



INITIAL STUDY FOR NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT PLN-18-00016

PROJECT NAME: Bio-Medical Overly Zone

PROJECT LOCATION: City of Downey, Citywide

PROJECT APPLICANT: City of Downey
11111 Brookshire Avenue, Downey, CA 90241

LEAD AGENCY: City of Downey
Community Development Department
Planning Division
11111 Brookshire Avenue
Downey, CA 90241

Contact: David Blumenthal, City Planner
(562) 904-7154
dblumenthal@downeyca.org

PUBLIC REVIEW PERIOD: April 12, 2018 to May 2, 2018

This Negative Declaration and Initial Study Checklist have been prepared pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000, et seq.) and the State CEQA Guidelines (California Code of Regulations, Section 15000, et seq.).

Written comments regarding this Negative Declaration shall be made to the Lead Agency listed above prior to 5:00 p.m. on the last day of the Public Review Period.

SECTION I. INTRODUCTION**1. Description of project:**

The proposed project consists of City-initiated General Plan, Zoning Ordinance, and Zoning Map amendments. The purposes of the proposed amendments are to establish a “Bio-Medical Overlay Zone” consisting of new and updated land use regulations and to development standards to work in concert with an updated Hospital-Medical Arts (H-M) Zone. The amendments are also intended to encourage growth in the City’s existing bio-medical sector and attract new biomedical businesses.

This project considers all commercial and manufacturing zones, in addition to the H-M zone, to increase the opportunities to create “bio-medical synergy” through the application of a Bio-Medical Overlay Zone to base zones most likely to accommodate compatible bio-medical uses. The appropriate base zones’ allowed uses or development standards are modified, when Overlay Zone is applied to the base zone targeted for bio-medical development. Specific zoning incentives then apply to allow greater flexibility for bio-medical uses. Additionally, a Bio-Medical Overlay can place restrictions on uses not complementary to bio-medical uses by restricting them in terms of location, size, or operational characteristics when located in a base zone covered by the Bio-Medical Overlay Zone.

The proposed project consists of the following:

- A. Revisions of the City of Downey Municipal Code, Article IX, Land Use, to update, alter, or include new, definitions contained in Chapter 1 related to bio-medical and medical land uses.
- B. Revisions of the City of Downey Municipal Code, Article IX, Land Use, to update, alter, or include new, permitted, or conditionally permitted land uses, and development standards, contained in Chapter 3, specifically Sections 9314, Commercial Zones, and 9318, Manufacturing Zones, related to bio-medical and medical land uses and development.
- C. Creation of Section 9326, Bio-Medical Overlay Zone, in the City of Downey Municipal Code, Article IX, Land Use, Chapter 3, Zones and Standards, to provide additional opportunities for bio-medical-related uses beyond the medical office, hospital, research and development, and medical-device related uses allowed in the commercial and manufacturing base zones. Additionally, ancillary uses necessary to attract bio-medical firms and professionals in the industry are provided for, such as mixed-use developments consisting of professional office or bio-medical research facilities and residential uses, and other supporting services, such as restaurants and nightlife activities.
- D. Inclusion of the Bio-Medical Overlay Zone on the City’s Official Zoning Map.

2. Project Site:

The proposed project applies to multiple locations throughout the City. These locations can be generally described as all areas where commercial or manufacturing zones occur, as well as the areas identified for placement of the Bio-Medical Overlay Zone, as shown on the Bio-Medical Overlay Zones maps on pages 7 through 12.

3. Surrounding Land Uses and Setting:

The areas identified in the proposed project to apply the Bio-Medical Overlay Zone and updated, and new land use regulations and development standards encompass multiple portions of the City. These areas include Commercial Manufacturing (C-M), Light Manufacturing (M-1), General Manufacturing (M-2), Hospital-Medical Arts (H-M), or less intense commercial designations (General Commercial Zone, C-2, for example). There are existing light industrial or commercial-manufacturing uses within many of the areas proposed for the Overlay Zone along with proximity to other medical services or institutions. There is a typical lack of neighborhood-serving commercial uses, or high sales-tax generating regional commercial uses (such as automobile sales lots), though access to major transportation corridors (freeways, major commercial thoroughfares), or distribution centers (shipping/receiving centers) is good. The areas being considered for zoning changes include vacant land and developed sites that may be suitable for redevelopment or conversion to “flex” space for bio-medical lab or research uses. Redevelopment is considered most likely to occur on properties with minimally-profitable existing uses and inexpensive buildings with few mechanical/utility connections or structures (self-storage businesses, for example).

Some of the areas proposed for inclusion in the Bio-Medical Overlay have the capacity for a campus-style bio-medical development consisting of either an industrial/vocational campus or commercial/residential mixed-use campus. These areas typically provide space to transition between the most intense site development/land use of a campus-style bio-medical project and adjacent low-density residential neighborhoods. For example, the proposed Overlay areas are sufficiently wide enough to allow a stepping-down of building height and use intensity when there is lower-density residential zone adjacent that may be negatively affected by a higher intensity bio-medical campus. Finally, the proposed Overlay areas already offer a high level of infrastructure and utility services, such as water, electricity, natural gas, data lines, etc. or reasonably close access to them.

The areas surrounding the proposed locations for the Bio-Medical Overlay Zone encompass most of the zoning categories in the City, including residential zones of varying intensity, commercial zones of varying intensity, manufacturing zones of varying intensity, open space zones, and specific plan areas.

4. City Characteristics:

The City of Downey is 12.8-square-mile community that is located in the southeastern part of Los Angeles County. The State of California Department of Finance estimated that City’s population is 113,832, as of January 1, 2017. The City of Downey is located about 12 miles southeast of downtown Los Angeles and is bounded by: the Rio Hondo River on the west; Telegraph Road on the north; the San Gabriel River on the east; and Gardendale Street and Foster Road on the south. Cities bordering Downey include: Pico Rivera on the north and Santa Fe Springs on the northeast, Norwalk on the east, Bellflower and Paramount on the south, South Gate on the southwest and west and Commerce on the northwest.

Regional access to and from the City of Downey is provided by the Santa Ana (I-5) Freeway; Glen Anderson Freeway (I-105) Freeway; the San Gabriel River Freeway (I-605) Freeway; and the Long Beach Freeway (I-710); MTA Green Line Light Rail

passenger train services at the Lakewood Boulevard station, and various Metro Bus Lines that connect throughout the City.

The City of Downey is a Charter City with most municipal services being provided directly by the City. This includes City Police and Fire services, as well as, Planning, Building, Housing, Economic Development, Parks and Recreation, Library, and Public Works. Additionally, the City of Downey oversees operation of the Downey Civic Theater, the DowneyLINK Transit System, and the Farmer's Market.

