

Downey Housing Element Implementation

Draft Initial Study and Negative Declaration

Lead Agency:

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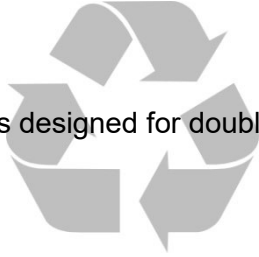


Table of Contents

1 Introduction	1
1.1 – Purpose of CEQA	1
1.2 – Public Comments	2
1.3 – Availability of Materials	3
2 Project Description	5
2.1 – Project Title	5
2.2 – Lead Agency Name and Address	5
2.3 – Contact Person and Phone Number	5
2.4 – Project Sponsor’s Name and Address	5
2.5 – Project Location	5
2.6 – Environmental Setting	7
2.7 – Project Description	7
2.8 – Required Approvals	9
2.9 – Other Public Agencies Whose Approval is Required	9
3 Environmental Determination	17
3.1 – Environmental Factors Potentially Affected	17
3.2 – Determination	17
4 Evaluation of Environmental Impacts	19
4.1 – Aesthetics	19
4.2 – Agriculture and Forest Resources	20
4.3 – Air Quality	22
4.4 – Biological Resources	24
4.5 – Cultural Resources	25
4.6 – Energy	26
4.7 – Geology, Soils, and Paleontological Resources	27
4.8 – Greenhouse Gas Emissions	29
4.9 – Hazards and Hazardous Materials	30
4.10 – Hydrology and Water Quality	31
4.11 – Land Use and Planning	34
4.12 – Mineral Resources	34
4.13 – Noise	35
4.14 – Population and Housing	36
4.15 – Public Services	36
4.16 – Recreation	38
4.17 – Transportation and Traffic	39
4.18 – Tribal Cultural Resources	40
4.19 – Utilities and Service Systems	41
4.20 – Wildfire	42
4.21 – Mandatory Findings of Significance	43
6 References	45
6.1 – List of Preparers	45
6.2 – Persons and Organizations Consulted	45
6.3 – Bibliography	45

List of Tables

Table 1: Housing Overlay Size and Capacity 9

List of Exhibits

Figure 1 - Regional Context and Vicinity 6
Figure 2 - Housing Overlay Inset Maps Key 11
Figure 3 - Housing Overlay Inset Map A 12
Figure 4 - Housing Overlay Inset Map B 13
Figure 5 - Housing Overlay Inset Map C 14
Figure 6 - Housing Overlay Inset Map D 15
Figure 7 - Housing Overlay Inset Map E 16

1 Introduction

The Housing Element (2021-2029) and its eight-year housing plan, is a component of Downey's General Plan which establishes policy direction for the long-term development in the City. The Housing Element, updated every eight years, covers the planning period from 2021-2029. The Housing Element, which was adopted October 11, 2022, provides policies and programs designed to accommodate Downey's Regional Housing Needs Allocation (RHNA). The City is currently in the process of comprehensively updating the other Elements of the General Plan to, in part, comply with several State laws that have been adopted since the last update of the General Plan. Facilitating future housing projects pursuant to established General Plan policies would be accomplished by creating Housing Overlay Zones and applying them to parcels identified as housing sites in the Housing Element.

The project requires review under the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000 et seq.) and the CEQA Guidelines (14 California Code of Regulations Sections 15000, et seq.).

This Initial Study and associate Negatived Declaration (IS/ND) was prepared to assess the short-term, long-term, and cumulative environmental impacts that could result from approval of the proposed project. This report was prepared to comply with CEQA Guidelines Section 15063(d) which requires an Initial Study to include the following:

- A description of the project, including the location of the project (see Section 2)
- Identification of the environmental setting (see Section 2.6)
- Identification of environmental effects by use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (see Section 4)
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (see Section 6)

1.1 – Purpose of CEQA

The Legislature finds and declares as follows:

- a) The maintenance of a quality environment for the people of this state now and in the future is a matter of statewide concern.
- b) It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man.
- c) There is a need to understand the relationship between the maintenance of high-quality ecological systems and the general welfare of the people of the state, including their enjoyment of the natural resources of the state.
- d) The capacity of the environment is limited, and it is the intent of the Legislature that the government of the state take immediate steps to identify any critical thresholds for the health and safety of the people of the state and take all coordinated actions necessary to prevent such thresholds being reached.
- e) Every citizen has a responsibility to contribute to the preservation and enhancement of the environment.
- f) The interrelationship of policies and practices in the management of natural resources and waste disposal requires systematic and concerted efforts by public and private interests to enhance environmental quality and to control environmental pollution.

- g) It is the intent of the Legislature that all agencies of the state government which regulate activities of private individuals, corporations, and public agencies which are found to affect the quality of the environment, shall regulate such activities so that major consideration is given to preventing environmental damage, while providing a decent home and satisfying living environment for every Californian.

The Legislature further finds and declares that it is the policy of the State to:

- a) Develop and maintain a high-quality environment now and in the future, and take all action necessary to protect, rehabilitate, and enhance the environmental quality of the state.
- b) Take all action necessary to provide the people of this state with clean air and water, enjoyment of aesthetic, natural, scenic, and historic environmental qualities, and freedom from excessive noise.
- c) Prevent the elimination of fish or wildlife species due to man's activities, insure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities and examples of the major periods of California history.
- d) Ensure that the long-term protection of the environment, consistent with the provision of a decent home and suitable living environment for every Californian, shall be the guiding criterion in public decisions.
- e) Create and maintain conditions under which man and nature can exist in productive harmony to fulfill the social and economic requirements of present and future generations.
- f) Require governmental agencies at all levels to develop standards and procedures necessary to protect environmental quality.
- g) Require governmental agencies at all levels to consider qualitative factors as well as economic and technical factors and long-term benefits and costs, in addition to short-term benefits and costs and to consider alternatives to proposed actions affecting the environment.”

1.2 – Public Comments

Written comments from all public agencies and individuals are invited regarding the information contained in this IS/ND. Such comments should explain any perceived deficiencies in the assessment of impacts, identify the information that is purportedly lacking in the Initial Study or indicate where the information may be found. All comments on the IS/ND must be provided before the close of the 20-day public review period and are to be submitted to:

Alfonso S. Hernandez, Principal Planner
Community Development Department
City of Downey
11111 Brookshire Avenue
Downey, California 90241
Phone: (562) 904-7151
Email: ashernandez@downeyca.org

Following a 20-day period of circulation and public review of the IS/ND, all written comments will be considered by the City of Downey prior to taking action on the project and adopting the IS/ND.

1.3 – Availability of Materials

All materials related to the preparation of this Initial Study are available for public review at the City Hall, The Columbia Space Center, the City Library, and the Barbara J. Riley Center or available on the City's website homepage:

<https://www.downeyca.org/our-city/departments/community-development/planning/environmental-planning>

or

<https://www.downeyca.org/our-city/departments/community-development/planning/housing-element-update/housing-element-implementation>

To request an appointment to review these materials at City Hall, please contact Alfonso S. Hernandez, Principal Planner, via telephone at (562) 904-7151 or via email at ashernandez@downeyca.org

City Hall – 11111 Brookshire Avenue, Downey, Ca. 90241
Columbia Space Center – 12400 Columbia Way, Downey, CA 90242
City Library – 11121 Brookshire Ave #586, Downey, CA 90241
Barbara J. Riley Center – 7810 Quill Dr, Downey, CA 90242

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2 Project Description

2.1 – Project Title

Downey Housing Element Implementation

2.2 – Lead Agency Name and Address

City of Downey
Community Development Department
11111 Brookshire Avenue
Downey, California 92041

2.3 – Contact Person and Phone Number

Alfonso S. Hernandez, Principal Planner
ashernandez@downeyca.org
Phone: (562) 904-7151

2.4 – Project Sponsor's Name and Address

City of Downey
Community Development Department
11111 Brookshire Avenue
Downey, California 92041

