Environmental Assessment

for HUD-funded Proposals

Recommended format per 24 CFR 58.36, revised February 2004

Project Identification:	Elm Vista Affordable Housing Development 9309 - 9309 Elm Vista Drive Downey, CA 90241
Preparer:	Edward Velasco Community Development Department City of Downey
Responsible Entity:	City of Downey
Month/Year:	May 2015

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Acronyms

APA	allowed pumping allocation
APE	Area of Potential Effects
AQMP	Air Quality Management Plan
Btu	British thermal unit
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
City	City of Downey
DART	Downey Area Recycling and Transfer
D-P	Downtown Plan
EPA	U.S. Environmental Protection Agency
FEMA	Federal Emergency Management Agency
HUD	U.S. Department of Housing and Urban Development
LAX	Los Angeles International Airport
Metro	Los Angeles County Metropolitan Transportation Authority
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
O_3	ozone
RCZ	Runway Clear Zone
SCE	Southern California Edison
SIP	State Implementation Plan
SRRE	Source Reduction and Recycling Element

Environmental Assessment

Responsible Entity: [24 CFR 58.2(a)(7)]	City Of Downey
Certifying Officer: [24 CFR 58.2(a)(2)]	Gilbert A. Livas, City Manager
Project Name:	Elm Vista Affordable Housing Development
Project Location:	9303 – 9309 Elm Vista Drive Downey CA 90041
Estimated Total Project Cost:	$3.3 million
Grant Recipient: [24 CFR 58.2(a)(5)]	City of Downey
Recipient Address:	11111 Brookshire Avenue, Downey CA 90241
Project Representative:	Edward Velasco
Telephone Number:	(562) 904-7152

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

Number	Mitigation Measure
AQ1	An air filtration system shall be installed and maintained with filters meeting or exceeding the American Society of Heating, Refrigerating, and Air-Conditioning Engineers Standard 52.2 Minimum Efficiency Reporting Value 11 to the satisfaction of the Department of Building and Safety.
AQ2	The owner or contractor shall keep the construction area adequately dampened to control dust caused by construction and hauling and, at all times, provide reasonable control of dust caused by wind.
AQ3	All loads shall be secured by trimming, watering, or other appropriate means to prevent spillage of dust.
AQ4	All materials transported off site shall be either adequately watered or securely covered to prevent excessive dust.
AQ5	All clearing, earthmoving, or excavation activities shall be discontinued during periods of high wind (i.e., greater than 15 mph) so as to prevent excessive dust.
AQ6	General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
CULT1	A qualified archaeologist and Native American monitor may be required on site during proposed project excavation and grading activities to monitor for the discovery of unknown archaeological or Native American resources.
NO11	The applicant would comply with the City's 85 dBA threshold for construction noise by utilizing standard construction noise minimization techniques to reduce noise levels from construction activities at the nearest sensitive land use.
DISP	The applicant would provide relocation services and benefits to the extent provided by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended.

FINDING: [58.40(g)]

_X_ Finding of No Significant Impact

(The project will not result in a significant impact on the quality of the human environment)

___ Finding of Significant Impact

(The project may significantly affect the quality of the human environment)

Preparer Signature:

_____ **Date:** 5/22/2015

Edward Velasco, Housing Manager
Community Development Department

RE Approving Official Signature:

_____ **Date:**_____

Gilbert A. Livas, City Manager
City of Downey

Statement of Purpose and Need for the Proposal: [40 CFR 1508.9(b)]

The purpose of the proposed project is to construct new affordable housing for low income households, furthering the objectives of the city and the former redevelopment agency to expand and increase the supply of affordable housing in the City of Downey.

The City's General Plan, Downey Vision 2025 (adopted January 25, 2005) anticipates continued population growth in the area. According to the City's General Plan Housing Element, Downey grew by 30 percent between 1980 and 1990 and by 17 percent between 1990 and 2000. Growth between 2000 and 2010 is expected to continue at a similar pace to that of the 1990s as families in Southern California search for locations with available affordable housing. Among its goals and policies, the Land Use Element identifies the need to promote housing projects within the downtown area to absorb future population growth without major disruption to existing neighborhoods. The proposed project would support the Land Use Element's goals and policies.

Description of the Proposal: *Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]*

Project Location: The 18,583 square foot project site is located on Elm Vista Drive, east of the Bellflower Blvd (Figure 1 and Figure 2). The site consists of one parcel of land (APN: 6284-020-013), with the current property address of 9303 – 9309 Elm Vista Drive, Downey, California. The project site is currently developed with four detached 2 bedroom- one bath residential units. These units were built between 1955 and 1957. The property is located on a residential cul-de-sac street and the neighborhood and adjacent properties are primary developed with uses consistent with the R-3 medium density residential zoning classification. The existing buildings will be removed in order to accommodate the proposed project.

The project site is located in the southwest portion of the City of Downey. Downey contains 12.8 square miles and its topography is relatively level. The City is located within Los Angeles Count, about 12 miles southeast of downtown Los Angeles.

The proposed project would construct new housing units on an existing residential zoned property. The project includes the relocation of the existing residential tenants and the demolition of four (4) residential units. The project could contain up to seven residential units with approximately 1,215 square feet each. Each of the seven units will provide three (3) bedroom and two (2) bathrooms.

Existing Conditions and Trends: *Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]*

The project site currently consists of 18,584 square foot parcel land developed with four detached two bedroom one bath units. (See Photo 1) Three of the four units are currently occupied. The CDC purchased the property in 2008 for the purpose of developing the site for affordable housing under its authority to expand and increase the supply of affordable housing.

The City of Downey General land Use Map designates the project site as R-3 medium density multi-unit zone. The development of the surrounding neighborhood and adjacent property is consistent with the density proposed for the project site.

West of the project site is Bellflower Boulevard, which is the primary access thoroughfare to the project site. Interstate 605, located approximately 1.0 miles east of the project site, is the closest highway or freeway. Interstate 5 and Interstate 105 are also located nearby. Local transit service is provided by the Los Angeles County Metropolitan Transportation Authority (Metro), with the closest bus route running along Firestone Boulevard and along Lakewood Boulevard, south of the project site. The Downey Depot Transportation Center is located at 8150 Nance Street, just south of the Firestone Boulevard/Downey Avenue intersection. The Metro Green Line provides regional light rail transportation to and from the project vicinity. The nearest Green Line station in Downey is the Lakewood station, at 12801 Lakewood Boulevard, which is at the intersection of Lakewood Boulevard and Interstate 105.

West of the project site is Downey Landing, a major commercial retail center in the City. There are two public parks within close proximity to the site, Independence Park is within .06 miles and Columbia Sports Center is within 1.2 miles from the site. There are no streams or bodies of water on the site or within 0.1 mile of the site. However, the City of Downy is bounded by two rivers, Rio Hondo to the west and the San Gabriel River to the east.

Downey High School is within 1.25 mile of the project site. Warren High School is within 2.2 mile. The nearest health care facility is Downey Kaiser Permanente Medical Center and the PIH Health facility which are south of the project site.

Long Beach Airport is the closest airport to the proposed project. The City of Long Beach is approximately 8.6 miles south of the project site. Los Angeles International Airport (LAX) is located approximately 14 miles east of the project site. The City is in the flight path of LAX but is not located within the RCZ or Accident Potential Zone of LAX.

Statutory Checklist

[24CFR §58.5]

Record the determinations made regarding each listed statute, executive order or regulation. Provide appropriate source documentation. [Note reviews or consultations completed as well as any applicable permits or approvals obtained or required. Note dates of contact or page references]. Provide compliance or consistency documentation. Attach additional material as appropriate. Note conditions, attenuation or mitigation measures required.