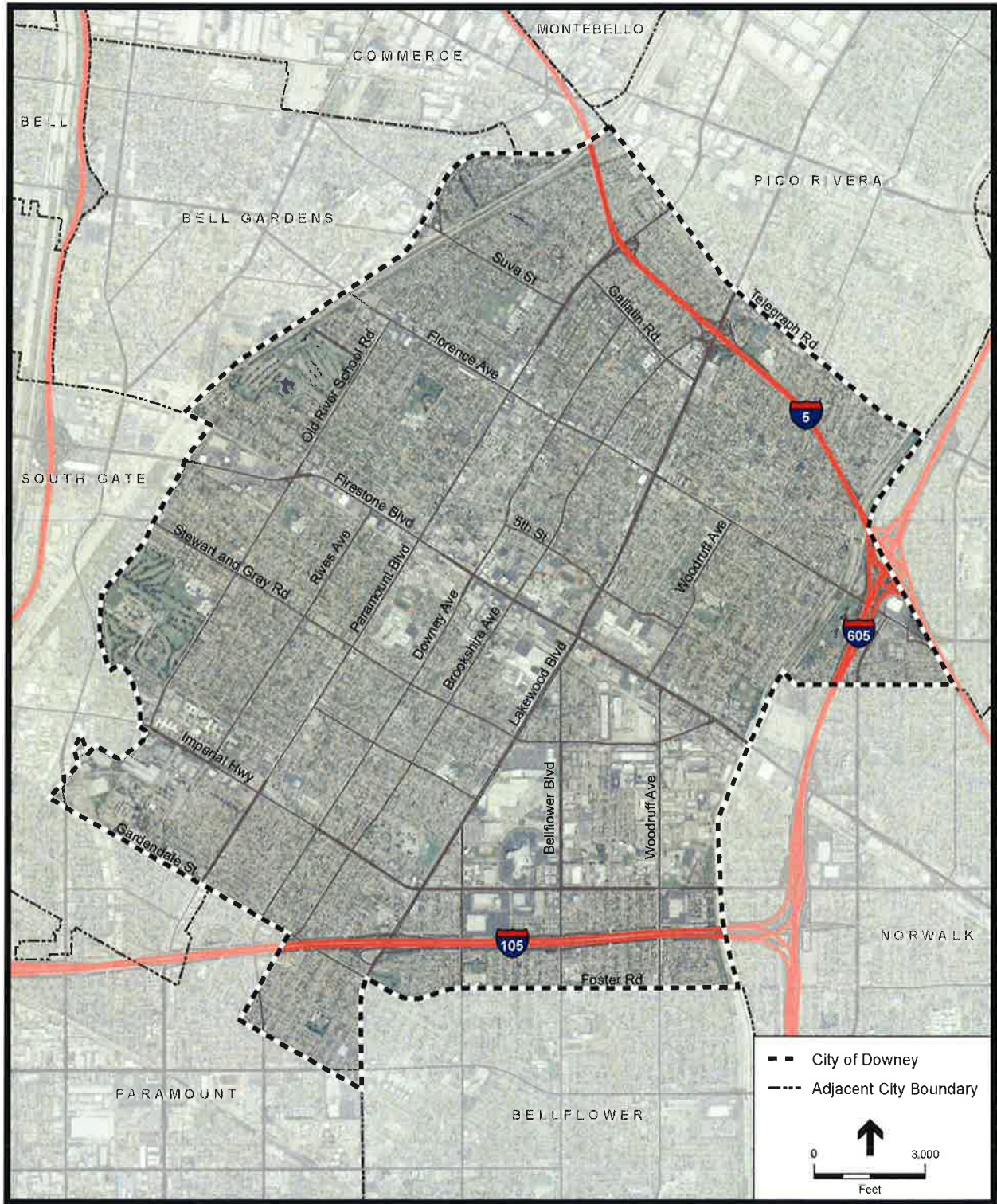
5. **Other public agencies whose approval is required:** (e.g., permits, financing approval, or participation agreement.)

None

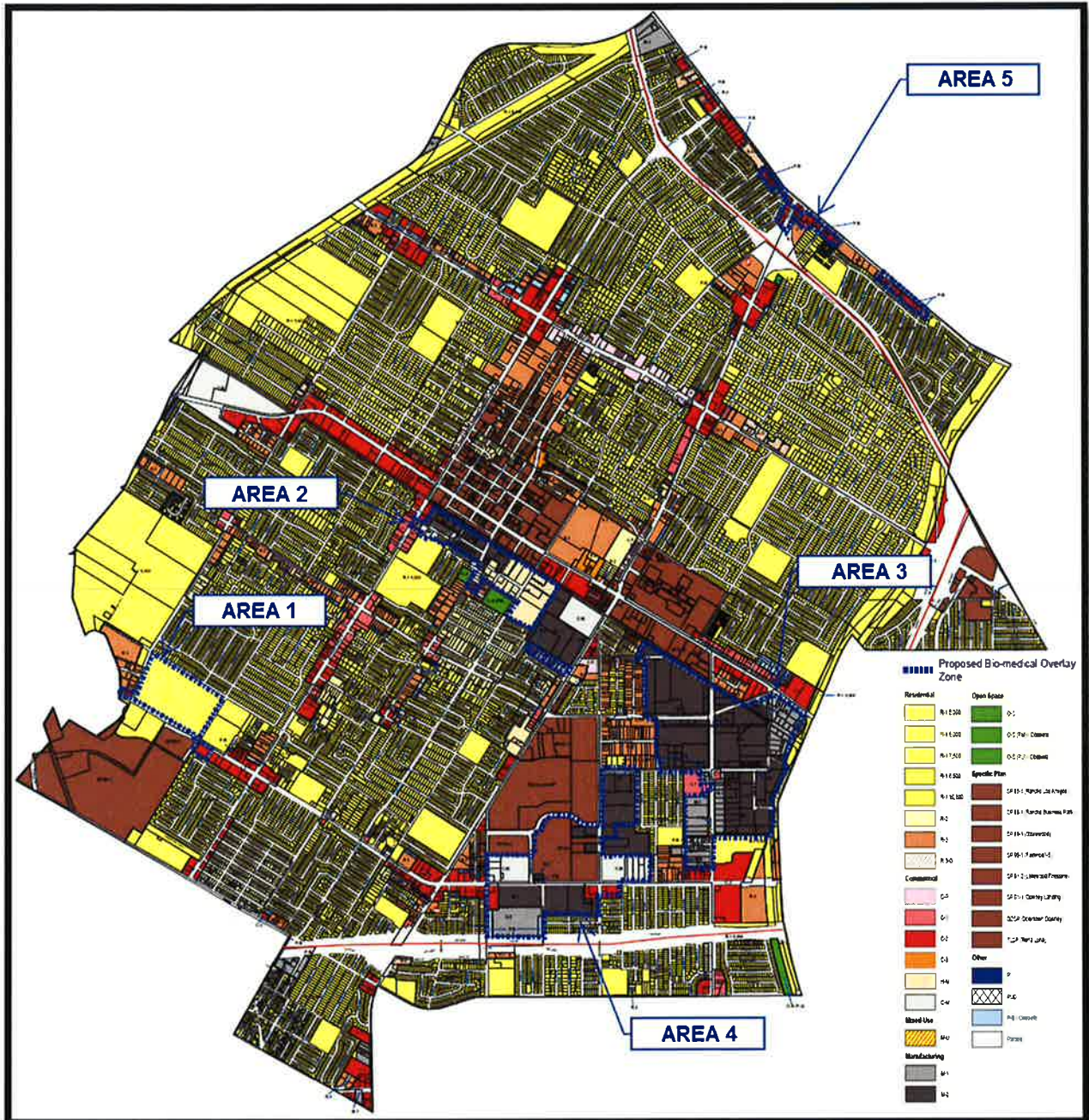
6. Location Map:



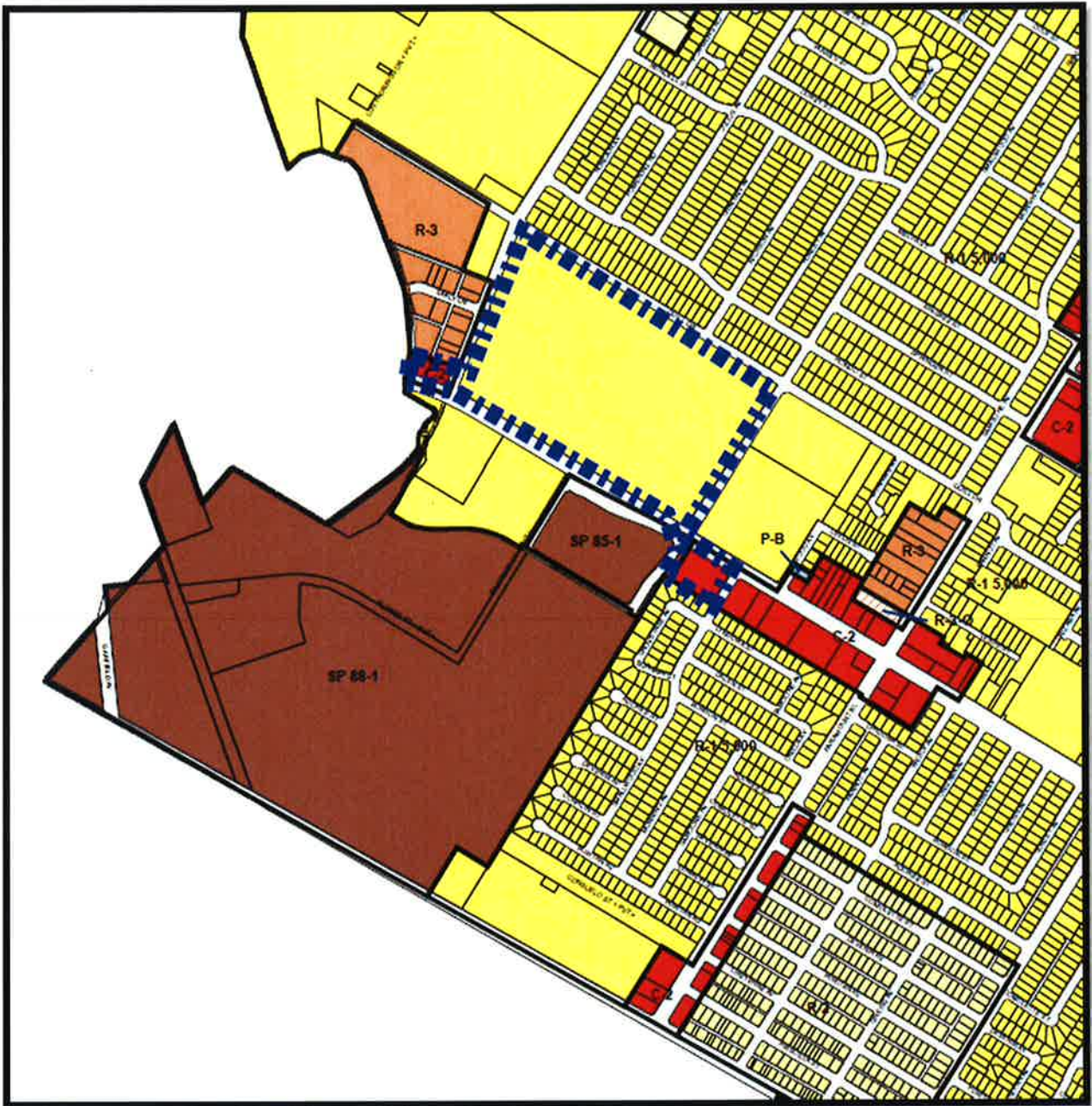
City of Downey Location in Regional Context



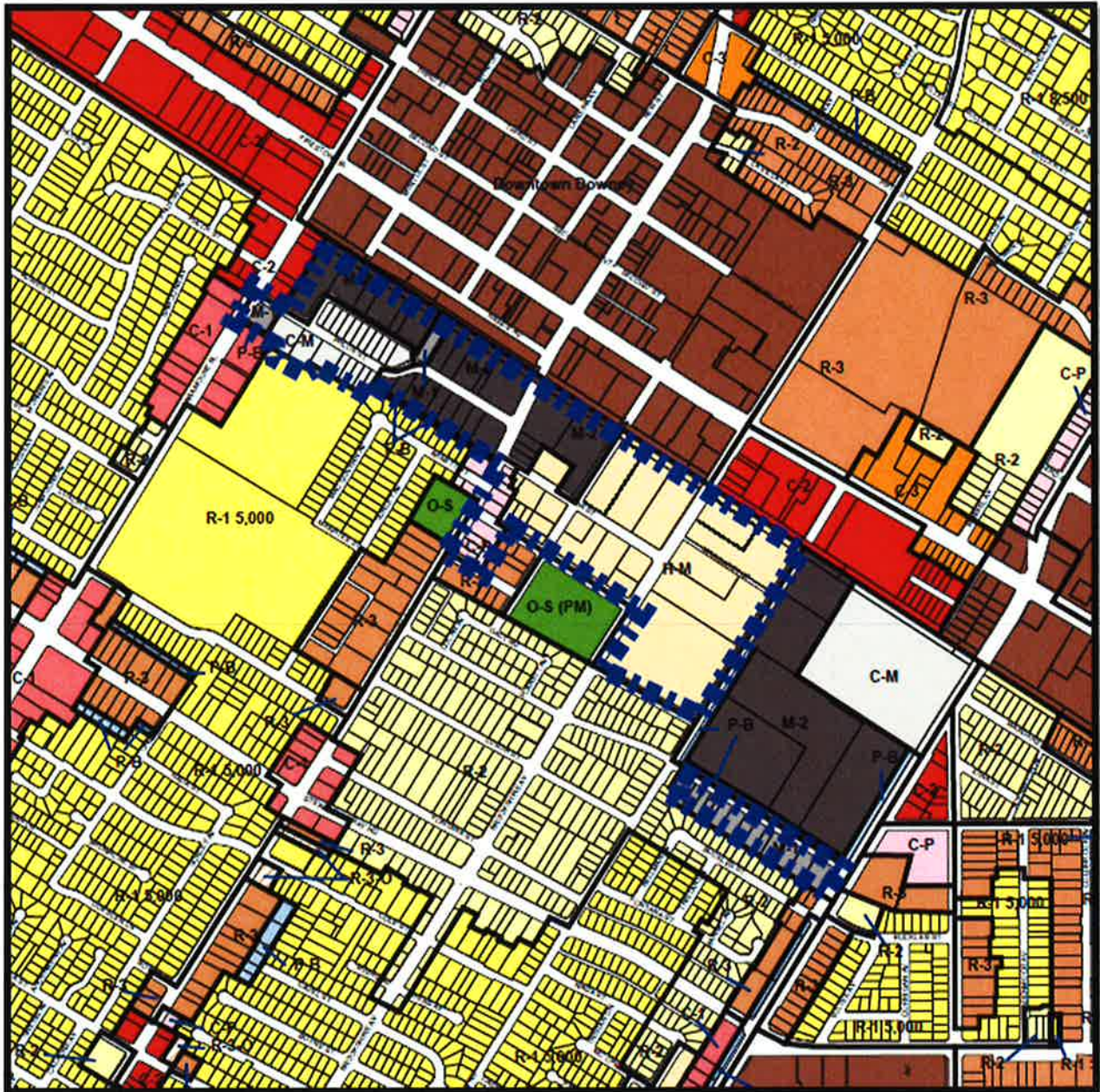
City of Downey Location in Local Context