2.5 – Project Location

The City of Downey is located in the County of Los Angeles, approximately 13 miles southeast of downtown Los Angeles and adjacent to the cities of Pico Rivera, Santa Fe Springs, Norwalk, Bellflower, Paramount, South Gate, Bell Gardens, and Commerce. Major freeways and roadways serving the City include Interstates 5, 605, 105, and 710, Lakewood Boulevard (SR 19), Florence Avenue, Firestone Boulevard, Imperial Highway, and Paramount Boulevard (See Figure 1, Regional Context and Vicinity Map)

2.6 – Environmental Setting

The City of Downey occupies approximately 12.8 square miles and is located in the southeastern part of Los Angeles County. The City is surrounded by the cities of Pico Rivera to the north, Santa Fe Springs to the northeast, Norwalk to the east, Bellflower and Paramount to the south, South Gate to the southwest and west, and Commerce to the northwest. The City of Downey is located approximately 13 miles northeast of the Ports of Los Angeles and Long Beach. There are four freeways that provide direct access to Downey: Interstate I-605 (San Gabriel River Freeway), which crosses the eastern portion of the City; I-5 (Santa Ana Freeway), which crosses the northern portion of the City; the I-105 intersection, which crosses the southern part of the City; and I-710 (Long Beach Freeway), which does not cross the City but is located west of the City and accessible via three major streets: Florence Avenue, Firestone Boulevard, and Imperial Highway.

The City is generally bounded by the Rio Hondo River channel to the west, Telegraph Road to the north, the San Gabriel River channel to the east, and Gardendale Street and Foster Road to the south. Most of the City was developed during the housing boom in the 1950s and 1960s. The City is a fully developed community with older buildings and very few vacant properties. Since residential uses occupy more than half of the City's land area, Downey is known mainly as a bedroom community. However, the City also provides a mix of other land uses such as open space, commercial, and manufacturing. Residential uses are located throughout the City but predominantly located to the north, east, and west. Commercial uses are scattered throughout the north, east, south, and west portions of the City, while manufacturing uses are primarily concentrated in the southeastern portion of the City.

2.7 – Project Description

One of the housing programs in the Housing Element specifically calls for rezoning to address Downey's unmet Regional Housing Needs Assessment (RHNA). The General Plan amendments called for in Program 1.1 will be completed at a later date as part of the ongoing General Plan update. Program 1.1 also calls for rezoning actions to address the RHNA shortfall for the 2021-2029 planning period. As determined by SCAG, the City of Downey's 6th cycle RHNA allocation is 6,525 new housing units, with the units divided among the four income categories. Approved and proposed residential development projects can be credited toward the 2021-2029 RHNA as can RHNA sites that had appropriate zoning in place and which required no rezoning actions. Combined, approved and proposed projects, projected ADU development, and development on land with appropriate zoning in place result in 2,629 units (40% of the RHNA). After accounting for this capacity, a shortfall of 3,896 RHNA units remains. To ensure that sufficient capacity exists in the Housing Element to accommodate the RHNA throughout the planning period, the state's Department of Housing and Community Development recommends that jurisdictions create a buffer in the housing element inventory of at least 15% to 30% more capacity than required, especially for capacity to accommodate the lower-income RHNA. The RHNA sites identified in the Housing Element for rezoning have a combined capacity of 4,442 units, 460 (or 11%) of the shortfall.

To implement Program 1.1, two residential overlay zone districts will be created allowing high-density housing development as shown on Figures 2 through 7, below:

- Housing Overlay #1 (HOU 1) will allow residential development at a density of 18-40 units per acre and will only be applied to R-3 RHNA rezoning sites identified in the Housing Element. It does not apply to the full R-3 zone.

- Housing Overlay #2 (HOU 2) will allow development at 30 units per acre and will only be applied to Mixed Use, Corridor Residential Overlay, and Specific Plan RHNA rezoning sites identified in the Housing Element.

Applicability. An HOU zone may only be applied to sites which have been identified as RHNA Housing Element Sites in the General Plan Housing Element as follows.

- The HOU-1 Overlay Zone may only apply to identified Housing Element sites zoned Multifamily Residential (R-3) and to one site (one, 1.30 acre parcel) that will be rezoned from Single-Family Residential (R-1) to Multifamily Residential (R-3) at the request of the property owner. The overlay does not apply to the full R-3 zone.
- The HOU-2 Overlay Zone may only apply to identified Mixed Use, Corridor Residential Overlay, and Specific Plan Housing Element sites zoned commercial (C-P,C-1,C-2,C-M), residential (R-1, R-2, R-3), manufacturing (M-2), or Specific Plan (SP), which applies only to areas located within one of three identified Specific Plans. The overlay does not apply to all properties in these zones.

Where a conflict in regulations between the base zone and the zone overlay occurs, the regulations specified in this section shall apply. Where a conflict between this overlay district and State law arises, State law shall apply, including but not limited to income and affordability levels.

Purpose. The purpose of the Housing Overlay Zones is to implement the policies and programs of the Downey Housing Element through increased residential densities and reduced development requirements within certain residential, commercial, or mixed-use zones.

- The HOU-1 Overlay Zone would allow 18 – 40 dwelling units per acre for identified Housing Element sites zoned Multifamily Residential (R-3) and to one site (one, 1.30 acre parcel) that will be rezoned from Single-Family Residential (R-1) to Multifamily Residential (R-3) at the request of the property owner. The overlay does not apply to the full R-3 zone.
- The HOU-2 Overlay Zone would allow a density of 30 dwelling units per acre for identified Mixed Use, Corridor Residential Overlay, and Specific Plan Housing Element sites zoned commercial (C-P,C-1,C-2,C-M), residential (R-1, R-2, R-3), manufacturing (M-2), or Specific Plan (SP), which applies only to areas located within one of three identified Specific Plans. The overlay does not apply to all properties in these zones.

Uses Permitted. In addition to the uses allowed in the base zone of a given site, the following uses are permitted in the HOU-1 and HOU-2 zones:

- HOU-1 and HOU-2 – By Right. Multifamily residential development is allowed in HOU-1 by right, provided densities are no less than 18 units per acre and no more than 40 units per acre and Multifamily residential development is allowed in HOU-2 by right, provided densities are no more and no less than 30 units per acre.
- Housing Element Sites – By Right. The following uses are allowed by right for sites which are identified as rezoning sites in the Housing Element and used to address an unaccommodated, lower-income RHNA, consistent with Government Code Section 65583.2(h) as may be amended from time to time:
 - Multifamily residential development with 100 percent residential uses in which at least 20 percent of the units are affordable to lower-income households.
 - In the HOU-2 zone, mixed-use projects in which at least 50 percent of the square footage of the project is residential.

- Discretionary Site Plan Review. Multifamily residential projects with the following densities shall require discretionary, staff-level site plan review (§9328.06 - Administrative Permits)
 - HOU-1: Densities of less than 18 units per acre.
 - HOU-2: Densities of less than 30 units per acre or greater than 30 units per acre.
- Conditional Use Permit. The following projects shall require a conditional use permit, subject to Planning Commission review and approval:
 - Projects that do not contain residential uses.
 - Mixed-use projects that contain less than 50% residential uses.

Zoning Map Amendments to Apply the Housing Overlays

Figures 2 through 7 shows where the Housing Overlays will be applied throughout the City, Figure 2 is a key map for the City, and Figures 3 through 7 –shows expanded “blow up” views of each part of the City. Table 1 shows the acreage that will be subject to the two overlays, and an estimate of the number of dwelling units that could be constructed in order to meet the City’s unmet (shortfall) RHNA of 3,986 dwelling units. To ensure that sufficient capacity exists in the Housing Element to accommodate the RHNA throughout the planning period, the state’s Department of Housing and Community Development recommends that jurisdictions create a buffer in the housing element inventory of at least 15% to 30% more capacity than required, especially for capacity to accommodate the lower-income RHNA. The RHNA sites identified in the Housing Element for rezoning have a combined capacity of 4,442 units, 460 (or 11%) of the shortfall.