Factors	Determination and Compliance Documentation
Historic Preservation [36 CFR 800]	Compliance step are not invoked. There is no evidence to suggest that any of the buildings units or the site made a significant enough contribution to the overall development of the community. Additionally, this property is not on the list of historic properties. Or has been identified as eligible for listing in the National Register of Historic Places or the California Register of Historical Resources. The City does not have a local designation ordinance; therefore, this building was not evaluated for municipal status The absence of exposed original ground surface precluded conducting an archaeological survey. Any discoveries of cultural/archaeological resources through limited excavation and grading activities associated with the project will require on-site monitoring by a qualified archaeologist and Native American monitor as mitigation. No adverse effects would result from the proposed project with implementation of the mitigation identified below. *Mitigation: A* qualified archaeologist and Native American monitor will be required on site, if during excavation and grading activities there is discovery of unknown archaeological or Native American resources.
Floodplain Management [24 CFR 55, Executive Order 11988]	Compliance step are not invoked. Since the U.S. Army Corps of Engineers completed raising channel levels in 2000, no properties within Downey, including the project site are considered to by the Federal Emergency Management Agency to be within a 100-year flood zone. FEMA correspondence letter
Wetlands Protection [Executive Order 11990]	Compliance steps are not invoked. The project site is currently developed. All land surrounding the project site is developed. Further the National Inventory of wetlands does not identify wetlands on or near the proposed project site.

Factors	Determination and Compliance Documentation
Coastal Zone Management Act [Sections 307(c),(d)]	Compliance steps are not invoked. The project site is not located within a coastal zone as identified on the Local Coastal Program Status Maps of South Coast area, effective July 1, 2009. The City of Downey is located more than 10 miles from the nearest coastline. The proposed project would have no impact to the Coastal Zone.
Sole Source Aquifers [40 CFR 149]	Compliance Steps are not invoked. There is no designated sole source aquifer within the City of Downey or surrounding watershed area per the U.S. Environmental Protection Agency 2009. The City receives it potable drinking water from the Central Basin aquifer, which is not designated as a sole source aquifer.
Endangered Species Act [50 CFR 402]	Compliance steps are not invoked. The proposed project includes the development of residential units on an existing developed property. There is no critical habitat present on the project site or within the vicinity of the proposed project site. (U.S. Fish and Wildlife Service 2009b).
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	Compliance steps are not invoked. The proposed project is not located within 1 mile of a listed Wild and Scenic River (National Wild and Scenic Rivers 2009). The project site is located approximately 1 mile west of the San Gabriel River and Rio Hodo is located over 2.0 miles east of the project site. Neither is identified as a wild and scenic river. No effect related to a wild or scenic river would result from the proposed project.
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	Compliance steps are not invoked. Project impacts to air quality are insignificant due to the net increase of 3 units. The proposed project is in a nonattainment area for ozone. Over a short-term air quality may be affected as a result the the short-term construction phase. However, construction activities will be expected to comply with South Coast Air Quality Management District requirements.
Farmland Protection Policy Act [7 CFR 658]	Compliance steps are no invoked. The Project site is developed and is surrounded by existing residential uses. The project site is identified as Urban and Built-up Land per the Farmland Mapping and monitoring Program of California Department of Conservation, Division and Land Resource Protection. There is no Farmland within the vicinity of the project site.

Environmental Justice [Executive Order 12898]	Compliance steps are not invoked. The proposed project includes the demolition of four (4) existing residential units, which would be replaced with seven (7) new residential units, a net increase of three units. The new units will each be affordable for families earning not more than 80% of the Los Angeles County area median income .The proposed project specifically provides affordable housing and benefit low income population, furthering a beneficial impact related to environmental justice.
Noise Abatement and Control [24 CFR 51 B]	Compliance steps are not invoked. The proposed project will not have a long-term impact on ambient noise. The proposed site construction phase, estimated at 12-18 months, would generate noise that would be most noticeable to adjacent residential uses. Construction noise is regulated by the City of Downey Municipal Code. With the implementation of standard noise minimization techniques, noise levels, from the construction phase, to all noise-sensitive land uses are not expected to exceed the city's 85 dBA threshold for construction noise. Traffic Noise. With a net increase of 3 residential units, the increase in noise and traffic volume would not materially worsen or exceed any establish standards and therefore would not adversely affect the existing or future noise sensitive land uses surrounding the project site. Operational: The noise environment that would be produced by the proposed project would be typical of an urban neighborhood and would not introduce any new noise sources that would adversely affect the surrounding land uses.
Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases **[24 CFR 58.5(i)(2)]**	Compliance steps are not invoked. There are no potentially hazardous waste and or materials present at the project site or adjacent properties that could endanger the environment. The project site was not identified in federal, state, hazardous material database. A phase I Environmental Site The assessment, conduct by Ocean Blue Engineers, Inc, found no records of hazardous material incidence or underground storage tanks at the project site. An environmental records search resulted in no National Priorities List sites and two (2) sites within ¼ to ½ mile of the site which were listed under the Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS).

Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	Compliance steps are not invoked. The proposed project would not expose either people or building to additional hazards. The project site is located in a residential area with that do not involve above ground storage of explosive or flammable material. Search of the hazardous material database and the Phase 1 environmental investigation indicate that no hazardous operations on the proposed project site or within 0.25 miles of the property.
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	Compliance steps are not invoked. There are no local or regional airports in the City. The City and the project site are not located in the Airport Clear Zone or Accident Potential for either the Long Beach Airport or the Los Angeles International Airport.

Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact. ***Impact Codes****:* ***(1)*** *- No impact anticipated;* ***(2)*** *- Potentially beneficial;* ***(3)*** *- Potentially adverse;* ***(4)*** *- Requires mitigation;*

(5) *- Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.*

Land Development	**Code**	**Source or Documentation**
Conformance with Comprehensive Plans and Zoning	1	The current General Plan land use designation for the subject property is R-3 (Medium Density Multiple Family Residential); which permits up to 24 dwelling unit per acre (Downey municipal Code Section 9312.08). Based on this standard, the proposed project could permit up to 9 units to be developed on the property. However only 7 residential units will be built on the proposed site, well under the density allowed under the R-3 zoning classification. Therefore, there are no unintended impacts associated with the inconsistency of the proposed projects and the City adopted General Plan.
Compatibility and Urban Impact	1	The proposed project would include development of seven (7) affordable residential housing units, a net increase of three units. The project will be designed as a typical townhome layout development. The surrounding land uses are multi- unit residential detached and attachéd developments.
Slope	1	The existing slop of the project site is flat and is improved with four detached residential units. The proposed project will not modify the existing slope, landslides will be unlikely and no endangering impacts to adjacent residential uses are likely.
Erosion	1	The existing slop of the project site is flat and is improved with four detached residential units. The proposed project will not modify the existing slope, landslides will be unlikely and no endangering impacts to adjacent residential uses are likely.

Soil Suitability	1	The City is located in an area that is considered to be seismically active, as is most of Southern California. Major active fault zones are located southwest and northeast of the City (The Planning Center 2004). There are no Alquist-Priolo Earthquake Fault Zones within the city limits (The Planning Center 2004). Existing nearby faults include the Newport-Inglewood fault, the Compton-Los Alamitos fault, the Whittier-Elsinore fault, the Elysian Park Seismic Zone, the Palos Verdes Hills fault, and the San Andreas fault (The Planning Center 2004). The two faults with the greatest potential to affect the City are the Newport-Inglewood fault and the Compton-Los Alamitos fault, located approximately 6 and 10 miles southwest of the City, respectively (The Planning Center 2004). The City is located in the Los Angeles Basin, between Rio Hondo and the San Gabriel River; therefore, alluvial materials associated with these rivers likely underlie the entire City (The Planning Center 2004). The majority of the City, including the project site, is located in a liquefaction zone. Soil liquefaction is a seismically induced form of ground failure. Research and historical data indicate that loose, granular materials situated at depths of less than 50 feet, with fine (silt and clay) contents of less than 30 percent, that are saturated by a relatively shallow groundwater table are most susceptible to liquefaction (The Planning Center 2004). These geologic and groundwater conditions exist in the City, typically in valley regions and alleviated floodplains (The Planning Center 2004). The project site is in proximity of many faults and within a liquefaction zone, as is the entire City. However modern, well-constructed buildings are designed to resist ground shaking through the use of shear walls and reinforcements. As determined in the Comprehensive General Plan Update EIR, compliance with the Uniform Building Code and applicable policies of the Safety Element of the General Plan would ensure that impacts relating to seismic activity within the City would be less than significant. (The Planning Center 2004). The proposed project would be constructed according to all applicable provisions of the City's Building Code, the seismic design criteria contained within the Uniform Building Code, and all applicable policies of the Safety Element of the General Plan. Therefore, the potential for seismic hazards and soil instability at the project site would not be greater than the potential in other areas of the City. Therefore, no adverse