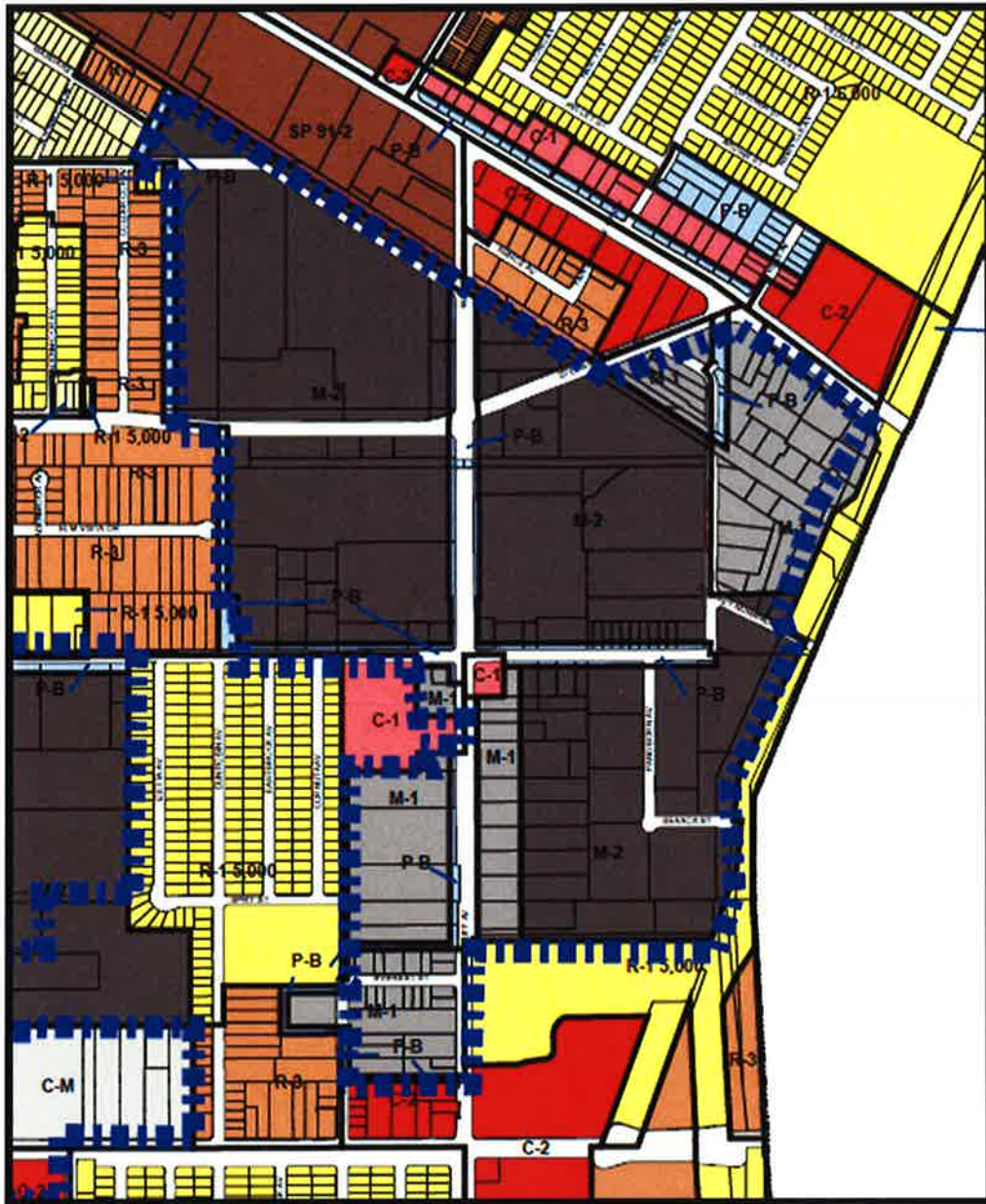
Proposed Bio-Medical Overlay Zone Areas, City Context



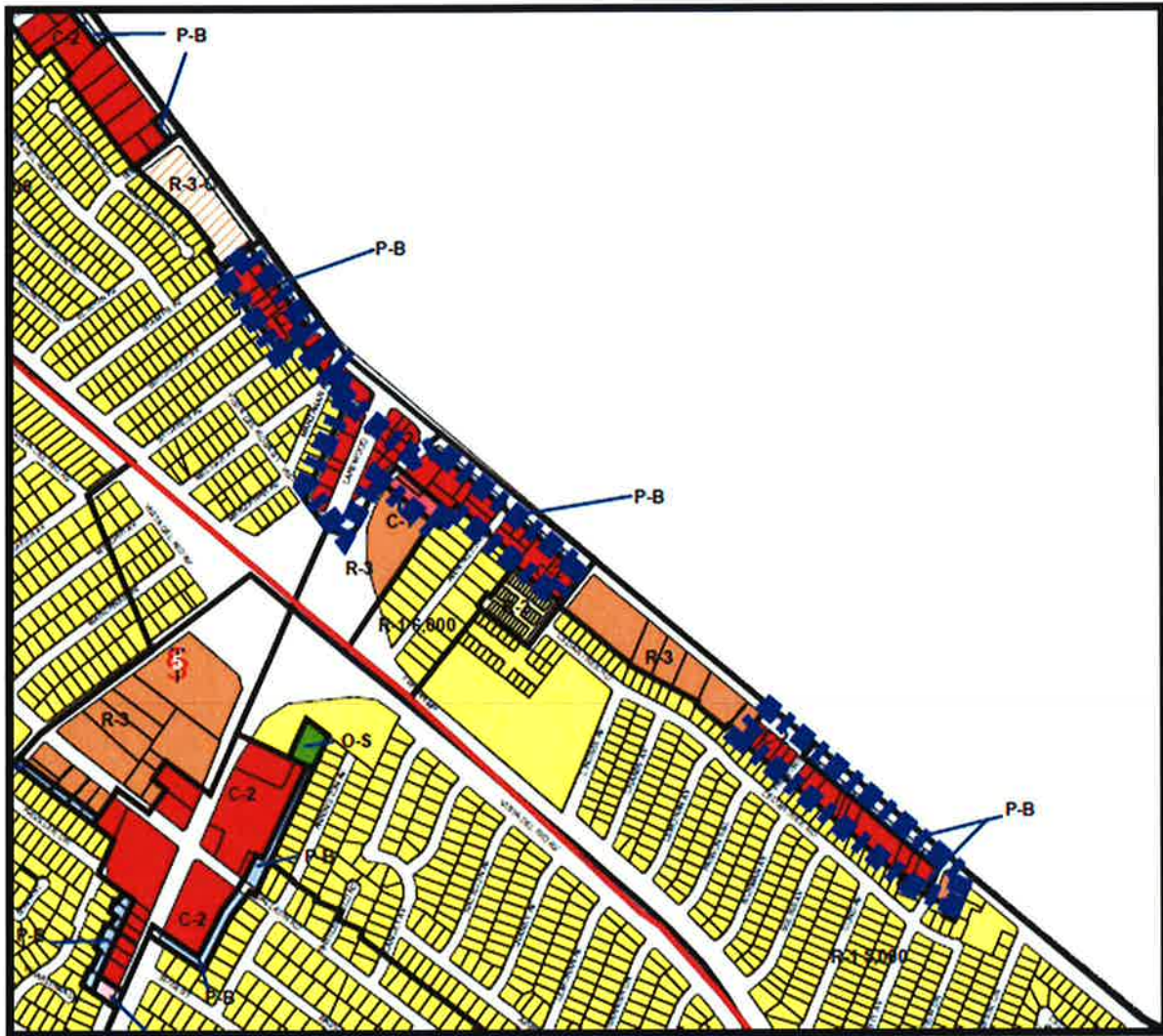
Proposed Bio-Medical Overlay Zone Area 1, Neighborhood Context



Proposed Bio-Medical Overly Zone Area 2, Neighborhood Context



Proposed Bio-Medical Overlay Zone Area 3, Neighborhood Context



Proposed Bio-Medical Overly Zone Area 5, Neighborhood Context

**SECTION II. ENVIRONMENTAL FACTORS
POTENTIALLY AFFECTED**

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of 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 the mitigation measures described on an attached sheet have been added to the project. A 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 significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". 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, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

Signature:



David Blumenthal, City Planner
for the City of Downey

Date: April 11, 2018

SECTION III. INITIAL STUDY CHECKLIST AND ENVIRONMENTAL EVALUATION

This section analyzes the potential environmental impacts which may result from the proposed project. For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and answers are provided according to the analysis undertaken as part of the Initial Study. They outline the following issues:

- | | |
|------------------------------------|--|
| 1. Aesthetics | 10. Land Use Planning |
| 2. Agriculture Resources | 11. Mineral Resources |
| 3. Air Quality | 12. Noise |
| 4. Biological Resources | 13. Population and Housing |
| 5. Cultural Resources | 14. Public Services |
| 6. Geology and Soils | 15. Recreation |
| 7. Greenhouse Gas Emissions | 16. Transportation and Traffic |
| 8. Hazards and Hazardous Materials | 17. Tribal Cultural Resources |
| 9. Hydrology and Water Quality | 18. Utilities and Service Systems |
| | 19. Mandatory Findings of Significance |

The analysis considers the project’s short-term impacts (construction-related), and its operational or day-to-day impacts. For each question, there are four possible responses. They include:

- No Impact.** Future development arising from the project’s implementation will not have any measurable environmental impact on the environment and no additional analysis is required.
- Less Than Significant Impact.** The development associated with project implementation will have the potential to impact the environment; these impacts, however, will be less than the levels or thresholds that are considered significant and no additional analysis is required.
- Potentially Significant Impact Unless Mitigated.** The development will have the potential to generate impacts which will have a significant effect on the environment; however, mitigation measures will be effective in reducing the impacts to levels that are less than significant.
- Potentially Significant Impact.** Future implementation will have impacts that are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

	Potentially Significant Impact - EIR Analysis Is required	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact - EIR Analysis Is required	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Response:

(A and b): No impact. The City of Downey, which is located in southeast Los Angeles County, is an urban environment. There are no scenic vistas, scenic resources or scenic highways within the City boundaries or any visible from within the City.¹ No impact would occur.