Table 1: Housing Overlay Size and Capacity

Overlay	# of Parcels	Area Size (Acres)	Capacity identified in the Housing Element (units)
HOU-1	134	25.0	757
HOU-2	151	203.3	3,685
TOTAL	285	228.3	4,442

Implementation of the Housing Overlay Zones does not grant any land use entitlements, authorize development of any specific development project, change base zoning districts, or require any direct physical changes to land or existing development. No applications have yet been filed for residential development in anticipation of adoption of the Housing Overlay Zones. All future development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis.

2.8 – Required Approvals

The City of Downey is the only land use authority for this project requiring the following approvals:

- Adoption of a Zoning Ordinance Amendment to establish the Housing Overlays.
- Adoption of an Amendment to the Zoning Map to apply the Housing Overlays at various locations throughout the City.
- Adopt a Negative Declaration in compliance with CEQA.

2.9 – Other Public Agencies Whose Approval is Required

None.

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Figure 2 - Housing Overlay Inset Maps Key

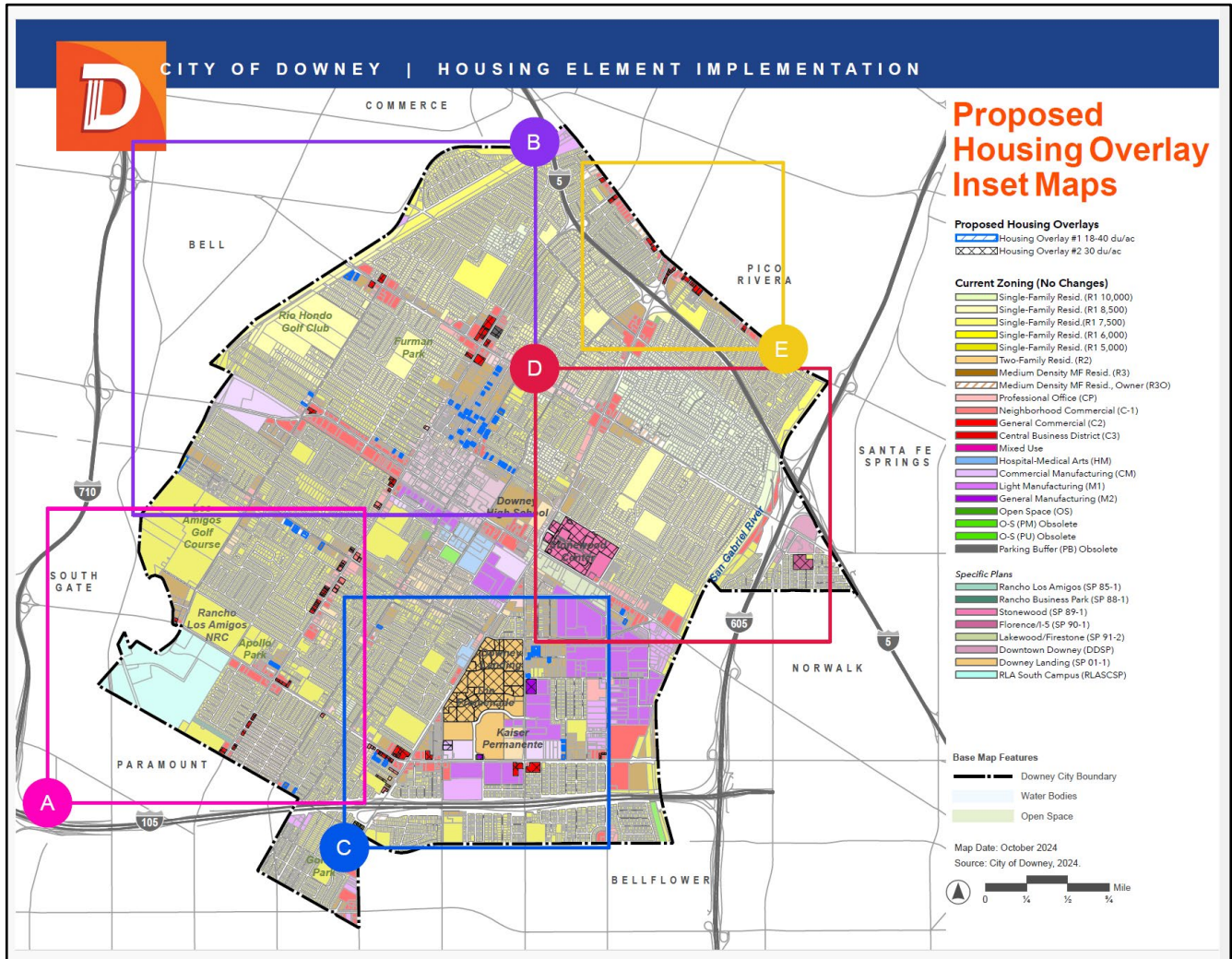