		effects pertaining to soil suitability would result from the proposed project.
Hazards and Nuisances including Site Safety	1	Government records search identified some know and suspected contaminated sites within a one-mile radius of the prosperities. Some sites in the vicinity of the property have had contaminated groundwater. However it appears that none of the sites included in the governments record search report have the potential to impact the subject property OBE Phase 1 Investigation 2007) The OBE Phase I Environmental Site Assessment revealed no evidence of an REC connected with the project site The project site was not identified in National Priority List (NPL) or tribal hazardous material databases. Two sites are listed in the CERCLIS database searches that are within 1/4 – 1/2 miles of the project site. (OBE Phase 1). The proposed project would provide a safe and secure environment through a combination of controlled access to the property for property owners and visitors. Based on the results of the hazardous material database searches and the Phase I, as well as the provision of controlled access and nighttime lighting, the proposed project would not expose residents to hazards and nuisances. Therefore, no adverse effects would result from the proposed project.
Energy Consumption	1	The City receives the majority of its energy from two sources: electricity and natural gas. The City's electricity is supplied by Southern California Edison (SCE), and natural gas is supplied by The Gas Company (Sempra Energy). During construction, generally expected to last 12 - 18 months, the proposed project would use small amounts of energy. Therefore, the proposed project would consume only negligible amounts of energy during a short and temporary construction period and would have no minimal effect on long term energy consumption. The proposed project's annual energy consumption during operation is described in the table below. These numbers are conservative assumptions and would decrease with the application of Title 24 of the California Building Code.

<table>
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Proposed Project Energy Consumption per Capita
<table>
<tr><th>Number of Residents</th><th>Per Capita Annual Energy Use (Btu)</th><th>Per Capita Annual Energy Consumption</th></tr>
<tr><td>35</td><td>233,400,000</td><td>8.1 billion Btu</td></tr>
<tr><td colspan="3">Source: Energy Information Administration. 2009. Consumption, Price, and Expenditure Estimates.</td></tr>
</table>
Therefore, the proposed project would consume approximately 8.1 billion Btu of energy in one year.

Subtracting the estimated usage of the existing built units, the net increase of consumption is only 42 percent of the total annual consumption. This is not a significant increase over the existing land use and represents only a small fraction of the total energy used by the City. Furthermore, to obtain a City Building Permits, the proposed project would be required to meet the energy consumption standards outlined in the California Building Code, Title 24, and Energy Efficiency Standards.

Finally, the proposed project is accessible to transit opportunities. Local transit service is provided by Metro's local bus lines, the Metro Green Line, and the City intra city bus service. The proximity to these transit options would provide residents with the opportunity to travel without a car, thereby saving energy in the form of gasoline. No adverse effects related to energy consumption
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<td>Noise - Contribution to Community Noise Levels</td>
<td>1</td>
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Construction: Construction of the proposed project would generate noise that would be noticeable in the surrounding residential uses. Construction noise is regulated by the City's Municipal Code. Noise levels from construction at these closest noise sensitive land uses, during the loudest phases of construction my temporally exceed the City's 85 dBA threshold for construction noise (Downey Municipal Code) due to the distance from the project site.

Operation: The noise environment surrounding the proposed project site is typical of an urban neighborhood, with the most common noise source being traffic along the local roadway network. From an operational perspective noise from the proposed project would be characteristic of the existing environment and would not introduce any new noise sources which would adversely affect the surrounding
</td>
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		land uses. *Traffic:* Traffic noise levels were determined based on the traffic volumes provided in Appendix E. Predicted noise levels are expected to change between 0 and 1 dBA Ldn from the Future No Project traffic scenario. The proposed project would not materially worsen or exceed any established standards and therefore would not adversely affect the existing or future noise-sensitive land uses surrounding the project site.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	*Effects of Ambient Air Quality on the Project:* The project site is in a nonattainment area for several criteria pollutants; however, the project would conform to the applicable AQMP. Accordingly, the project would not adversely affect air quality. Although the proposed project would not be expected to generate adverse effects pertaining to air quality during construction or operation, the recommendations below, which include compliance with South Coast Air Quality Management District (SCAQMD) Rule 403, would help to reduce any effects and ensure that they would not be adverse. *Stationary Source Air Quality* 1. An air filtration system shall be installed and maintained with filters meeting or exceeding the American Society of Heating, Refrigerating, and Air-Conditioning Engineers Standard 52.2 Minimum Efficiency Reporting Value 11 to the satisfaction of the Building and Safety Division. *Compliance with SCAQMD Rule 403 for Short-Term Construction Air Quality* 1. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Wetting could reduce fugitive dust by as much as 50%. 2. The owner or contractor shall keep the construction area adequately dampened to control dust caused by construction and hauling and, at all times, provide reasonable control of dust caused by wind. 3. All loads shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust. 4. All materials transported off site shall be either

		adequately watered or securely covered to prevent excessive amounts of dust. 5. All clearing, earthmoving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph) so as to prevent excessive amounts of dust. 6. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The proposed improvements would be consistent with the visual quality and aesthetics of the surrounding residential area. The development will require an architectural design that provides for the building to maintain an integrated, harmonious, and aesthetically pleasing look in the surrounding environment. All open areas not used for buildings, driveways, parking areas, or walks will be attractively landscaped and maintained in accordance with a city approved landscape plan. The proposed project will adhere to the design guidelines and policies in the General Plan and the City of Downey Municipal Code. The proposed project would not impact visual quality, coherence, diversity, compatibility of use and scale and no impacts would occur.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	The proposed project is an affordable housing site that would provide 7 affordable housing units. With four existing unit on the property, the net increase is three (3) housing units. In 2008. The estimated population in Downey was 113,448 (U.S. Census Bureau 2008a). The estimated average family size in Downey is 3.74 (U.S. Census Bureau 2009). Based on this information, it is reasonable to assume approximately 27 people would live in the 7 proposed residential units or a net increase in 12 people due to the proposed project. It is expected the proposed project would serve the existing community of the City of Downey and future residents would move from other areas within Downey to the proposed project. Therefore, the proposed project would not impact existing demographics.
Displacement	4	The project site is currently developed as a rental property with appropriate tenancy. Currently only three of the four units are occupied. The proposed project does include for the demolition of each existing unit and the displacement of three (3) households currently residing in the units. These households will be provided with relocation information and assistance to the extent and level required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended. The proposed project would provide 7 affordable housing units. Therefore, the proposed project would actually provide additional affordable housing for people the impact of displacement and relocation would be required to be mitigated.
Employment and Income Patterns	1	The project site is currently developed with four (4) residential units. The proposed project would result in a net increase of three (3) housing units for a total of seven (7) affordable housing units. The affordable housing component of the proposed project would be available to occupants who are more likely to use available transit options or non-vehicular modes of transportation, such as walking, bicycles, etc. Therefore, it is reasonable to assume that the proposed project would attract a majority of its future residents from the immediate area (i.e., within an area

		from which future residents could access their jobs by using transit or other non-vehicular modes of travel). Thus, the proposed project would serve the city and the surrounding areas. It would attract few residents who are not currently employed in the immediate vicinity of the proposed project. Furthermore, because the proposed project would provide affordable housing, it would be benefit residents. The proposed project would not affect existing employment or income