(c): No impact. The proposed project would not remove, alter or change scenic resources. The proposed amendments would not change the development potential for new commercial or manufacturing projects in a way that could impact scenic resources located in the City of Downey, including location, size or height of development already allowed under the Zoning Ordinance.

(d): No impact. The proposed amendment would not affect exterior lighting standards or create substantial light or glare. Eventual site development will involve site lighting for safety and security, and meet building codes. Any exterior lighting must comply with Zoning Ordinance requirements on a project-by-project review basis.

Mitigation Measures:

None Needed

2. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

¹ City of Downey, Downey Vision 2025 – Comprehensive General Plan Update Draft EIR. July 2004 p. 8-1.

Potentially Significant Impact - EIR Analysis Is required	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Response:

(A, b and e): No impact. The City of Downey is an urbanized area that is mostly built out with only infill development potential. There are no agricultural lands within the City’s boundaries. The project will have no impact on converting Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. Furthermore, the City’s General Plan (Vision 2025) does not include provisions for agricultural uses in the future. While the City does have a variety of zoning districts, agricultural uses are only allowed in the Open Space (O-S) zone. The proposed areas for the Bio-Medical Overlay Zones do not include any Open Space Zones. Though one proposed Overlay area is adjacent to two Open Space Zones, both are utilized as municipal parks, and the intensity of development allowed under the Bio-Medical Overlay Zone is consistent with what is already allowed under the Zoning Ordinance. Therefore, no additional impacts to agricultural resources would occur with implementation of the proposed project.

(c): No impact. The City of Downey is an urbanized area that is mostly built-out with only infill development potential. There are no forest or timberland lands within the City’s boundaries. Therefore, the project will not conflict with existing zoning for, or cause rezoning of, forest land,² timberland,³ or timberland zoned Timberland Production.⁴

(d): No impact. The City of Downey is an urbanized area that is mostly built-out with only infill development potential. There are no forest lands within the City’s boundaries. Therefore, the project will not result in the loss of forest land or conversion of forest land to non-forest use.

Mitigation Measures:

None Needed

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. 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. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Expose sensitive receptors to substantial pollutant | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

² As defined in Public Resource Code 12220(g)

³ As defined in Public Resource Code 4526

⁴ As defined in Government Code Section 51104(g)

	Potentially Significant Impact - EIR Analysis Is required	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
concentrations?				
e. Create objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

(a): No impact. The proposed project is located in the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is the regional agency responsible for air quality regulations within the SCAB including enforcing the California Ambient Air Quality Standards (CAAQS) and implementing strategies to improve air quality and to mitigate effects from new growth. The SCAQMD, in association with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG), is responsible for preparing the Air Quality Management Plan (AQMP) that details how the region intends to attain or maintain the state and federal ambient air quality standards. The proposed project does not alter the development potential of the base zones upon which the Bio-Medical Overly Zone is proposed because the new uses permitted are not more intense in terms of their impact on air quality than those currently allowed in the base zones. The proposed changes only provide incentives to establish bio-medical uses instead of other commercial or manufacturing uses in those areas already zoned for a broad range and intensity of commercial and manufacturing. Because development potential is not increased in existing commercial and manufacturing zones, no additional impacts would occur due to the proposed project. Based on this consistency analysis, no impact is anticipated relating to conflicts with the 2016 Air Quality Management Plan.

(b and c): No impact. The proposed project will not conflict or obstruct implementation of the 2016 AQMP. The AQMP calls for building compact communities to limit urban sprawl, mix complementary land uses, such as commercial services with higher density housing, increasing residential and commercial densities along transit corridors, and increase pedestrian – friendly and interconnected streetscapes, helping to make alternative means of transportation more convenient. In approving AB 32, the State Legislature established 2020 greenhouse gas emissions reduction targets. The proposed Bio-Medical Overly Zone and associated Zoning amendment does not interfere with this newly adopted State law nor will it obstruct the attainment of meeting regional targets for the reduction of greenhouse gas emissions.

(d): No impact. Sensitive receptors include day care centers (adult & child), schools, hospitals, churches, rehabilitation centers, and long-term care facilities (i.e. assisted living facilities). While there are multiple locations throughout the City of Downey that have sensitive receptors, the proposed project does not increase the otherwise existing ability to establish commercial and manufacturing operations under the current Zoning Ordinance. Further, those operations that would impact sensitive receptors are typically required to obtain a conditional use permit prior to establishing operations, and would be review on a case-by-case basis through the normal review process.

(e): No impact. Projects that involve offensive odors may be a nuisance to a wide number of neighboring uses, including businesses, residences, sensitive receptors, and public areas. For example, heavy industrial projects, livestock farming operations, and food packaging operations involving high concentrations of vinegar or spices can create odors that have long term impacts to the neighbors. In the City of Downey, these types of uses are restricted to the manufacturing zones and not permitted in the commercial zones. The proposed project will not permit new manufacturing uses that generate odors that meet the objectionable odor threshold.

Mitigation Measures:

None Needed

4. BIOLOGICAL RESOURCES. Would the project:

	Potentially Significant Impact - EIR Analysis Is required	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game 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 federally protected wetlands as defined by Section 404 of the Clean Water Act (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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources? (i.e. tree preservation ordinance).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

(a): No Impact. According to the Environmental Impact Report prepared for the City of Downey General Plan⁵, there are no species identified as a candidate, sensitive, or special species in local, regional, state, or federal documents within the City of Downey. There is no known candidate, sensitive, or special status species that reside on the site. Furthermore, the proposed project contains zoning amendments that promote a specific type of commercial and manufacturing use and development in urbanized areas (commercial and manufacturing zones near the City's core and along its main commercial corridors). They would not affect any species identified as candidate, sensitive or special status species in local or regional plans.

(b): No Impact. There are no riparian habitats or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Moreover, the three river channels that are located within the boundaries of the City of Downey (Rio Hondo Channel, Los Angeles River, and San Gabriel River) are cement- or riprap-lined and support limited vegetation.

(c): No Impact. Based on a September 2017, review of the National Wetlands Inventory, there are no protected wetlands within the proposed areas for the Bio-Medical Overlay Zone.⁶ While the National Wetlands Inventory identifies two wetland areas adjacent to the proposed Overlay areas (two freshwater emergent ponds and one freshwater

⁵ City of Downey, Downey Vision 2025 – Comprehensive General Plan Update EIR Initial Study, March 2004 p. C-18

⁶ Verified on U.S. Fish and Wildlife Services National Wetlands Inventory Map (<http://www.fws.gov/wetlands/Data/Mapper.html>) on September 28, 2017.

Potentially Significant Impact - EIR Analysis Is required	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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emergent wetland at the Discovery Sports Complex, a redeveloped parking lot located near the intersection of Columbia Way and East Imperial Highway, and the riverine of the San Gabriel River located along the eastern edge of the City), neither area would be subject to additional development intensity beyond that permitted under the current Zoning Ordinance, only a modified mix of commercial and manufacturing uses not more intense that what is permitted now.