Figure 3 - Housing Overlay Inset Map A

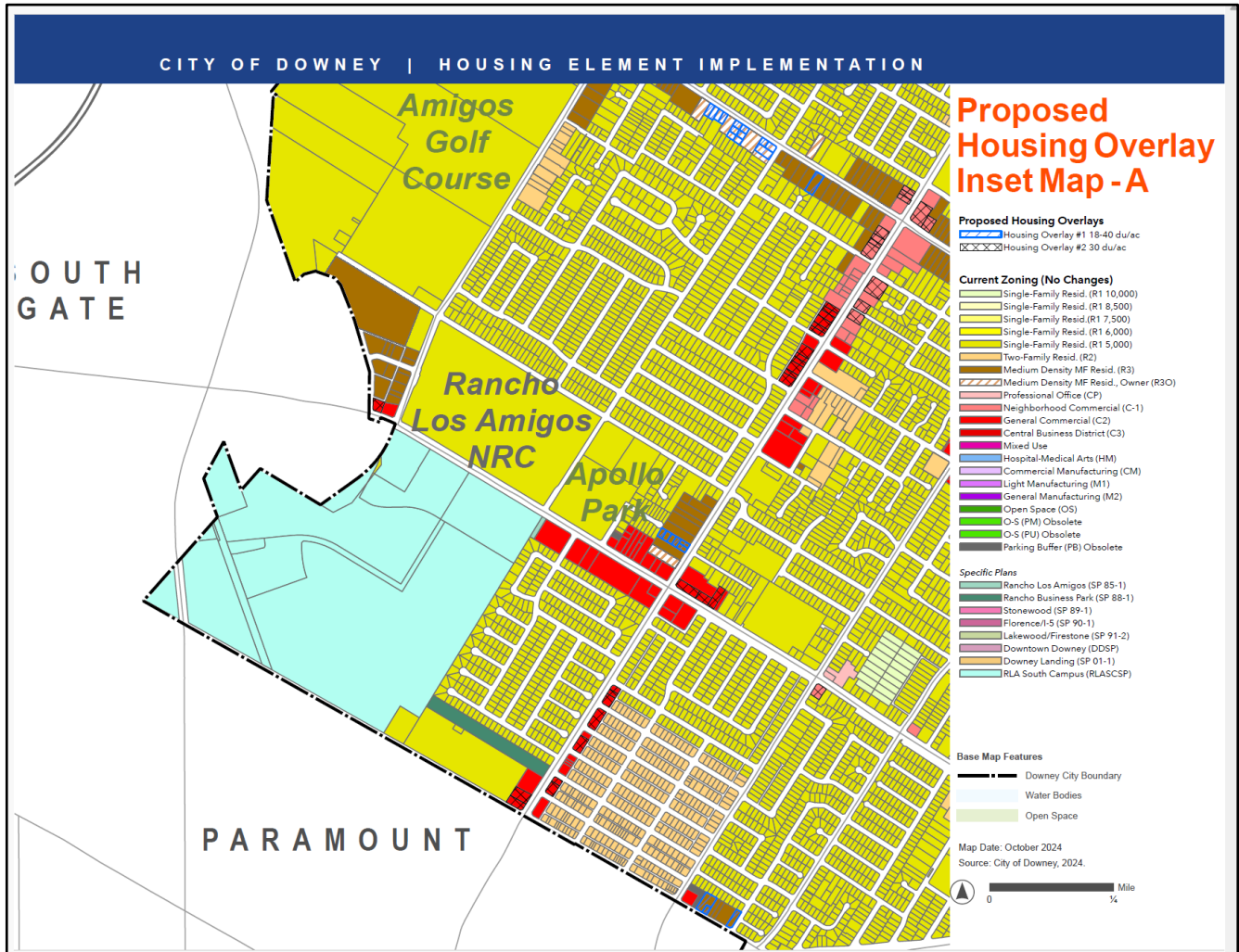


Figure 4 - Housing Overlay Inset Map B

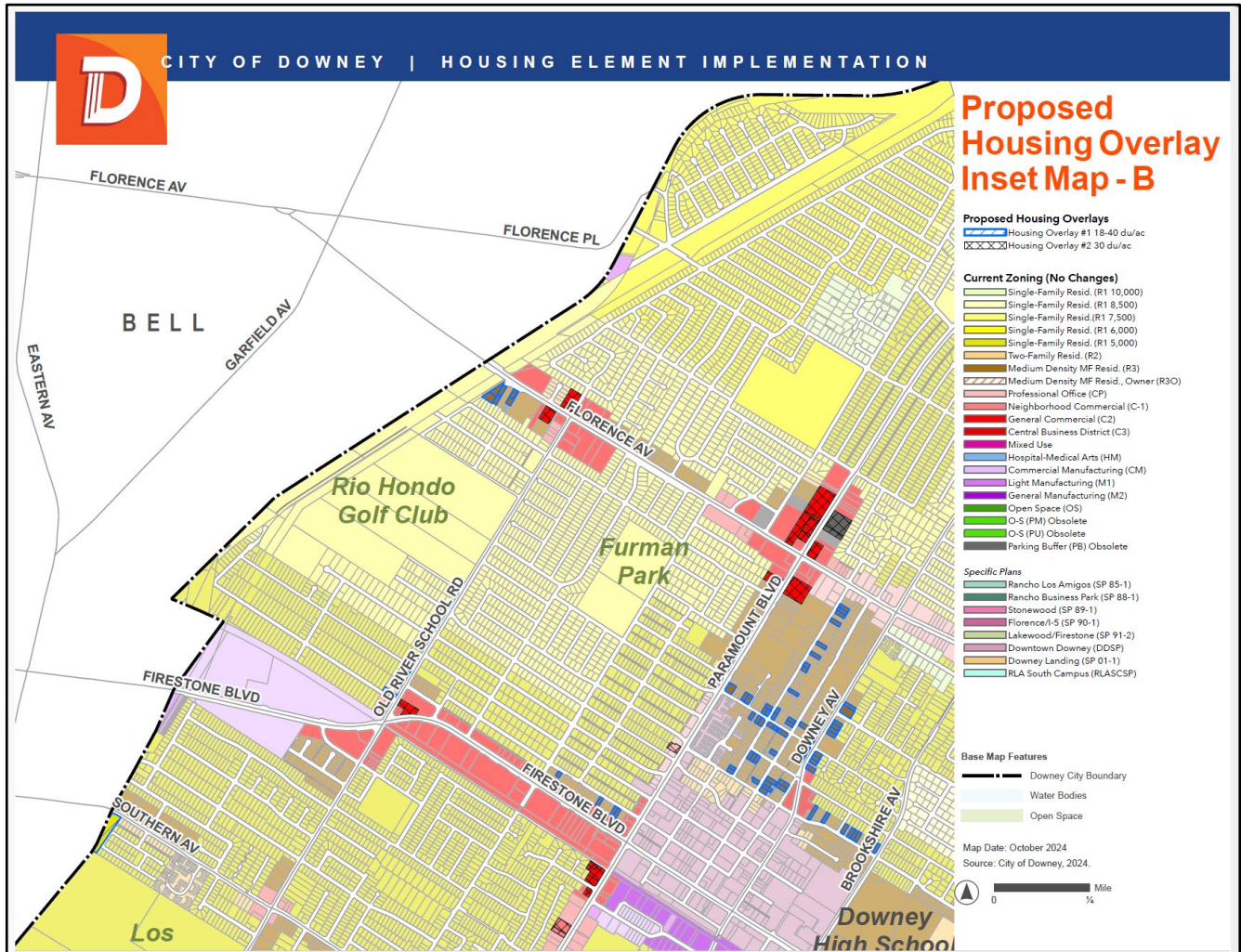


Figure 5 - Housing Overlay Inset Map C

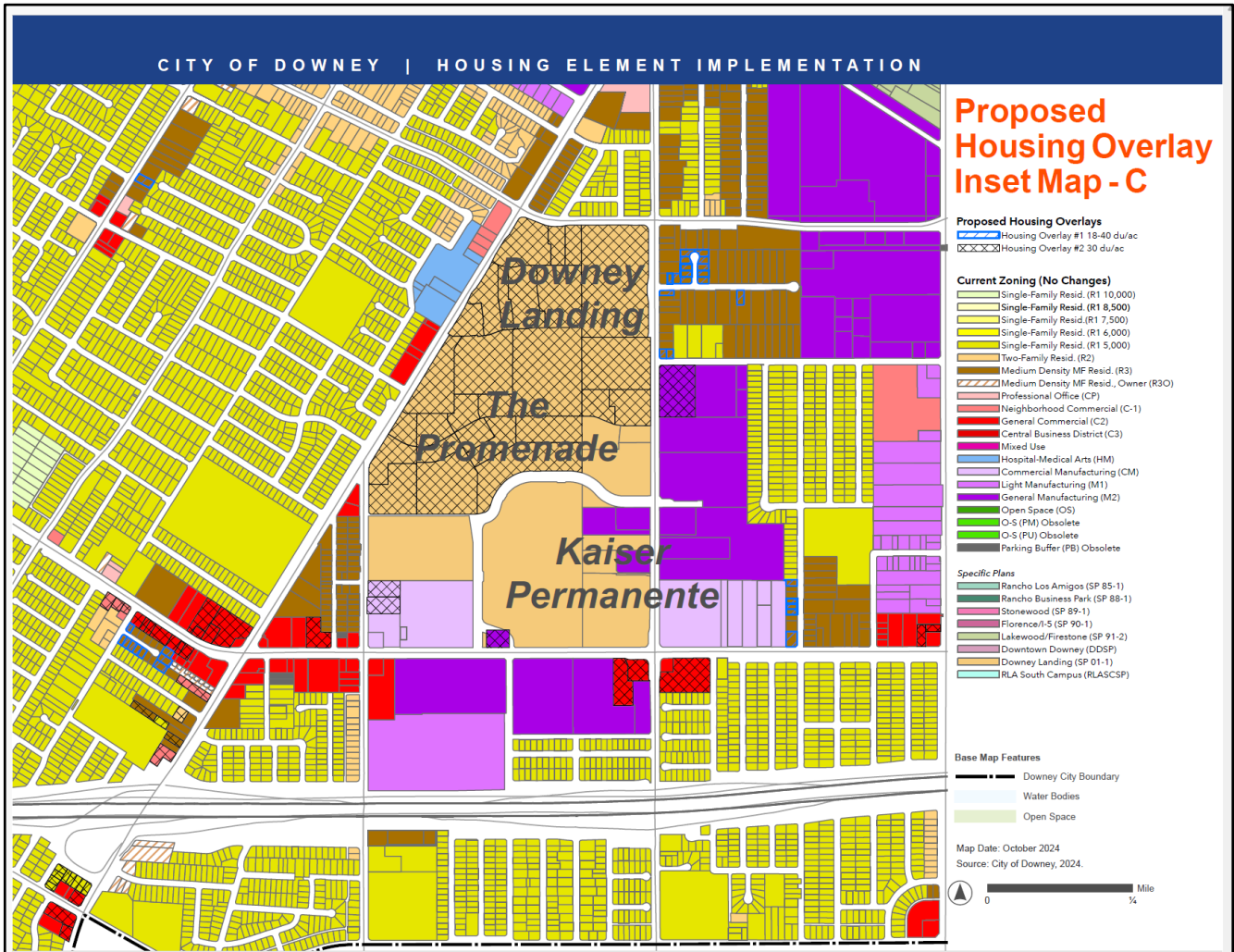


Figure 6 - Housing Overlay Inset Map D

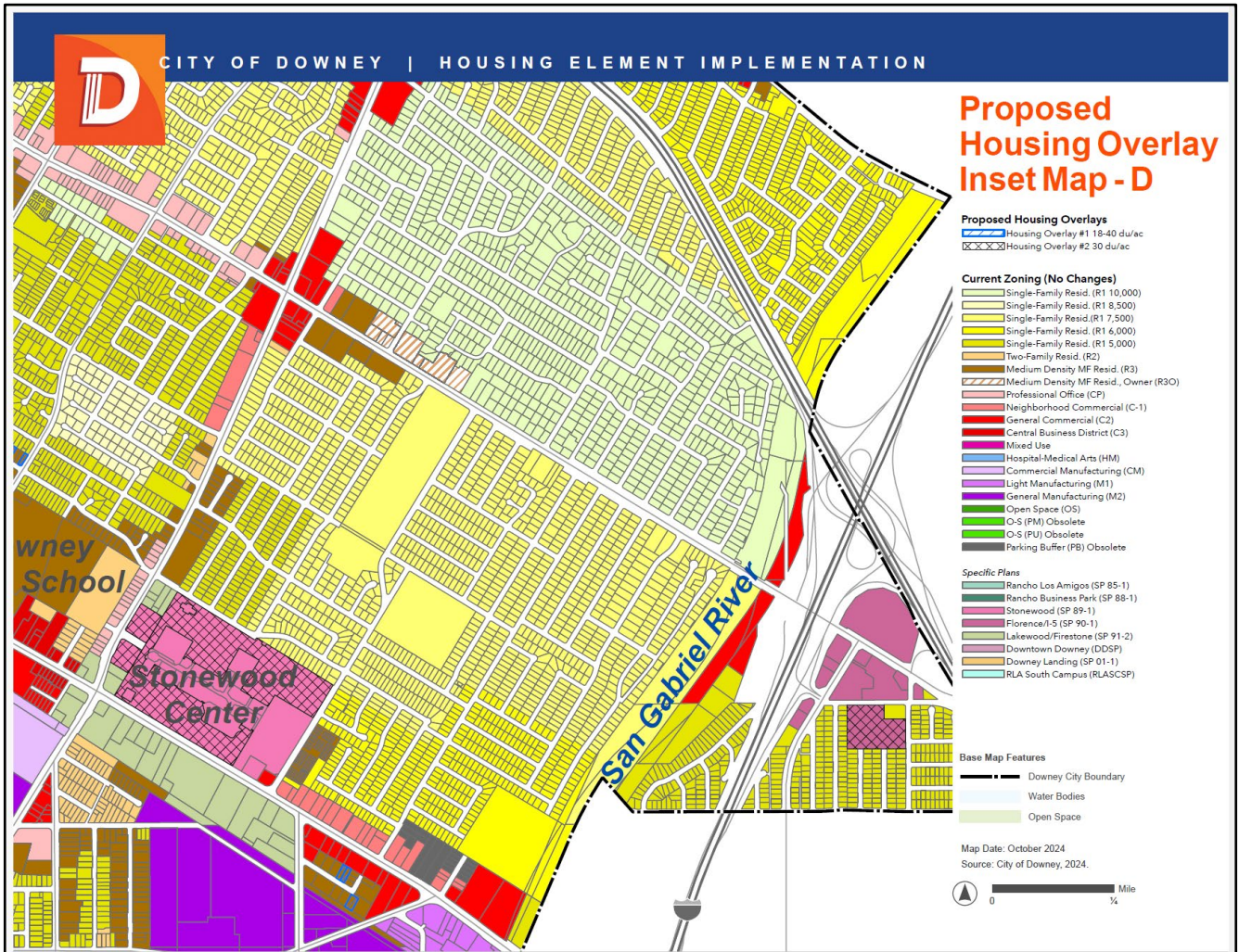
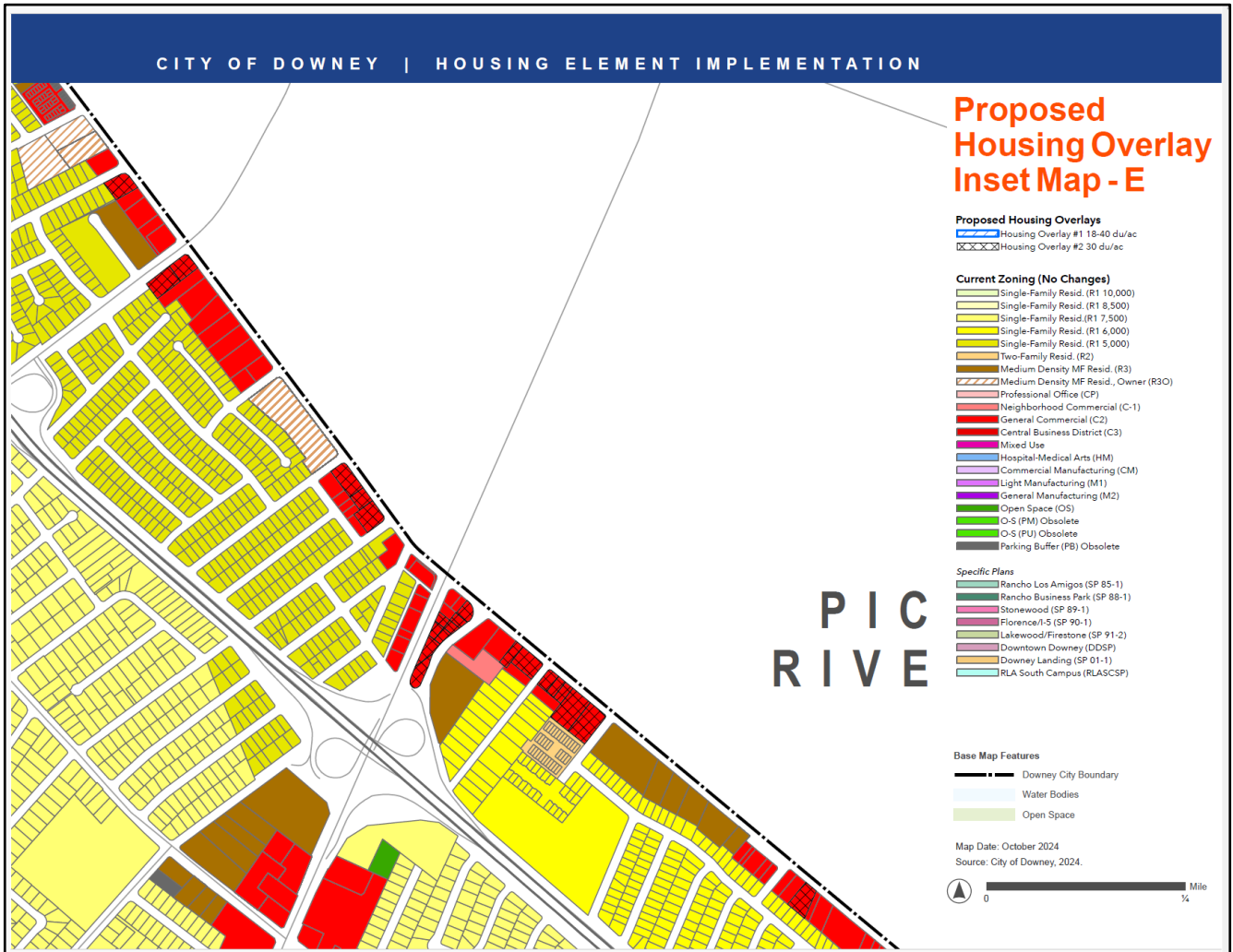


Figure 7 - Housing Overlay Inset Map E



3 Environmental Determination

3.1 – 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' or 'Less than Significant with Mitigation Incorporated' as indicated by the checklist analysis on the following pages.