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	The project site is located in the Downey Unified School District, which provides education to approximately 22,500 students (Downey Unified School District 2009). The school district includes 13 elementary schools, four middle schools and three high schools. Downey High School is within 1.3 mile of the project site, and Warren High School is within 2.2 miles. The proposed project would develop seven (7) affordable residential units but will only result in a net increase of three (3) units. The demand to the school system resulting from the net increase of three units is insignificant. Even though, prior to issuance of building permits, the applicant will pay school mitigation fees based on project student generation rates in compliance with SB 50 and Section 17620 subdivision (a)(1) of the California Education Code. Compliance with the provisions of SB 50 is deemed to be full and complete mitigation of impacts of a development project on school facilities. Therefore, impacts to schools would not occur.
Commercial Facilities	1	The proposed project is located approximately 0.25 miles from Downey Landing Retail Center and approximately 1.2 miles from the Stonewood Regional shopping Center. Firestone Boulevard which is a commercial corridor and has many commercial and retail businesses is to the North and also be available to serve the proposed project. With a small net increase in housing units and density growth, the proposed project would not impact existing commercial facilities, and the existing commercial facilities would not impact the proposed project.
Health Care	1	The nearest healthcare facility is Kaiser Permanente, approximately 0.5 mile to the west, and PIH Health Hospital Downey approximately 1.35 miles to the West. The proposed project would house approximately 27-35 people. It is reasonable to assume the that existing health care facilities would serve the existing community of the City of Downey and the proposed project's future residents who are expected to come from other areas within Downey and the immediately surrounding area. Therefore,

		it is expected the future residents would not increase the demand for health care within the City of Downey or at the hospitals closes to the proposed project. Impacts would not occur.
Social Services	1	Residents eligible for the proposed project affordable units would also be eligible to receive support services from Habitat For Humanity of Greater Los Angeles, the Project Sponsor, and through the County of Los Angeles and other local, state, and federal social service agencies. It is also reasonable to assume applicants applying for the proposed project are already in need of affordable housing and are likely using social services. Therefore, the future residents would not increase the demand for social services in the area over what is currently demanded. Impacts would not occur
Solid Waste	1	Solid waste disposal services in the City of Downey are provided by CalMet Services, Inc. (The Planning Center 2004; Christopher A. Joseph & Associates 2009) Waste collected within the city is brought to the Downey Area Recycling and Transfer Facility (DART), which is owned by the Sanitation Districts of Los Angeles County (The Planning Center 2004). DART is located at 9770 Washburn Road in Downey and has a disposal rate of approximately 6,700 tons per month (The Planning Center 2004). Waste materials are separated from recyclables with the remaining waste materials taken to the Puente Hills Landfill in Whittier with a disposal rate by CalMet of approximately 155 tons per month (The Planning Center 2004). Puente Hills Landfill is permitted to accept 13,400 tons per day and includes both a materials recovery and an approved rail transfer facility (CIWMB 2009). Puente Hills Landfill has an estimated closing date of 2013 (CIWMB 2009). Additional landfills are available in Los Angeles County that could serve the proposed project area once the Puente Hills Landfill closes. The State of California requires that all jurisdictions achieve compliance with AB 939, a state mandate that requires jurisdictions to achieve 50% diversion of solid waste from landfills by 2000. The project site currently has four residential units. The project will result in a total of seven units. The solid waste generated by the proposed project is included in the table

below.

Table 3. Proposed Project Solid Waste

Use	Factor	Proposed Project
Household [1]	12.23 lbs per household / day	85.6 lbs/day for seven (7) units
Daily AnnualTotal[3]		31,2477 lbs/yr
Source: City of Los Angeles, City of Los Angeles Draft CEQA Thresholds, 1998; The Planning Center, 2004.		

During its operation, the proposed project would increase the solid waste generation over the existing setting by 35.7 pounds per day or 13,031 pounds per year. This is a negligible increase, therefore, the operation of the proposed project would not result in an impact to solid waste disposal capacity.

Construction and demolition materials would include asphalt, concrete, building materials, and solids. Construction debris is one of the greatest individual contributors to solid waste, making up approximately 22% of the State of California's waste disposal demand (CIWMB 2004). All solid waste generated by existing and proposed development must comply with federal, state, and local regulations and codes pertaining to nonhazardous and hazardous solid waste disposal. In the event unidentified hazardous materials are encountered during proposed project construction, recycling options would be explored. However, if recycling is not an option, disposal of hazardous materials at a Class I landfill would be based on facility and hazardous material requirements.

The proposed project would generate approximately 28,800 cubic feet of construction debris. The amount of construction debris would be generated one time and only during construction.

Per City Municipal Code chapter 8 Ordinance No. 09-1252, a minimum of 50 percent of any generation demolition material must be recycled additionally, 100 percent of inert demolition material is required to be recycled. Construction and operation of the proposed

<table>
<tr><td></td><td></td><td>project would have no impact on solid waste.</td></tr>
<tr><td>Waste Water</td><td>1</td><td>The City of Downey is located within the jurisdictional boundaries of the Sanitation Districts of Los Angeles County, District No. 2 (The Planning Center 2004). Wastewater generated by the city is treated at the Joint Water Pollution Control Plant in the City of Carson. This plant has a permitted capacity of 400 million gallons per day (LACSD 2009). Wastewater generated by the city is also processed at the Los Coyotes Water Reclamation Plant (LCWRP), located in the City of Cerritos (The Planning Center 2004). This water reclamation plant has a permitted capacity of 37.5 million gallons per day (LACSD 2009).

The project site has four exiting 2 bedroom units, the proposed project will result in an increase of three units which would result in a net increase in wastewater. The proposed project could generate waste water as reflected the table below.

Table 4. Daily Wastewater Generated by the Proposed Project*
<table>
<tr><td>Use</td><td>Area</td><td>Generation Factor</td><td>Daily Generation</td></tr>
<tr><td>Existing Residential 2 Bedroom</td><td>4</td><td>160 gpd/unit</td><td>640 gpd</td></tr>
<tr><td>Proposed Residential 3 Bedroom</td><td>7</td><td>200 gpd/unit</td><td>1400 gpd</td></tr>
<tr><td colspan="3">Total Daily Increase Generation</td><td>760 gpd</td></tr>
<tr><td colspan="3">Total Annual Increase Generation</td><td>277,400 gpy</td></tr>
<tr><td colspan="4">[1]Source: Draft City of Los Angeles L.A. CEQA Thresholds Guide, 2006 Wastewater Generation Factors.

[2]Source: City of Los Angeles L.A. CEQA Thresholds Guide, May 1998 Wastewater Generation Factors.</td></tr>
</table>
The proposed project would generate approximately 1400 gallons of wastewater per day, compared with existing 640 gallons per day or 277,400 more gallons of wastewater per year. This represents a net increase of 760 gallons of wastewater per day over the existing conditions. Although this is an increase in wastewater over the existing setting,</td></tr>
</table>

		it would not exceed the permitted capacity of either the JWPCP or the LCWRP. The JWPCP has a design capacity of 400 million gallons per day. Furthermore, the proposed project would be required to pay a sewerage connection fee to the Los Angeles County Sanitation Districts, which would include any modifications or upgrades necessary to the sewer system to accommodate the proposed project. Therefore, the proposed project would produce a negligible volume of wastewater on a daily and yearly basis compared to the permitted capacities of the JWPCP and the LCWRP. Wastewater impacts would not occur.
Storm Water	1	The existing project site is currently developed with four detached residential units. The proposed project would be redeveloped with total of seven (7) residential units. A maximum lot coverage of 50 percent is regulated by the City Municipal Code Section 9312.08 Open space standard regulated by the City Municipal code and would allow some rainwater or stormwater runoff to percolate into the soil. The current stormwater system can handle the amount of stormwater runoff generated by proposed project. And, the existing stormwater system would be able to handle the stormwater runoff generated by the proposed project. There would be no impacts.
Water Supply	1	The City of Downey gets all of its potable water from groundwater (The Planning Center 2004; Christopher A. Joseph & Associates 2009). The city supplies approximately 16 million gallons per day of water for domestic use and fire protection (Christopher A. Joseph & Associates 2009). The city anticipates its projected groundwater pumping needs would be met through a combination of its existing APA and lease/purchase of additional APA as allowed by the watermaster of the adjudicated basin and/or annual carryover of previous years where they did not exceed the APA (Christopher A. Joseph & Associates 2009). The proposed project would result with seven (7) units developed on the site; with the existing units totaling four (4), the net increase is three (3) units. Thereby increasing the potable water demand above existing conditions. Estimated potable water demand is described in the table below.