(d): No Impact. The movement of any native resident or migratory fish or wildlife species or established native resident migratory wildlife corridors, or the uses of native wildlife nursery sites have not been identified in the City of Downey.⁷ Accordingly, the project would not impact the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors.

(e): No Impact. The City of Downey does not have any local ordinance to protect biological resources. No impact would occur.

(f): No Impact. There is no adopted Habitat Conservation Plan, Natural Community Plan or other habitat conservation plan. No impact would occur.

Mitigation Measures:

None Needed

5. CULTURAL RESOURCES. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines 5064.85? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 5064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Disturb any human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response:

(a): No impact. There are no known historical structures within, or adjacent to, any of the areas proposed for the Bio-Medical Overlay.

(b and c): No impact. Not applicable. The proposed project addresses commercial and manufacturing development in previously developed, urbanized areas where archaeological resources are unlikely to be located. New projects must comply with CEQA requirements and archaeological investigations will be conducted on a case-by-case basis where site excavation or site conditions warrant. The project will have no impact on the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5. Notwithstanding this, should any archeological resources be discovered on the site, future project applicants will be required to comply with the provisions set forth in CEQA Guidelines Section 15064.5 regarding archaeological sites.

⁷ City of Downey, Downey Vision 2025 – Comprehensive General Plan Update Draft EIR Initial Study, March 2004, p. C-19.

Potentially Significant Impact - EIR Analysis Is required	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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(d): No impact. The proposed project is not expected to disturb any human remains “since all burials in the City have occurred in the Downey Cemetery since the late 1880’s”.⁸ Thus, the project will not disturb any human remains, including those interred outside of formal cemeteries. Notwithstanding this, should any be discovered on the site, the applicant is required to comply with the provisions set forth in CEQA Guidelines Section 15064.5 regarding human remains sites.

Mitigation Measures:

None Needed

6. GEOLOGY AND SOILS. Would the project:

a. Expose people or structures to 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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2) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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d. Be located on expansive soil, as defined in Table 18-1-B of the California Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response:

(a1 though a3 and c): No impact. The City of Downey is not located within an Alquist-Priolo Earthquake Fault Zone, as indicated on the zone map issued by the State Geologist for the area, nor is it expected to involve strong seismic ground shaking or seismic-related ground failure. The project does not directly result in new construction activity, and any projects that result from the proposed Bio-Medical Overlay Zone that do result in

⁸ City of Downey, Downey Vision 2025 – Comprehensive General Plan Update Draft EIR. July 2004 p. 8-2

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new construction activity would be under the purview of City Building Code, which requires engineering geology soil studies to verify a site’s ability to safely support new construction. Nonetheless, the City of Downey is located in an area considered to be seismically active, as is most of Southern California. Major active fault zones are located southwest and northeast of the City, with the Whittier fault being the fault with the greatest potential to impact the project site. It is located approximately 4-5 miles northeast of the project site and is capable of a maximum moment magnitude of 7.2.⁹ Impacts are considered to be less than significant since all new construction is already required to comply with the existing seismic standards of the Building Code, which already mitigates any potential significant impact.

Liquefaction is a phenomenon where earthquake-induced ground vibrations increase the pore pressure in saturated, granular soils until it is equal to the confining, overburden pressure. When this occurs, the soil can completely lose its shear strength and enter a liquefied state. The possibility of liquefaction is dependent upon grain size, relative density, confining pressure, saturation of the soils, strength of the ground motion and duration of ground shaking. In order for liquefaction to occur, three criteria must be met: underlying loose, coarse-grained (sandy) soils; a groundwater depth of less than about 50 feet; and a nearby large magnitude earthquake. The susceptibility of soil to liquefy tends to decrease as the density of the soil increases and the intensity of ground shaking decreases. Strong ground shaking will also tend to densify loose to medium dense deposits of partially saturated granular soils and could result in seismic settlement of foundations and the ground surface at the project site. The Building Code will require new construction-related activity to prepare a soils report for all new structures on the site. The soils reports will set design standards to address any potential negative impact from liquefaction. Since this is already a Code requirement, the impact is considered to be no impact and no additional mitigation is required.

(a4): No impact. Overall, the City of Downey has a relatively flat topography and the possibility of landslides is typically unlikely. Elevations in the area are approximately 125 feet above sea level. The proposed Bio-Medical Overly Zone areas are not within a potential earthquake-induced landslide hazard zone, and due to the low gradients occurring in the City, seismically induced landsliding is negligible. Implementation of the proposed project would not result in the exposure of people or structures to the risk of landslides during a seismic event.

(b): No impact. Not applicable. New development under the proposed Bio-Medical Overly Zone must be consistent with the General Plan Safety Element and may not be located in areas described as being subject to liquefaction hazards.

(d): No impact. Expansive soils are typically composed of certain types of silts and clays that have the capacity to shrink or swell in response to changes in soil moisture content. Shrinking or swelling of foundation soils can lead to damage to foundations and engineered structures including tilting and cracking. The proposed project would comply with current City Code and CBC requirements and would not affect foundations or result in other structural or engineering modifications that could increase exposure of people or structures to risk associated with expansive soils.

(e): No impact. The City of Downey is an urban area that is served by a sanitary sewer system. New development under the proposed project would be located on sites already served by infrastructure, or close enough to existing infrastructure to allow connection to existing sewer systems. Septic tanks and alternative waste disposal systems would not be permitted.

Mitigation Measures:

None Needed

⁹ Southern California Earthquake Data Center (<http://scedc.caltech.edu/significant/whittier.html>), October 10, 2017

	Potentially Significant Impact - EIR Analysis Is required	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GREENHOUSE GAS EMISSIONS. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

(a): No impact. Greenhouse gas (GHG) emissions contribute, on a cumulative basis, to the significant adverse environmental impacts of global climate change. While no single project permitted under the proposed Bio-Medical Overly Zone is anticipated to generate enough GHG emissions to noticeably change the global average temperature, it is the combination of GHG emissions from past, present, and future projects that contribute substantially to the phenomenon of global climate change and its associated environmental impacts, and as such, is addressed only as a cumulative impact. Implementation of the proposed project would not substantially contribute to increases of GHG emissions that are associated with global climate change. The proposed project does not alter the development potential of the base zones upon which the Bio-Medical Overly Zone is proposed because the new uses permitted are not more intense in terms of their GHG emissions than those currently allowed in the base zones. The proposed changes only provide incentives to establish bio-medical uses instead of other commercial or manufacturing uses, which have similar traffic and employment generation potential, in those areas already zoned for a broad range and intensity of commercial and manufacturing. Because development intensity is not increased in existing commercial and manufacturing zones, no additional impacts to greenhouse gas emissions would occur due to the proposed project.

Nevertheless, GHG can be generated in less than significant quantities through production of electricity, use of building materials, and increases in vehicle trips. All new development proposed as a result of the Bio-Medical Overly will be required to comply with the City Building Code, which establishes requirements for energy efficiency to reduce GHG.

(b): No impact. As discussed in Response No. 7(a) above, GHG emissions will not be directly related to the proposed project, but project-specific to new development that occurs within the City. Since the proposed project does not increase the development intensity that could be achieved by other commercial or manufacturing uses currently permitted in the areas identified for the Bio-Medical Overly Zone and associated zoning amendments, additional GHG as a result of the proposed project are not anticipated. The City’s 2025 General Plan (adopted in 2005) does include multiple policies to decrease the dependency on vehicular transportation and improve the jobs/housing balance in the City. The proposed project does not interfere with these policies. Furthermore, the City is subject to compliance with the Global Warming Solutions Act (Chapter 488, Statutes of 2006).

Mitigation Measures:

None Needed

8. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact - EIR Analysis Is required	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
materials?				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

(a through c): No impact. The proposed update would not increase risks of exposure to hazardous materials, or the storage or transport of such materials. The areas affected by the proposed Bio-Medical Overly Zone already contain commercial and manufacturing uses near established truck routes, interstate highways, a north-south railroad route, and commercial and manufacturing uses where the transport or storage of hazardous materials already occur. The U.S. Department of Transportation and Caltrans regulate interstate and intrastate transport of hazardous materials.

