preparing for litigation against cities that have not timely adopted housing elements, like yours.

In light of the City's failure to timely adopt its housing element, our organization could immediately sue the City under Code of Civil Procedure Section 1085 to compel it to adopt a compliant housing element.<sup>3</sup> As a result of this litigation, in addition to being ordered to adopt a housing element on a short timeline,<sup>4</sup> the City could also face a number of serious penalties. For example, the court could suspend all non-residential permitting,<sup>5</sup> or could judicially approve housing development projects within the City.<sup>6</sup> And the court could impose these penalties while the litigation is pending, even before reaching a final decision.<sup>7</sup> Housing element litigation is given priority in the court system,<sup>8</sup> and a successful plaintiff can obtain attorneys' fees under Code of Civil Procedure Section 1021.5. Indeed, in a recent case involving the City of Huntington Beach's housing element, a court awarded another non-profit organization over \$3.5 million in fees.<sup>9</sup>

The purpose of this letter is to offer the City a pathway to avoid immediate litigation by our organization. Enclosed is an Acknowledgment that sets forth some of the penalties to which the City is currently subject in light of the City's failure to adopt a housing element. If the City signs and returns the Acknowledgment, we will not initiate litigation against the City at this time.

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<sup>1</sup> Gov. Code § 65588(e)(3).

<sup>2</sup> Gov. Code §§ 65583(c)(1)(A), 65583.2(c), and 65588(e)(4)(C).

<sup>3</sup> Gov. Code §§ 65587, 65751.

<sup>4</sup> Gov. Code § 65754.

<sup>5</sup> Gov. Code § 65755(a)(1).

<sup>6</sup> Gov. Code § 65755(a)(4).

<sup>7</sup> Gov. Code § 65757.

<sup>8</sup> Gov. Code § 65752.

<sup>9</sup> <https://www.communitylegalsocal.org/kennedy-commission-awarded-3-5-million-in-attorneys-fees-for-advocacy-in-huntington-beach-low-income-housing-case/>



March 30, 2022

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We ask that you return the Acknowledgement by April 6, 2022. If you decline to do so, understand that we may initiate litigation against the City, using the City's refusal to acknowledge these basic requirements of state housing law to demonstrate the existence of a dispute necessitating judicial intervention. As part of the litigation, we would likely seek a judicial declaration that the City is subject to the same penalties described in the Acknowledgment, among other remedies. We have dedicated in-house resources sufficient to maintain at least 10 simultaneous housing element lawsuits as part of our commitment to enforcing this important aspect of state housing law.

Finally, while we acknowledge that it takes a significant dedication of resources to comply with the requirements of state housing element law, it is worth noting that many cities throughout the Southern California (SCAG) region, both big and small, have already adopted their sixth cycle housing elements after fully complying with state law mandates governing consultation with the public and the state Department of Housing and Community Development (HCD). We believe that, with appropriate planning, all of the SCAG cities could have adopted their housing elements by the October 15, 2021 deadline. For this reason, it would not be productive to respond to this letter by listing the steps the City has taken towards adoption, or the obstacles it has faced. Instead, we simply ask that the City sign the Acknowledgment. There are no statutory exceptions to the penalties identified in the Acknowledgment, and HCD does not have the authority to excuse the City from them.

We look forward to receiving the signed Acknowledgment. If you would like to discuss any of this with me, please do not hesitate to give me a call at (213) 739-8206.

Sincerely,



Matthew Gelfand

cc: Richard Padilla, Esq., Assistant City Attorney (by email to [rpadilla@omlola.com](mailto:rpadilla@omlola.com))

**ACKNOWLEDGMENT**

The City of San Fernando hereby acknowledges that it has not timely adopted a sixth cycle revised housing element of its general plan within the deadline set forth in Government Code Section 65588, and that its housing element is therefore not in substantial compliance with Article 10.6 of the Government Code. As a result, the City is subject to the following:

1. Pursuant to Government Code Sections 65583(c)(1)(A), 65583.2(c), and 65588(e)(4)(C), the City will be required to complete any rezoning required under housing element law in connection with the City's sixth cycle housing element by October 15, 2022.
  
2. The City is currently prohibited from rejecting housing development projects based on subdivisions (d)(1) and (d)(5) of the Housing Accountability Act (HAA), Government Code Section 65589.5. The City acknowledges that this means that, unless another exception within subdivision (d) applies, the City is prohibited from using its general plan and zoning standards to reject a proposal that meets the affordability requirements described in subdivision (h)(3) of the HAA.

The public, including without limitation any applicant to develop any project involving residential units, may rely on this Acknowledgment as the City's binding commitment to comply with the provisions of state law described above.

DATED: \_\_\_\_\_, 2022

CITY OF SAN FERNANDO

By: \_\_\_\_\_  
[Signature]

\_\_\_\_\_  
[Name]

Its: \_\_\_\_\_  
[Title]



## Kanika Kith

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**From:** Aaron Aszkenazy <aaron@aszkenazy.com>  
**Sent:** Monday, May 2, 2022 3:11 PM  
**To:** Kanika Kith  
**Subject:** Housing Sites

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kanika,

I am emailing you with two sites we would be interested in developing housing in the future and request to be included in the housing plan as opportunity sites.

See below.

- 603 San Fernando Road, San Fernando, CA 91340
- 411 S Brand Blvd, San Fernando, CA 91304

Please let me know if you have any questions.



**Aaron Aszkenazy**  
*Development/Finance*  
200 San Fernando Mission Blvd. Ste #200  
San Fernando, CA 91340  
t. (818) 270-9090 | m. (323) 868-1242  
w. [www.aszkenazy.com](http://www.aszkenazy.com)



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This information is intended only for the use of the intended addressee(s). If you have received this communication in error, please notify me immediately via e-mail at [aaron@aszkenazy.com](mailto:aaron@aszkenazy.com). Please delete this email and any attachments received in error.