		Table 5. Proposed Project Potable Water Demand Use / Size / Demand Rate / Daily Demand (gpd) Multi-Unit Residential[1] / 7 units / 189 gpd/ unit / 1,323 gpd Existing Multi-Units / 4 units / 189 gpd/ unit / 756 gpd Total Daily Demand difference (gpd) / 567 Total Annual Demand (gpy) / 206,955 Source: County Sanitation Districts of Los Angeles County, Average Wastewater Generation Factors, Table 1, The proposed project would require approximately 1,323 gallons of potable water per day and approximately 482,895 gallons of potable water per year. This represents a net increase of 567 gallons of potable water per day over the existing conditions. Thus, although the proposed project would increase the demand for potable water within the City of Downey, the demand would be supplied sufficiently and would not result in an impact to water supply.
Public Safety Police and Fire	1	The police and fire departments are located in strategic locations that offers effective service coverage for the proposed project... The proposed project would house approximately 27-35 people, and it is reasonable to assume the proposed project would serve the existing community of the City of Downey and future residents would move from other areas within Downey to the proposed project. Therefore, it is expected the future residents would not increase the demand for police or fire services within the City of Downey. Impacts would not occur.
- Emergency Medical	1	The nearest healthcare facility is Kaiser Permanente Medical Center, approximately 0.9 mile to the South, and PIH Health medical center to the West. Emergency medical service is provided by the City's existing fire department. The proposed project would house approximately 27-35 people. It is reasonable to assume the proposed project would serve the existing community of the City of Downey and future residents would move

		from other areas within Downey or the immediately surrounding area to the proposed project. Therefore, it is expected the future residents would not increase the demand for emergency medical care within the City of Downey. Impacts would not occur.
Open Space and Recreation - Open Space	1	The proposed project includes several opportunities for open space. The amount of open space required is 200 square feet per of private space per residential units. (1,400 square feet total for 7 units). Additional the required coverage of building structures is limited to a 50 percent of the total lot coverage. Therefore, the proposed project would provide the appropriate open space required for future residents to enjoy. Impacts would not occur.
- Recreation	1	There are two public recreational facilities within close proximity to the project site (Independence Park 0.6 miles and Discovery Sports Complex 1.2 miles from the site). The proposed project is required to provide the appropriate open and public space (see above section) required under the Downey municipal code. Impacts to recreation would not occur.
Cultural Facilities	1	The City of Downey City Library is located at 11121 Brookshire Avenue in the Civic Center approximately 1.3 miles northwest of the proposed project. The Civic Center includes the Downey City hall and the 738-seat Downey Civic Theater. The Downey Historical Museum is located at Apollo Park; 12481 Rives Avenue. And is approximately 2.6 miles Southwest of the project site. The Columbia Memorial Space Center is within .5 miles of the project Site. It is reasonable to assume the proposed project would not overwhelm, or impact these existing cultural facilities. No impacts would occur.
Transportation	1	Construction or operation of the proposed project would not affect streets or otherwise affect emergency access routes. The proposed project would be designed to incorporate all required City of Downey Fire Department standards to ensure that its implementation would not result in hazardous design features or inadequate emergency access to the site or areas surrounding the site. Impacts would not occur as a result of inadequate emergency access. The proposed project would not alter the shape of any of

Natural Features	Code	Source or Documentation
Water Resources	1	As discussed in the Sole Source Aquifer section in the Statutory Checklist above, there is no sole source aquifer in the City of Downey. As discussed in the Wetlands Protection section in the Statutory Checklist above, there are no inventoried wetlands within the general vicinity of the proposed project. See Surface Water discussion below for additional details regarding surface water resources. There are no other water resources the proposed project could impact. Therefore, the proposed project would not impact water resources.
Surface Water	1	There are no streams or bodies of water on site or within 0.5 mile of the site. The City of Downey is bounded by two rivers, the Rio Hondo to the west and the San Gabriel River to the east The San Gabriel River is located east of the project site and the Rio Hondo is located approximately 2.0 miles to the west of the project site. Both the San Gabriel River and the Rio Hondo are primarily fully lined concrete channels. They are managed as flood control channels by the Los Angeles County Flood Control District. The proposed project would have no direct connection to either of these surface waters. Stormwater from the proposed project would be collected from the site and transported via the existing stormwater system. Wastewater from the site would also be collected, transported, and treated via the existing wastewater treatment system. Therefore, the proposed project would not impact surface waters.
Unique Natural Features and Agricultural Lands	1	The project site is developed with residential units and the adjacent properties are developed with residential multi-unit uses. The project site does not have any existing unique natural features. The project site is identified as Urban and Built-up Land per the Farmland Mapping and Monitoring Program of California Department of Conservation, Division of Land Resource Protection (California Department of Conservation 2009). There are no farmland on the project site or within the vicinity of the project site (California Department of Conservation 2009). Therefore, the proposed project would have no impact to unique natural features, farmland or Farmland Protection Policy.

Vegetation and Wildlife	1	The project site is developed and is surrounded by a residential and areas. The project site is completely covered with impervious surfaces (e.g., buildings, concrete, asphalt) and does not have any existing vegetation or wildlife. Therefore, the proposed project would have no impact to vegetation or wildlife.

Other Factors	**Code**	**Source or Documentation**
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]		The City of Downey is bounded by two rivers, the Rio Hondo to the west and the San Gabriel River to the east (City of Downey, Safety Element, Pg 5-21, 2005). The city has been subject to periodic flooding (City of Downey, Safety Element, Pg 5-21, 2005). Several improvements upstream have helped control the potential for flooding (City of Downey, Safety Element, Pg 5-21, 2005). These improvements include installing dams upstream (including the Whittier Narrows dam approximately 6 miles to the north), providing concrete bottoms for riverbeds, and constructing levees and flood walls on the site of the concrete channels (City of Downey, Safety Element, Pg 5-21, 2005). The channels are currently maintained by the Los Angeles County Flood Control District (City of Downey, Safety Element, Pg 5-21, 2005). The City of Downey and the project site is located within a 500-year flood zone (City of Downey, Safety Element, Pg 5-21, 2005). However, the proposed project is not a "critical action" as defined by HUD (e.g., emergency facility, health facility, facility for mobile impaired persons) and therefore, it is acceptable for the proposed project to be located in a 500-year flood zone. No impacts would occur.
Coastal Barrier Resources Act/Coastal Barrier Improvement Act [§58.6(c)]	1	The project site is not located within a coastal zone. The City of Downey is located over 10 miles from the nearest coastline. No adverse effects related to the coastal zone or the Coastal Zone Management Act would result from the proposed project.
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	Long Beach Airport is the closest airport to the project site. Long Beach is approximately 8.6 miles to the south. The project is not within the Runway Clear Zone (RCZ) for the airport. LAX is located approximately 14 miles east of the proposed project. The City of Downey is located in the flight path of LAX (City of Downey, Safety Element, Pg 5-28, 2009). The

		number of flights that fly over Downey is regulated by the Federal Aviation Administration (City of Downey, Safety Element, Pg 5-28, 2009). However, the city and the project site are not located in the Airport Clear Zone or Accident Potential Zone for LAX (County of Los Angeles 2003b). There is no local or regional airport in the City of Downey. The proposed project would have no impact to airport clear zones and/or accident potential zones.
Other Factors		None

Summary of Findings and Conclusions

With the inclusion of specified mitigation measures, the proposed project would have no adverse effect on the environment. The table below (Summary of Findings) summarizes the findings for each environmental factor.

Environmental Factor	Project Impact
• Compatibility and Urban Impact • Environmental Design	Potentially Beneficial
• Air Quality • Cultural Resources • Displacement	Requires Mitigation
• Conformance with Comprehensive Plans and Zoning • Slope • Erosion • Soil Suitability • Environmental Design • Energy Consumption • Demographic Character Changes • Employment and Income Patters • Educational Facilities • Commercial Facilities • Hazards and Nuisances, including Site Safety • Health Care • Social Services • Solid Waste • Wastewater • Stormwater • Water Supply	No Impact

Environmental Factor	Project Impact
• Public Safety – Police • Public Safety – Fire • Public Safety – Emergency Medical • Open Space and Recreation • Cultural Facilities • Water Resources • Surface Water • Unique Natural Features and Agricultural Lands • Vegetation and Wildlife • Flood Disaster Protection Act • Coastal Barrier Resources Act/Coastal Barrier Improvement Act • Runway Clear Zone or Clear Zone Disclosures	No Impacts

Alternatives and Project Modifications Considered

[24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered but not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts on the human environment of each alternative and the reasons for rejecting it.)