The proposed project does not alter the types of commercial or manufacturing-related chemicals or substances currently utilized by those uses allowed by the Zoning Ordinance within the base zones upon which the Bio-Medical Overly Zone is proposed, only to provide incentives for bio-medical uses to establish in areas already zoned for a broad range and intensity of commercial and manufacturing. Because development potential is not increased in existing commercial and manufacturing zones, no additional impacts from hazardous materials would occur due to the proposed project. The increased use, transport, or disposal of hazardous material is not anticipated to increase significantly, and land uses that would require hazardous material storage or transport would be reviewed on a case-by-case basis through the conditional use permit process, or through the City

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Building Permit and Fire Authority permit review process to ensure all required safety systems are in place.

(d): No impact. While there are a few sites listed on the Department of Toxic Substance Control's website as containing hazard materials¹⁰ within or near the proposed areas of the Bio-Medical Overly Zone, the proposed project does not consist of individual sites. Any new commercial or manufacturing development must comply with CEQA in terms of site assessment and remediation, where applicable.

(e and f): No impact. The City of Downey is not located within an airport land use plan or within two miles of a public airport or public use airport. Therefore, the project would not result in a safety hazard for people residing or working in the project area.

(g): No Impact. The proposed project does not alter the types of commercial or manufacturing-related chemicals or substances currently allowed by the Zoning Ordinance within the base zones upon which the Bio-Medical Overly Zone is proposed, only to provide incentives for bio-medical uses to establish in areas already zoned for a broad range and intensity of commercial and manufacturing. Because development potential is not increased in existing commercial and manufacturing zones, impacts to any emergency response plans or emergency evacuation plans would occur.

(h): No impact. The proposed project is located in urbanized and industrial areas of the City and not contiguous to a designated high fire area associated with any designated wildland area. Therefore, implementation of the proposed project would not result in the exposure of people or structures to hazards associated with wildland fires.

Mitigation Measures:

None Needed

9. HYDROLOGY AND WATER QUALITY. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <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 stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

¹⁰ Checked on Department of Toxic Substance Control website (<http://www.envirostor.dtsc.ca.gov/public>), May 13, 2015.

	Potentially Significant Impact - EIR Analysis Is required	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
of surface runoff in a manner which would result in flooding on- or off-site?				
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm-water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

(a through f): No impact. The agency with jurisdiction over water quality within the project area is the Los Angeles Regional Water Quality Control Board (LARWQCB). The Clean Water Act (CWA) prohibits the discharge of pollutants to waters of the United States from any point source unless the discharge is in compliance with a National Pollutant Discharge Elimination System (NPDES) permit. Development projects must conform to local, state and federal water quality, including FEMA and NPDES permit requirements and standards. Development projects are individually evaluated for conformance with applicable water quality, runoff and flood hazard. The proposed project would not significantly affect the location, intensity, or type of land uses in the affected areas, nor alter regulations that apply to water quality, runoff and flood protection regulations.

(g through h): No impact. The proposed project does not alter the development potential of the base zones upon which the Bio-Medical Overly Zone is proposed because the new uses permitted are not more intense in terms of their potential impact on hydrology and water quality than those currently allowed in the base zones. The proposed changes only provide incentives to establish bio-medical uses instead of other commercial or manufacturing uses, which have similar or more potential to impact water quality, in those areas already zoned for a broad range and intensity of commercial and manufacturing. Because development intensity is not increased in existing commercial and manufacturing zones, no additional impacts of flooding to people or structures within a 100-year floodplain would occur due to the proposed project.

(i): No impact. The proposed Bio-Medical Overly Zone areas are located between the Rio Hondo Channel/ Los Angeles river and the San Gabriel river. According to the Vision 2025 FEIR, these flood control channels have been designed to meet or exceed the discharge capacity for a 100-year flood.¹¹ Due to the distance between the project areas and the levees constructed for these rivers, there is no possibility for there to be an impact.

(j): No impact. The City of Downey is relatively flat and is not located near a dam, lake, or ocean, and therefore,

¹¹ City of Downey, Downey Vision 2025 – Comprehensive General Plan Update Draft EIR. July 2004 p. 5-58

	Potentially Significant Impact - EIR Analysis Is required	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
inundation by seiche, tsunami, or mudflow is not anticipated. Moreover, tsunamis and seiches do not pose hazards due to the inland location of the City and lack of nearby bodies of standing water.				

Mitigation Measures:

None Needed

10. LAND USE AND PLANNING. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response:

(a): No impact. The proposed project would apply to multiple commercial and manufacturing areas citywide and includes an associated zoning amendment that address commercial and manufacturing zones. It would not physically divide the City or neighborhoods.

(b): No impact. The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The project is consistent with the current General Plan and zoning designations, in that the Bio-Medical Overly and associated zoning amendment further the purpose and intent of the City’s existing commercial and manufacturing zones, and comply with the Land Use and Economic Development Elements of the City’s 2025 General Plan.

(c): No impact. There is no applicable habitat conservation plan or natural community conservation plan. Therefore, the project will not conflict with any applicable habitat conservation plan or natural community conservation plan, as there are no applicable conservation plans.

Mitigation Measures:

None Needed

11. MINERAL RESOURCES. 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"/> |

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Response:

(a and b): No impact. The project would not 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 or of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. There are no known mineral resources on the site. Therefore, the proposed project would not affect access to or the availability of valued mineral resources.

Mitigation Measures:

None Needed

12. NOISE. Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Exposure of persons to or generation of noise levels 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response:

(a, b, c and d): No impact. General Plan Noise Element policies and standards apply to all commercial and manufacturing developments. The proposed Bio-Medical Overly Zone and associated zoning amendment would not change standards that apply to new projects nor expose persons to noise levels in excess of allowed standards. The proposed project would not expose persons to excessive vibration or ground borne noise levels exceeding allowed standards. The proposed project would not result in a substantial permanent or temporary increase in ambient noise levels. Any new projects resulting from the proposed Bio-Medical Overly Zone would be required to comply with the City’s noise standards. Pursuant to the City of Downey Municipal Code¹² noise

¹² City of Downey Municipal Code Section 4606.3

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levels are permitted to be 65 db(A), as measured at the property line. However, the Municipal Code¹³ also exempts construction activity from this noise regulation from 7:00 a.m. until 9:00 p.m., seven (7) days a week.

(e and f): No impact. The project site is not located within an airport land use plan, within two miles of a public airport or public use airport, or within the vicinity of a private airstrip. Therefore, there is no impact in this regard.

Mitigation Measures:

None Needed

13. POPULATION AND HOUSING. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Induce substantial 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response:

(a): No impact. The proposed project does not alter the development intensity, specifically the floor area ratio (FAR), building height, lot coverage or other development standards regulating the scale and location of new development on each site of the base zones upon which the Bio-Medical Overly Zone is proposed, only to provide incentives for bio-medical uses to establish in areas already zoned for a broad range and intensity of commercial and manufacturing uses. Because development intensity is not increased in existing commercial and manufacturing zones, the project is not expected to induce substantial population growth in the area beyond that which could be accommodated by the commercial and manufacturing zones at build-out intensity anticipated by the 2025 General Plan.

(b): No impact. There are no existing residential properties in the areas proposed for the Bio-Medical Overly Zone. Implementation of the proposed project would not displace housing. Therefore, no impacts on housing would occur.

(c): No impact. The proposed project would not displace people, as it is proposed on areas of the City currently zoned for commercial and manufacturing uses.