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

3.2 – Determination

<input checked="" type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION would be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION would be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a 'potentially significant impact' or 'potentially significant unless mitigated' impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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4 Evaluation of Environmental Impacts

4.1 – Aesthetics

Except as provided in Public Resources Code Section 21099, would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 view from a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

a) No Impact. Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e., development on a scenic hillside). There are no scenic vistas identified in the City of Downey General Plan (Downey Vision 2025).¹ Therefore, no impacts to scenic vistas would result with the implementation of the Housing Overlay Zones.

b) No Impact. No designated state scenic highway or eligible state scenic highway as identified on the California Scenic Highway Mapping System are located in the City.² The nearest State scenic highway is the Angeles Crest Highway (State Route 2), located approximately 20 miles north of the City.² Therefore, no impacts to scenic resources visible from a state scenic highway would result with the implementation of the Housing Overlay Zones.

c) Less Than Significant Impact. The City is in a fully developed urbanized area. The Housing Element Overlay would allow increased density at various locations throughout the City. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis and would be required to comply with zoning requirements, design guidelines and other regulations related to scenic quality. Therefore, impacts to the existing visual character and quality would be less than significant.

d) Less Than Significant Impact. Excessive or inappropriately directed lighting can adversely impact night-time views by reducing the ability to see the night sky and stars. Glare can be caused by unshielded or misdirected lighting sources. Reflective surfaces (e.g., polished metal) can also cause glare. Impacts associated with glare range from simple nuisance to potentially dangerous situations (e.g., if glare is directed into the eyes of motorists). The following City of Downey Municipal Code (DMC) sections deal with various forms of lighting: Section 9520, *Outdoor Lighting*; Section 9933.5, *Street Lighting*; and Section 9624, *Lighting and Design Standards*.

These DMC sections require outdoor lighting to be arranged so as to reflect light away from any other property. Sources of daytime glare are typically concentrated in commercial areas and are often associated with retail uses with extensive glass surfaces. Glare results from development that contains reflective materials such as hi-efficiency window glass, highly polished surfaces, and expanses of pavement. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. Therefore, compliance with DMC regulations and future project-level CEQA review will ensure that potential outdoor lighting and glare impacts are less than significant.

4.2 – Agriculture and Forest 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Less Than Significant Impact. The City is located in a fully developed, largely residential, suburbanized area that does not contain any agricultural or forest uses. The California Important Farmland Finder prepared by the Department of Conservation does not identify the City as containing Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.³ The City of Downey is located in an area that is mapped as “Urban and Built-Up Land” with no land considered as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) within the City. In addition, the General Plan does not identify any areas for agriculture use within the City. Conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance to a non-agricultural would not result and impacts would be less than significant.

b) Less Than Significant Impact. No Williamson Act (i.e., agricultural preserve) contracts through Los Angeles County are active in the City because Los Angeles County is a non-participating county.⁴ Less than significant impacts would result because no Williamson Act contracts are present.

c) Less Than Significant Impact. CEQA Section 12220(g) identifies forest land as land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and

wildlife, biodiversity, water quality, recreation, and other public benefits. The City does not contain forest land or timber land, or forest land or timber land zoning districts. Therefore, less than significant impacts would result.

d) Less Than Significant Impact. CEQA Section 12220(g) identifies forest land as land that can support 10-percent **Impact**. The City is fully developed; therefore, there would be no loss of forest land or conversion of forest land to non-forest use and impacts would be less than significant.

e) Less Than Significant Impact. The City is fully developed. Because no Farmland is located in the City, the implementation of the Housing Overlay Zones would not change the existing environment in a manner that would result in the conversion of forest land to a non-forest use. Therefore, impacts would be less than significant.

4.3 – 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:

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

a) Less Than Significant Impact. The City is located within the South Coast Air Basin (Basin), where efforts to attain state and federal air quality standards are governed by the South Coast Air Quality Management District (SCAQMD). Both the State of California and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as criteria pollutants). These pollutants include ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), inhalable particulate matter with a diameter of 10 microns or less (PM₁₀), fine particulate matter with a diameter of 2.5 microns or less (PM_{2.5}), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare

of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS (CAAQS) are more stringent than the national AAQS (NAAQS).

The U.S. Environmental Protection Agency (U.S. EPA), California Air Resources Board (CARB), and the SCAQMD assess the air quality of an area by measuring and monitoring the amount of pollutants in the ambient air and comparing pollutant levels against NAAQS and CAAQS. Based on these comparisons, regions are classified into one of the following categories:

- **Attainment.** A region is “in attainment” if monitoring shows ambient concentrations of a specific pollutant are less than or equal to NAAQS or CAAQS. In addition, an area that has been re-designated from nonattainment to attainment is classified as a “maintenance area” for 10 years to ensure that the air quality improvements are sustained.
- **Nonattainment.** If the NAAQS or CAAQS are exceeded for a pollutant, the region is designated as nonattainment for that pollutant. It is important to note that some NAAQS and CAAQS require multiple exceedances of the standard in order for a region to be classified as nonattainment. Federal and state laws require nonattainment areas to develop strategies, plans, and control measures to reduce pollutant concentrations to levels that meet, or attain, standards.
- **Unclassified.** An area is unclassified if the ambient air monitoring data is incomplete and does not support a designation of attainment or nonattainment.

All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis, which would include an analysis of Basin standards and regulations. Therefore, less than significant impacts would result related to conflicting with air quality.

b) Less Than Significant Impact. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions would substantially contribute to existing or projected air quality violations. Future discretionary projects could generate both short-term construction emissions and long-term operational emissions and would be required to prepare environmental documentation. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. Therefore, less than significant impacts would result related to violating air quality standards or contributing to an existing air quality violation.

c) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis to determine exposure to sensitive receptors. Therefore, less than significant impacts would result.

d) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis to determine the potential for other emissions to occur. Therefore, less than significant impacts would result.

4.4 – Biological Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input 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"/>
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a) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis to determine the effect in sensitive species. Therefore, less than significant impacts related to affecting habitat or species would result.

b) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis to determine the effect on riparian habitat. Therefore, less than significant impacts would result.

c) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis to determine the effect on wetlands. Therefore, less than significant impacts related to wetlands would result.

d) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis to determine the effect on wildlife migration. Therefore, less than significant impacts related to wildlife migration would result.

e) No Impact. The City has no regulation regarding removal of trees Therefore, future discretionary projects will not conflict with any local regulations related to trees or other biological resources and no impacts would result with the implementation of the Housing Overlay Zones.

f) No Impact. No Habitat Conservation Plan, Natural Community Conservation Plan or other biological plan are associated with the City and would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.⁵ No impacts would result with the implementation of the Housing Overlay Zones.

4.5 – Cultural Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4 – Evaluation of Environmental Impacts

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Less than significant impact. In the 1800's, Downey was one of many towns to spring up in the Los Angeles Basin. The city derived its name from John Gately Downey, an Irish immigrant who had come to California during the 1849 Gold Rush. He helped build the economic foundation of Southern California which transitioned from open cattle range to an agricultural district of small farms.