No-Action Alternative/No-Build Alternative

[24 CFR 58.40(e)] (Discuss the benefits and adverse impacts on the human environment of not implementing the preferred alternative).

Absent the project, the existing condition and density of the site would continue. The community would not benefit from the affordable housing opportunities the project would provide. Benefits associated with modern residential building that offers landscaping and security enhancements would not be available. It is unknown if or when another proposal for the redevelopment of the site would be forthcoming.

No-Action Alternative/Build Alternative

This alternative considers reuse of the site for land uses that are currently allowed under the existing land use and zoning designations. Under this alternative, a permitted or conditionally permitted residential development with R-3 zoning could be constructed and operated with up to 9 residential units

The potential environmental effects associated with the construction and operation of such a use would depend on the nature of the development, in general, it would likely have more effects related to air quality, transportation, and noise, which may not be mitigated.

Preferred Alternative

The proposed project is the preferred alternative because it would provide more affordable housing benefits to the community than the other alternatives but with similar environmental effects. In addition, the proposed residential project and its location to community amenity would support the city general objectives to increase the supply of affordable housing for low and moderate-income households.

Mitigation Measures Recommended

[24 CFR 58.40(d), 40 CFR 1508.20] (Recommend feasible ways in which the proposal or its external factors should be modified to minimize adverse environmental impacts and restore or enhance environmental quality.)

Air Pollution (Stationary)

- An air filtration system shall be installed and maintained with filters meeting or exceeding the American Society of Heating, Refrigerating, and Air-Conditioning Engineers Standard 52.2 Minimum Efficiency Reporting Value of 11 to the satisfaction of the Department of Building and Safety.

Air Quality (Construction)

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet South Coast Air Quality Management District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The owner or contractor shall keep the construction area adequately dampened to control dust caused by construction and hauling and, at all times, provide reasonable control of dust caused by wind.

- All loads shall be secured by trimming, watering, or other appropriate means to prevent spillage of dust.
- All materials transported off site shall be either adequately watered or securely covered to prevent excessive dust.
- All clearing, earthmoving, or excavation activities shall be discontinued during periods of high wind (i.e., greater than 15 mph) so as to prevent excessive dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

Historic Preservation

- A qualified archaeologist and Native American monitor will be contacted for on site evaluations should the discovery of unknown archaeological or Native American resources surface during the excavation and grading phase of the proposed project.

Displacement

- A qualified relocation consultant will be contracted to provide services and full relocation benefits to existing tenants which conform with those under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended.

List of Sources, Agencies, and Persons Consulted

[40 CFR 1508.9(b)]

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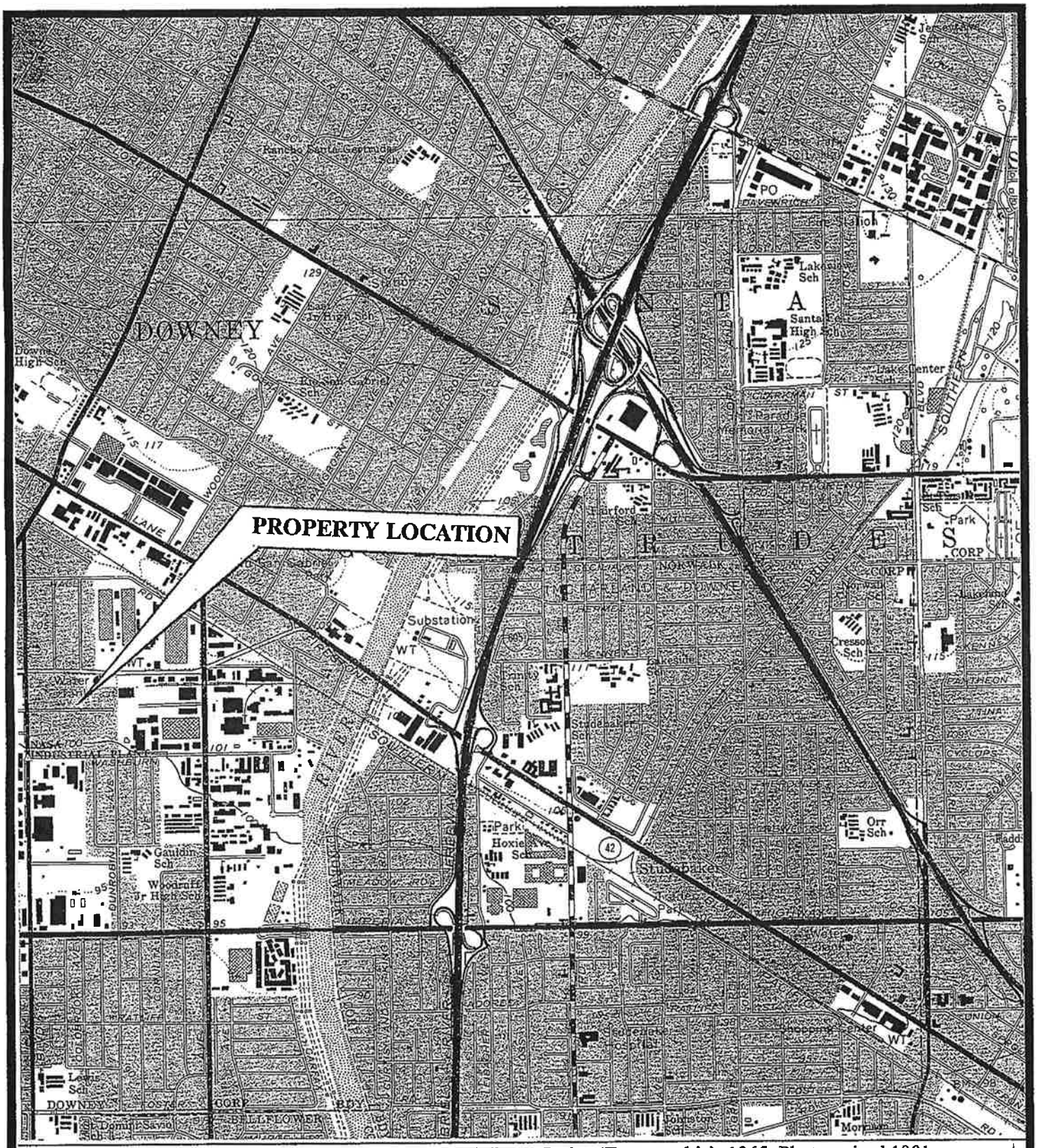

Source: USGS Map, Whittier Quadrangle, 7.5 Minute Series (Topographic), 1965, Photorevised 1981.

Scale: 1" = 2,000'

OBE Ocean Blue Engineers, Inc.	**VICINITY MAP** 9303 - 9309 Elm Vista Drive Downey, CA 90242	**Project No.** 1379.2007.01-01 **Drawing No.** 1

6284 | 20 | SCALE 1" = 100' | P.A. 6284-20 | TRA 3266 3301 | OFFICE OF ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 1993 | REVISED 750618404 9103005007002-12