Mitigation Measures:

None Needed

14. PUBLIC SERVICES.

¹³ City of Downey Municipal Code Section 4606.5

	Potentially Significant Impact - EIR Analysis Is required	Potentially Significant Unless 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, 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 type="checkbox"/>	<input checked="" type="checkbox"/>
2) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

(a.1 through a.5): No impact. The City of Downey is a full-service community, providing its own police service, fire protection, library system, and park and recreation services. The Downey Unified School District provides all public education in the area. The proposed project does not alter the development intensity of the base zones upon which the Bio-Medical Overly Zone is proposed, only to provide incentives for bio-medical uses to establish in areas already zoned for a broad range and intensity of commercial and manufacturing uses. Because development intensity is not increased in existing commercial and manufacturing zones, the project is not expected to induce substantial population growth in the area beyond that which could be accommodated by the commercial and manufacturing zones at build-out intensity anticipated by the 2025 General Plan. As such, no additional services will be required with the approval of this project.

Mitigation Measures:

None Needed

15. RECREATION.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

(a): No impact. The proposed project does not alter the development intensity of the base zones upon which the Bio-Medical Overly Zone is proposed, only to provide zoning use-incentives for bio-medical uses to establish in

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areas already zoned for a broad range and intensity of commercial and manufacturing uses. Because development intensity is not increased in existing commercial and manufacturing zones, the project is not expected to induce substantial population growth in the area beyond that which could be accommodated by the commercial and manufacturing zones at build-out intensity anticipated by the 2025 General Plan. As such, it is not anticipated that the increases in population would negatively impact the City’s neighborhood or regional parks.

(b): No impact. The project does not include recreational as there is no new direct development associated with the proposed Bio-Medical Overly Zone. No impact would occur.

Mitigation Measures:

None Needed

16. TRANSPORTATION/TRAFFIC. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response:

(a through f): No impact. The proposed Bio-Medical Overly Zone and associated zoning amendment will not substantially increase traffic beyond existing traffic loads and capacity of the street system. Commercial and manufacturing traffic volumes are based largely on the number of employees and customers and business intensity and location. City traffic and circulation needs were evaluated as part of preparing the 2025 General Plan. Anticipated trip generation, and street and intersection operational capacities were modeled using projected “build-out” capacity for residential and commercial growth identified in the General Plan Land Use Element and the City’s circulation and street systems have been designed and built to accommodate build-out

Potentially Significant Impact - EIR Analysis Is required	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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capacity.

The proposed project does not alter the traffic generation potential of the base zones upon which the Bio-Medical Overlay Zone is proposed because the new uses permitted are not more intense in terms of their transportation demands than those currently allowed in the base zones, such as delivery services and trucking terminals. The proposed changes only provide incentives to establish bio-medical uses instead of other commercial or manufacturing uses, which have similar traffic and employment generation potential, in those areas already zoned for a broad range and intensity of commercial and manufacturing. Because development intensity is not increased in existing commercial and manufacturing zones, the project is not expected to induce substantial population growth in the area beyond that which could be accommodated by the commercial and manufacturing zones at build-out intensity anticipated by the 2025 General Plan. As such, it is not anticipated that the increases in business activity would exceed the transportation, emergency access, or parking capacities identified in the 2025 General Plan. Additionally, The Bio-Medical Overlay Zone and associated zoning amendment does not address site specific transportation aspects. New site developments will be evaluated for safe vehicle and pedestrian access to ensure they meet adopted standards.

(g): No impact. The City of Downey has an adopted Bicycle Master Plan to promote bicycle usage in the City. The proposed project will not impact this adopted plan or streets in the areas where the Bio-Medical Overlay Zone is located; thus, it will not have an impact upon future bicycle lanes in the area.

Mitigation Measures:

None Needed

17. Tribal Cultural Resources. Would the project:

- a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is::
 - i. 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 - ii. 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact - EIR Analysis Is required	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Response:

(a.i and a.ii): No impact. There are no known tribal cultural resources in the City of Downey.

Mitigation Measures:

None Needed.

18. UTILITIES AND SERVICE SYSTEMS. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response:

(a, b, c, and e): No impact. The proposed project does not alter the development intensity of the base zones upon which the Bio-Medical Overlay Zone is proposed, only to provide zoning incentives for bio-medical uses to establish in areas already zoned for a broad range and intensity of commercial and manufacturing uses. Because development intensity is not increased in existing commercial and manufacturing zones, the project is not expected to increase the draw on utility and service systems beyond what could be required upon full utilization of the zones under current zoning standards. The proposed project would not result in development that would individually or cumulative exceed wastewater treatment requirements.

(d): No impact. New development under the proposed project would be located on sites already zoned for commercial and manufacturing uses and served by utilities, or close enough to existing infrastructure to allow

Potentially Significant Impact - EIR Analysis Is required	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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connection to existing water service. Potable water is supplied to the site by the City of Downey Public Works Department, who would review all new projects and determine whether there is sufficient supply to accommodate the new development, providing conservation requirements to be implemented, when required. No impacts to available water supplies would be anticipated from the proposed project.

(f and g): No impact. Solid waste disposal services are provided to the City of Downey by CalMet Services Inc. Solid waste collected in the City is taken to the Downey Area Recycling and Transfer Facility (DART), where recyclables are separated from the waste stream and the remainder is sent to landfills. There is sufficient capacity in the County landfills to accommodate the continued use of the areas proposed for the Bio-Medical Overly Zone for commercial and manufacturing uses where the development intensity is not being increased.

Mitigation Measures:

None Needed

19. MANDATORY FINDINGS OF SIGNIFICANCE.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>a. Does the project have the potential to 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, 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>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)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response:

(a): No impact. As described throughout the preceding checklist sections, the proposed project will not 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

(b): No impact. Based on the analysis contained within this Initial Study, the proposed project is not anticipated to create impacts that are individually limited, but cumulatively considerable because the development intensity already provided by the Zoning Ordinance is not being increased.

(c): No impact. Based on the analysis contained within this Initial Study, the proposed project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

Potentially Significant Impact - EIR Analysis Is required	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation Measures:

None Needed

SECTION IV. REFERENCES

1. ACRONYMS

Air Quality Management Plan	AQMP
Carbon Dioxide	CO ₂
Carbon Monoxide	CO
Best Management Practices	BMP
California Air Resources Board	CARB
California Ambient Air Quality Standards	CAAQS
California Building Code	CBC
California Department of Transportation	CALTRANS
California Environmental Quality Act	CEQA
City of Downey General Plan	VISION 2025
Clean Water Act	CWA
Conditional Use Permit	CUP
Congestion Management Plan	CMP
Environmental Impact Report	EIR
Federal Highway Administration	FHWA
Final Environmental Impact Report	FEIR
Fine Particulate Matter	PM _{2.5}
Global Warming Solutions Act	AB 32
Greenhouse gases	GHGs
Household Hazardous Wastes	HHW
Housing and Community Development	HCD
Inhalable Particulate Matter	PM ₁₀
Light Emitting Diode	LED
Los Angeles County Metropolitan Transportation Authority	METRO
Los Angeles Regional Water Quality Control Board	LARWQCB
Methane	CH ₄
Metropolitan Water District	MWD
National Pollution Discharge Elimination System	NPDES
Nitrous Oxide	N ₂ O
Ozone	O ₃
Regional Water Quality Control Board	RWQCB
South Coast Air Basin	SCAB
South Coast Air Quality Management District	SCAQMD
Southern California Association of Governments	SCAG
Sulfur Dioxide	SO ₂

2. LIST OF PREPARERS



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3. BIBLIOGRAPHY

The following documents have been references in preparing this initial study and are incorporated by reference. Copies of the documents are available for review with the project file.

California Building Code, as adopted by the City of Downey
City of Downey. Downey Vision 2025 General Plan
City of Downey. Downey Vision 2025 General Plan EIR.
City of Downey Zoning Code
South Coast Air Quality Management District. SCAQMD Air Quality Significance
Thresholds. March 2011

SECTION V. MITIGATION MEASURES

No mitigation measures are needed to address environmental impacts directly, or indirectly, associated with the proposed Bio-Medical Overly Zone and associated Zoning Ordinance amendment.