All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis that would include evaluation of historical resources. Therefore, less than significant impacts to historical resources would.

b) Less Than Significant Impact. The City is fully developed with previous ground disturbance having occurred throughout the City. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis related to archaeological resources. Therefore, less than significant impacts would result.

c) Less than Significant Impact. Although the City is fully developed with previous ground disturbance having occurred throughout the City. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis related to the potential discovery of human remains. If human unanticipated or unknown remains are present, compliance with State Health and Safety Code Section 7050.5 would be required, Therefore, less than significant impacts related to disturbing human remains would result with compliance with State Health and Safety Code.

4.6 – Energy

Would the Project:

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

a) Less Than Significant Impact. Since the City is nearly all developed, future development will mostly involve the replace of older homes with new, more energy efficient homes. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis necessary to evaluate consumption of energy resources. Therefore, less than significant impacts would result.

b) Less than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. Therefore, compliance with CalGreen Code and State Title 24 energy conservation standards would result in less than significant impacts.

4.7 – Geology, Soils, and Paleontological Resources

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) 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? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a.i) No Impact. No active faults have been identified at the ground surface within the City as identified in the General Plan Safety Element, nor have any Alquist-Priolo Earthquake Fault zones been designated.⁶ Therefore, no impacts would result with the implementation of the Housing Overlay Zones.

a.ii) Less Than Significant Impact. The City lies within the Los Angeles Basin and underlying geologic formations consist largely of ancient marine and river deposits which are typically sandy and silty-sandy soils.

The City is subject to strong seismic ground shaking, as are virtually all properties in Southern California. The 2022 California Building Code (California Building Code [CBC], California Code of Regulations, Title 24, Volume 2, as adopted by the City of Downey Municipal Code (DMC), Chapter 16.05, contains seismic safety provisions with the aim of preventing building collapse during a design earthquake, so that occupants would be able to evacuate after the earthquake. Also, as older buildings are replaced the new buildings will better withstand ground shaking and other seismic-related hazards because they will have to comply the newer CBC. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. Therefore, Less than significant impacts would result.

a.iii) Less Than Significant Impact. Refer to Impact Question a.ii) above.

a.iv) Less Than Significant Impact. Although the City is fully developed that is relatively flat, all future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis related to archaeological resources. Therefore, less than significant impacts would result.

b) Less Than Significant Impact. Although the City is fully developed and is relatively flat with previous ground disturbance, all future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. Therefore, impacts would be less than significant.

c) Less Than Significant Impact. Although the City is fully developed that is relatively flat, all future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis that would include

the requirements of the 2022 California Building Code. Therefore, less than significant impacts would result.

d) Less than Significant Impact. Refer to Impact Question c) above.

e) Less Than Significant Impact. Although the City is fully developed that is relatively flat, all future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. Therefore, less than significant impacts would result.

f) Less Than Significant Impact. The City is fully developed and ground disturbance has occurred throughout the City. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. See also the discussion in Section 4.5(a) pertaining to archaeological resources. Therefore, less than significant impacts would result.

4.8 – Greenhouse Gas Emissions

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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"/>

a) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. Therefore, less than significant impacts would result.

b) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. This would include the most recent California Air Resources Board (CARB) 2022 Climate Change Scoping Plan (2022 Scoping Plan) and the Southern California Association of Governments (SCAG) 2024 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Therefore, Less than significant impacts would result.

4.9 – Hazards and Hazardous Materials

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 or excessive noise for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. Therefore, less than significant impacts would result.

b) Less Than Significant Impact. Refer to Impact question a) above.

c) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis in relation to existing or proposed schools. Therefore, less than Significant impacts would result.

d) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis in compliance with Government Code § 65962.5. Therefore, less than significant impacts would result.

e) No Impact. The nearest airports to the City are the Compton Woodley Airport located approximately located approximately seven miles to the southwest and Long Beach Airport located approximately 9 miles to the south. Therefore, no impacts related to airport safety hazards would result.

f) Less Than Significant Impact. The City Fire Department provides an emergency response plan and emergency preplacement plan for residents and businesses⁷ All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. Therefore, less than significant Impacts related to interference with emergency response and evacuation plans would result with the implementation of the Housing Overlay Zones.

g) No Impact. The City is located in a completely urbanized area and not located within a fire hazard zone, as identified on the latest Fire Hazard Severity Zone (FHSZ) maps prepared by the California Department of Forestry and Fire Protection (CALFIRE).⁸ In addition, the City is located in a Local Responsibility Area (LRA) and would be served by the City of Downey Fire Department, and further supported by the Los Angeles County Fire Department. Therefore, no impacts related to wildland fires would result.

4.10 Hydrology and Water Quality

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4 – Evaluation of Environmental Impacts

Would the Project:

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

a) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis and comply with the Downey Municipal Code Section 6.30.050. Therefore, less than significant impacts would result.

b) Less than Significant Impact. The City is fully developed with a minimal amount of vacant land, and the redevelopment of land that may occur as the result of this project will not affect groundwater recharge areas. In fact, current federal and state requirement for the on-site retention of stormwater and nuisance flows will likely increase the recharge.

The City's water supply is primarily extracted from the Central (groundwater) Basin which is a sub-basin of the Coastal Plain of Los Angeles pursuant to DWR Bulletin 118, Basin Number 4-11.04. Pursuant to the Sustainable Groundwater Management Act of 2014 (SGMA), the Central Basin was named as an adjudicated groundwater basin and is exempt from the requirements of developing a Groundwater Sustainability Plan and subsequently was designated a very-low-priority basin in DWR's 2019 SGMA Basin Prioritization report. In compliance with SGMA, the Central Basin Watermaster (which is the Water Replenishment District of Southern California and the Central Basin Water Rights Panel) submits its Annual Report to DWR.

All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. Therefore, less than significant groundwater related impacts would result.

c.i) - c.iv) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. Less than significant impacts would result.

d) No Impact. Refer to Impact Questions a) and b) above. Projects developed within Housing Overlay Zones sites are not subject to tsunamis due to its distance from the ocean (17.1 miles to the southwest and 14.5 miles to the south).

The Safety Element of the City's 2005 General Plan ("Downey Vision 2025") does not identify any specific upstream reservoirs or water impoundments whose failure could result in inundation of a site.

According to the California Dam Breach Inundation Map website⁹, even if the Santa Fe basin were full at the time of a large earthquake or other event that caused a dam failure, flood waters down the Rio Hondo Channel would not be expected to reach the City. Therefore, no flood hazard related impacts would result.

e) Less Than Significant Impact. The Los Angeles Regional Water Quality Control Board's Basin Plan is designed to preserve and enhance surface and groundwater quality and protect the beneficial uses of all regional waters. Specifically, the Basin Plan: designates beneficial uses for surface and ground waters and sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the state's anti-degradation policy, and (iii) describes implementation programs to protect all waters in the region.

All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. This would include the incorporation of best management practices (BMPs) to protect water quality during construction and operational periods in environmental documentation. Therefore, Less than significant impacts would result.

4.11 – Land Use and Planning

Would the project:

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

a) No Impact. The project does not involve the construction of any roads, infrastructure or other improvements that would physically divide established communities. Therefore, no impacts would result.

b) Less Than Significant Impact. Establishment of the Housing Overlays is consistent with and implements the policies of the General Plan Housing Element. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. Therefore, less than significant impacts would result.

4.12 – Mineral Resources

Would the project:

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

a) No Impact. The City is completely urbanized. According to the California Department of Conservation, Division of Mines and Geology Resources, no known mineral resources exist in the City

of Downey.¹⁰ No loss of availability of a known mineral resource would result. Therefore, no impacts related to the loss of a known mineral resource would result.

b) No Impact. The City of Downey is completely urbanized and does not contain mineral extraction or process facilities.¹¹ No known mineral resources have been identified by the Downey General Plan EIR or in any other plan. Therefore, no impacts related to the loss of locally-important mineral resource would result.

4.13 – Noise

Would the Project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 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"/>

a) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. Therefore, less than significant impacts would result.

b) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. Therefore, less than significant impacts would result.

c) No Impact. The nearest airports to the City are the Compton Woodley Airport located approximately and Long Beach Airport, located approximately seven miles to the southwest and Long Beach Airport located approximately 9 miles to the south. Therefore, no impacts related to airport noise hazards would result.