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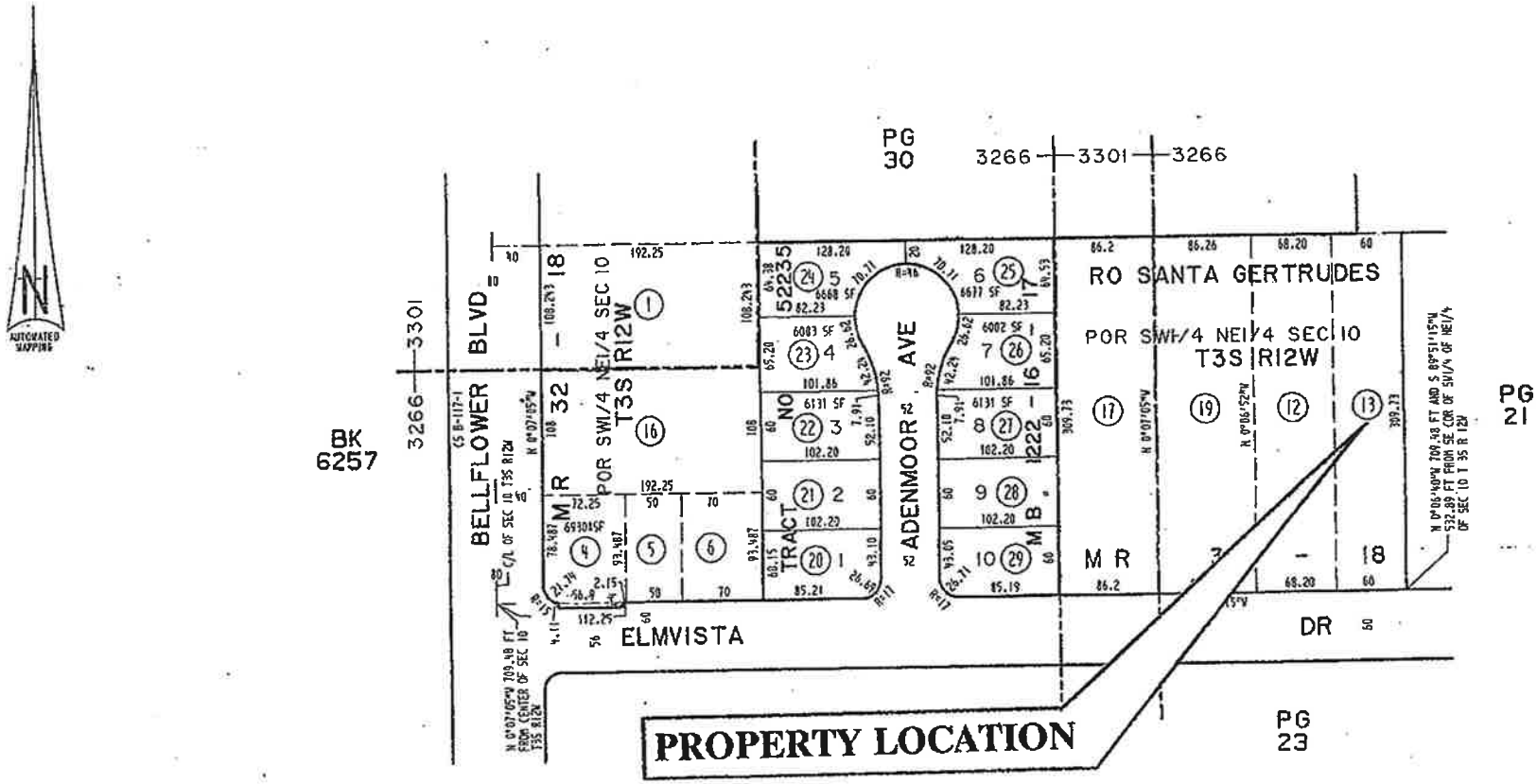
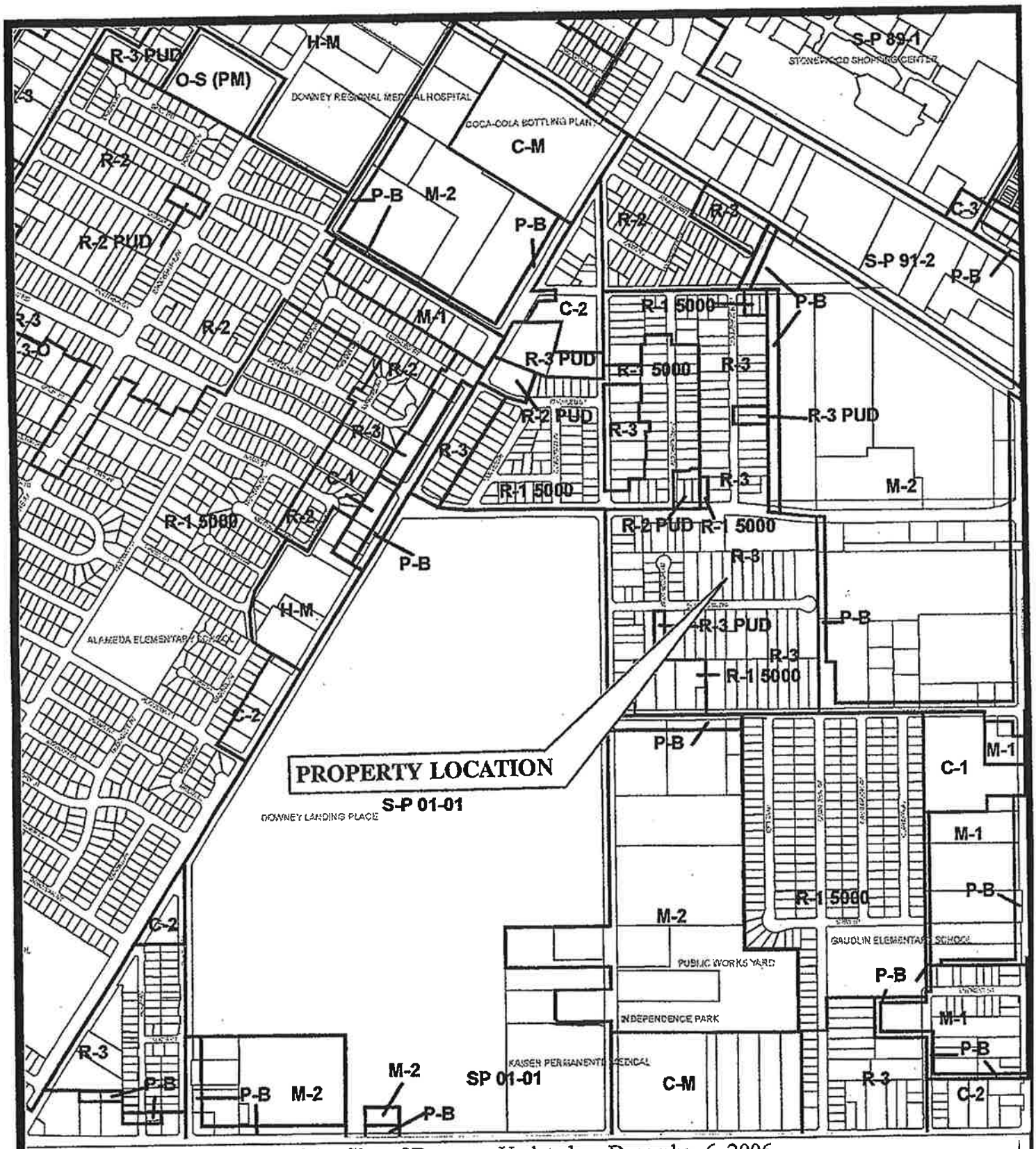


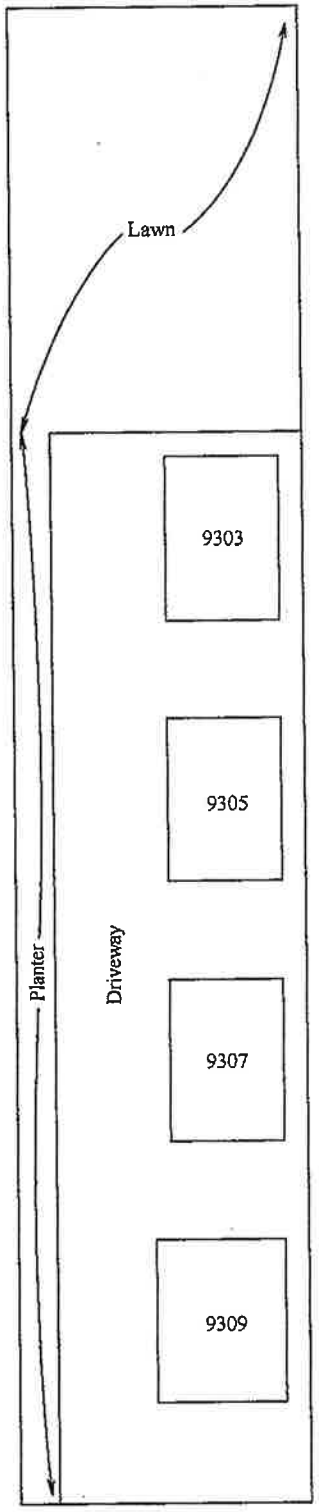
Ocean Blue Engineers, Inc.	**ASSESSOR'S MAP** 9303 - 9309 Elm Vista Drive Downey, CA 90242	**Project No.** 1379.2007.01-01 **Drawing No.** 2



Source: Zoning Map of the City of Downey, Updated on December 6, 2006.

Scale: 1: = App. 800'

OBE Ocean Blue Engineers, Inc.	**ZONING MAP** 9303 - 9309 Elm Vista Drive Downey, CA 90242	**Project No.** 1379.2007.01-01 **Drawing No.** 3



LEGEND
Scale: 1" = 40'
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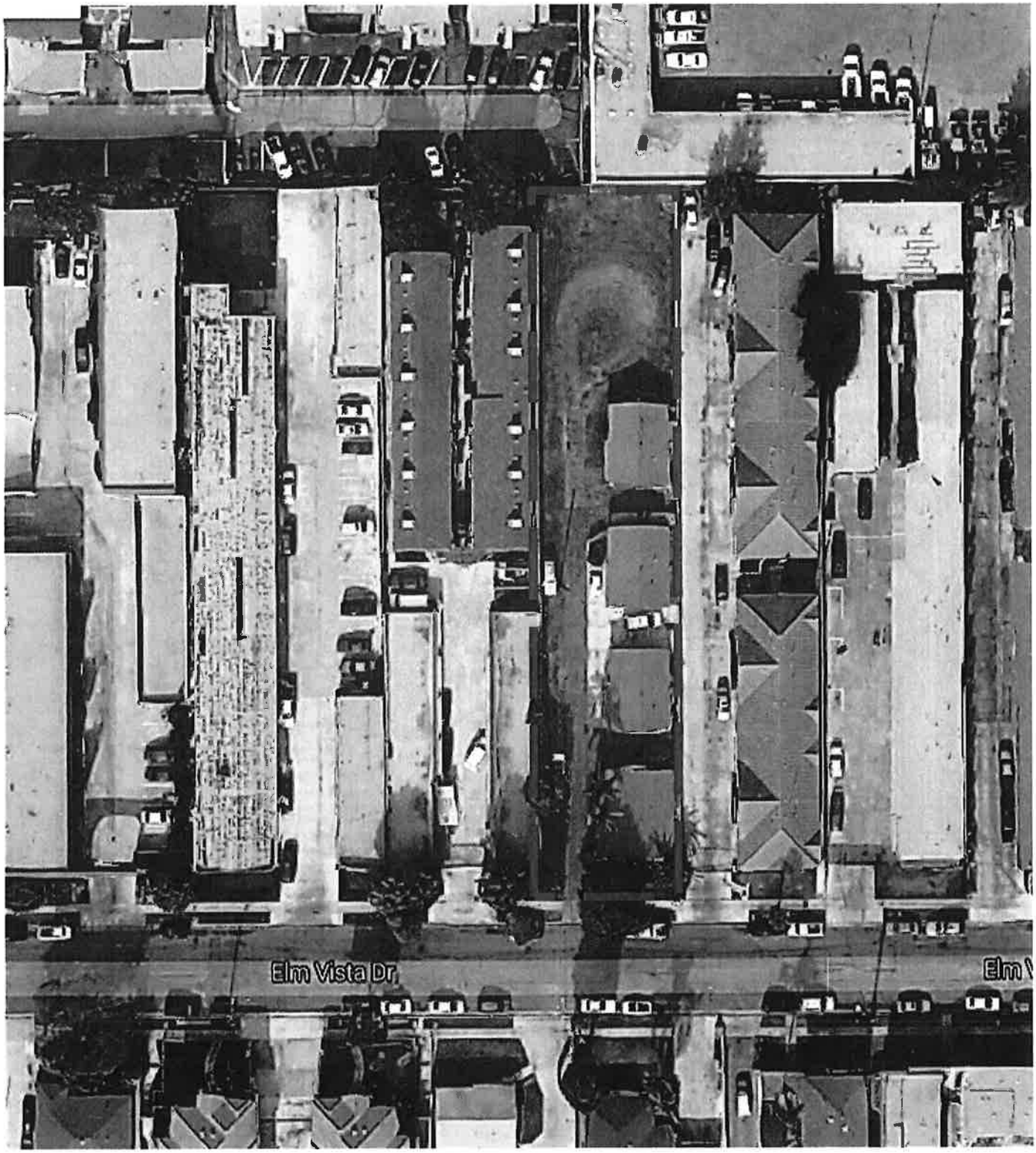
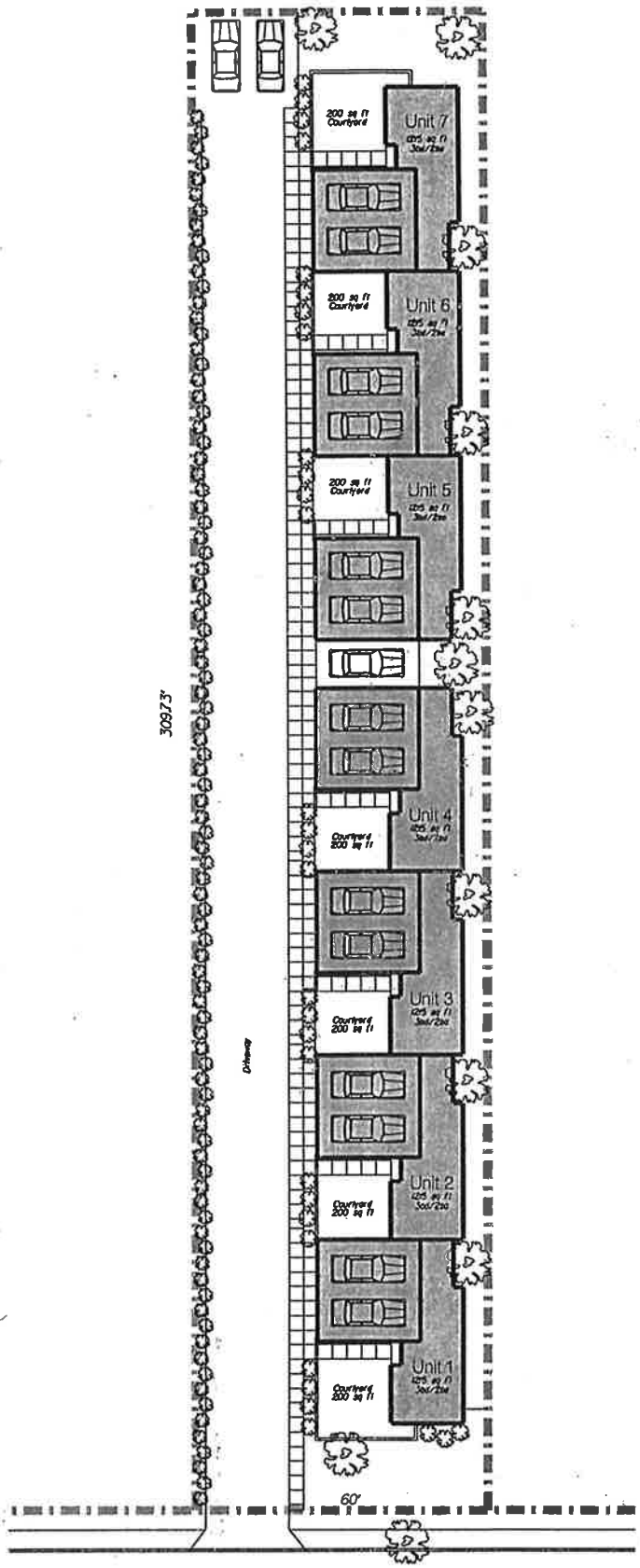
Ocean Blue Engineers, Inc.	**PROPERTY PLOT PLAN** EXISTING 3903 - 3909 Elm Vista Drive Downey, CA 90242	**Project No.** 1379.2007.01-01 **Drawing No.** 4

9303-09 Elm Vista Drive





Elm Vista

PROPOSED PLOT PLAN