4.14 Population and Housing

Would the Project:

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

a) No Impact. Potential future population and housing growth was considered and planned for in the Housing Element. The establishment and application of the Housing Overlays are implementation actions to implement the Housing Element and, therefore, does not represent substantial unplanned population growth. Therefore, no impacts related to substantial, unplanned population growth would result.

b) No Impact. Future discretionary projects could have the potential to displace housing units depending on a particular site. However, implementation of the Housing Overlay Zones would result in an increase in housing. Therefore, no impacts related to displacing substantial numbers of people and housing would result.

4.15 Public Services

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:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Less Than Significant Impact. Fire services in the City are provided by the Downey Fire Department (DFD). DFD has four fire districts each served by its own station. Additionally, DFD has automatic aid agreements with the Cities of Santa Fe Springs and Montebello and the County of Los Angeles. The agreement provides coverage at fires by the closest unit regardless of the jurisdictional boundary. Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. The total fees vary from project to project based on type, existing infrastructure, and the cost of mitigating environmental impacts. Fees are usually collected upon filing of an application for development projects that require discretionary approval or at the time building permits are issued.¹²

All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis and the calculation of planning and development fees. Therefore, less than significant impacts would result.

b) Less Than Significant Impact. Police services in the City are provided by the Downey Police Department (DPD), except for properties owned by the County of Los Angeles in the southwest part of the City, which are patrolled by the Los Angeles County Sheriff’s Department. Additionally, DPD has mutual aid agreements with all cities in Los Angeles County, with the exception of the City of Los Angeles. The agreement establishes a reciprocal law enforcement status between other cities and the City of Downey. Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. The total fees vary from project to project based on type, existing infrastructure, and the cost of mitigating environmental impacts. Fees are usually collected upon filing of an application for development projects that require discretionary approval or at the time building permits are issued.¹³

All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis and the calculation of planning and development fees. Therefore, less than significant impacts would result.

c) No Impact. Development impact fees may be levied for residential construction, pursuant to Education Code Section 17620 and California Government Code Section 65995 and the Downey Unified School District. California Government Code Section 65996 states that payment of school impact fees in accordance with California Government Code Section 65995 and/or Education Code Section 17620 is deemed to constitute full and complete mitigation for potential any environmental impacts to schools caused by development.

All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis and the calculation of planning and development fees. Therefore, no impacts would result.

d) No Impact. The City has approximately 117 acres of parkland in 12 park sites. Housing developed on the overlay sites would be served by City parks. The State Quimby Act recommends a ratio of four acres of parkland per thousand residents as a minimum standard for new development. Because all of this recreational space is private, the project proponent would be responsible for paying the City’s established in-lieu park fee according the City Municipal Code.¹⁴ The provision of adequate recreation and open space for project residents is considered regulatory compliance. With the project design and payment of the City’s in-lieu park fee, no impacts regarding recreational impacts would result.

e) Less Than Significant Impact. New or relocated residents generated by the provision of new housing guided by the goals and policies of the proposed Housing Element Update will generate the incremental need for a variety of public and quasi-public services including libraries, medical clinics, urgent care facilities, hospitals, social service centers, senior centers, and other facilities. Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. The total fees vary from project to project based on type, existing infrastructure, and the cost of mitigating environmental impacts. Fees are usually collected upon filing of an application for development projects that require discretionary approval or at the time building permits are issued.¹⁵

All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. Therefore, less than significant impacts would result.

4.16 Recreation

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

a) Less Than Significant Impact. The City has approximately 117 acres of parkland in 12 park sites. Housing developed on the overlay sites would be served by City parks. The State Quimby Act recommends a ratio of four acres of parkland per thousand residents as a minimum standard for new development. Because all of this recreational space is private, the project proponent would be responsible for paying the City’s established in-lieu park fee according the City Municipal Code.¹⁶ The provision of adequate recreation and open space for project residents is considered regulatory compliance. With the project design and payment of the City’s in-lieu park fee, less than significant impacts regarding recreational impacts would result.

b) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. Therefore, less than significant impacts would result.

4.17 Transportation and Traffic

Would the Project:

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

a) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis considering applicable programs, plans and City ordinances. Therefore, Less than significant impacts would result.

b) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis that would consider consideration of vehicle miles traveled (VMT). Therefore, less than significant impacts would result.

c) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. Therefore, less than significant impacts would result.

d) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. Therefore, less than significant impacts would result.

4.18 – Tribal Cultural Resources

Would the project 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 Cultural Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public 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 checked="" type="checkbox"/>	<input type="checkbox"/>

a) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. In addition, consultation per the requirements of AB 52 will be required for all future development proposals. See also Section 4.5. Therefore, less than significant impacts would result.

b) Less Than Significant Impact. Refer to Impact Question a) above.

4.19 – Utilities and Service Systems

Would the Project:

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

a) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis and include consideration of wet and dry utilities. Therefore, less than significant impacts would result.

b) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis and consideration of water supply. Therefore, less than significant impacts would result.

c) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis and consideration of wastewater. Therefore, less than significant impacts would result.

d) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. Therefore, less than significant impacts would result.

e) Less Than Significant Impact. All future residential development proposals within the Housing Overlay Zones would be subject to City staff review to determine the appropriate level of site specific CEQA review and analysis. Proposed development projects within the Housing Overlay Zones would be required to comply with applicable City, state, and federal requirements for integrated waste management (e.g., recycling, green waste) and solid waste disposal and also be required to comply with the City’s Recycling and Waste Handling Requirement for construction and demolition debris Compliance with DMC Section 9528 would also be required.. Therefore, less than significant impacts would result.

4.20 – Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

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

a) No Impact. The City is fully developed and not considered a high fire-threat area. Further, the surrounding area is not identified as being within or near any State Responsibility Area (SRA) on CALFIRE maps.¹⁷ Therefore, no impacts related to wildfires would result with the implementation of the Housing Overlay Zones.

b) No Impact. As discussed above in a), the City is not located within a fire hazard zone, as identified on the latest Fire Hazard Severity Zone (FHSZ) maps prepared by CALFIRE. There are no wildland conditions in the City that would expose occupants to wildfire hazards. Therefore, no impacts related to wildfires would result with the implementation of the Housing Overlay Zones.

c) No Impact. The City is not located within or near any State Responsibility Areas or within a FHSZ. Therefore, no impacts related to wildfire-related infrastructure would result with the implementation of the Housing Overlay Zones.

d) No Impact. The City is not located within or near any State Responsibility Areas or located in a within a FHSZ. Therefore, no impacts related to exposure of people or structures would result with the implementation of the Housing Overlay Zones.

4.21 – Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Less Than Significant Impact. The results of the preceding analysis in Sections 4.1 through 4.20 determined that implementation of the Housing Overlay Zones would result in less than significant impacts to sensitive biological, historical, archaeological, and paleontological resources.

b) Less Than Significant Impact. The results of the preceding analysis in Sections 4.1 through 4.20 determined that no cumulative impacts would result with the implementation of the Housing Overlay Zones because either no impacts or less than significant impacts have been identified.

c) Less Than Significant Impact. The results of the preceding analysis in Sections 4.1 through 4.20 determined that implementation of the Housing Overlay Zones would not result in either direct or indirect substantial adverse effects on human beings.

6.1 List of Preparers

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- Amanda North, Technician

6.2 Persons and Organizations Consulted

- N/A

6.3 Bibliography

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 - ¹³ City of Downey 2021-2029 Housing Element. October 11, 2022.
 - ¹⁴ City of Downey, Code of Ordinances, Article IX Land Use, Sections 9931.8. [City of Downey, CA SUBDIVISION REGULATIONS](#) [Accessed October 2023]
 - ¹⁵ City of Downey 2021-2029 Housing Element. October 11, 2022.
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